



February 11, 2020

**TO:** Park Board Chair and Commissioners  
**FROM:** General Manager – Vancouver Board of Parks and Recreation  
**SUBJECT:** Brewers Park Renewal – Construction Contract

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## RECOMMENDATION

- A. THAT the Vancouver Park Board authorize staff to negotiate to the satisfaction of the Park Board's General Manager, City's Director of Legal Services, and the City's Chief Purchasing Official and enter into a contract with Shangri-La Landscaping, for the construction of the Brewers Park renewal for a term of one (1) year with an estimated contract value of \$1,810,352.00 plus applicable taxes over the initial one-year term, to be funded through the capital budget.
- B. FURTHER THAT the Chief Purchasing Official and Park Board General Manager be authorized to execute on behalf of the Park Board the contract contemplated by Recommendation A;
- C. THAT no legal rights or obligations will be created by Park Board adoption of Recommendations A and B above unless and until such contract is executed by the authorized signatories of the City as set out in these Recommendations.

## REPORT SUMMARY

An Invitation to Tender (ITT – PS20191571) was issued in December 2019 for Brewers Park Renewal. The ITT was advertised on the City of Vancouver website and BC Bid and the work was called in accordance with the terms and conditions of the City and Park Board Procurement Policies. The ITT evaluation committee have considered the responses received, and on that basis recommend that the Park Board negotiate and if such negotiations are successful enter into a contract as described above with Wilco Civil.

## BOARD AUTHORITY / POLICY/ PREVIOUS DECISIONS

The [Park Board's Procurement Policy](#) requires that contracts with values from \$500,000 and less than \$2,000,000 must be approved by the Park Board, with Bid Committee and Chief Purchasing Official concurrence.

At its meeting on September 18, 2017, the Park Board approved the renewal [concept plan for Brewers Park](#).

On July 23, 2018, the Park Board approved the first two reports of [VanPlay](#), Parks & Recreation Services Master Plan: [Inventory and Analysis](#) & [10 Goals to Shape the Next 25 Years](#).

On October 9, 2019, the Park Board approved the final 2 reports of [VanPlay](#), Parks & Recreation Services Master Plan: [Strategic Bold Moves](#) & [The Playbook, Implementation Plan](#).

## BACKGROUND

Brewers Park is a 1.26 h (3 acre) neighbourhood park on the west side of Victoria Drive one block north of Kingsway (see Figure 1). The current park includes a sports field, two tennis courts, a basketball court, play equipment, a wading pool not in service, and a field house with washrooms and a caretaker (see Figure 2). The park is expected to see increased use in the near future as the result of ongoing densification along the Kingsway corridor, while also continuing to support neighbourhood services provided by groups like the Cedar Cottage Neighbourhood House.



Figure 1 – Brewers Park Location Map with Neighborhood Context



Figure 2 – Brewers Park Site Map – Current State

In the summer of 2017 staff held a series of public open house events and stakeholder meetings to facilitate the identification of park renewal priorities, which culminated in the creation of the Brewers Park renewal concept plan. The plan was highly supported in the final round of public engagement. Full details of the process are outlined on the [Brewers Park Renewal project page](#).

The major improvements to the park include:

- a new playground complete with a water feature,
- a new multi-sport court;
- a new community garden with raised planters;
- new trees, new seating areas and picnic tables;
- improvements to accessibility and circulation;
- a stormwater feature;
- resurfaced tennis courts;
- reduction of the overall amount of paving in the park; and
- improved visual and physical permeability.



**Figure 3** – Brewers Park Renewal Plan – Concept Design (2019)

Staff received Board approval for the Brewers Park concept plan in September 2017. Additional funding was needed to fully address the needs identified through the consultation and concept design process. Staff continued to work with stakeholders to modify the design to identify cost and space savings. This park renewal work will be funded through the 2019-2022 Capital Plan.

Renewal of Brewers Park is supported by VanPlay's [10 Goals to Shape the Next 25 Years](#). These goals, which are intended to create a more connected and equitable future for parks and recreation amenities, include:

- *Goal 1:* Grow and renew parks, community centres and recreation assets to keep pace with population growth and evolving needs; and
- *Goal 3:* Prioritize the delivery of resources to where they are needed most.

VanPlay's [Strategic Bold Moves](#) provides the framework and tools to achieve these goals. The Initiative Zones tool for Bold Move 1: "Equity" uses three indicators to highlight areas to be prioritized for delivery of projects, programs, and resources. As shown in the Initiative Zones Map (see Figure 4), Brewers Park is located near a historically underserved area.

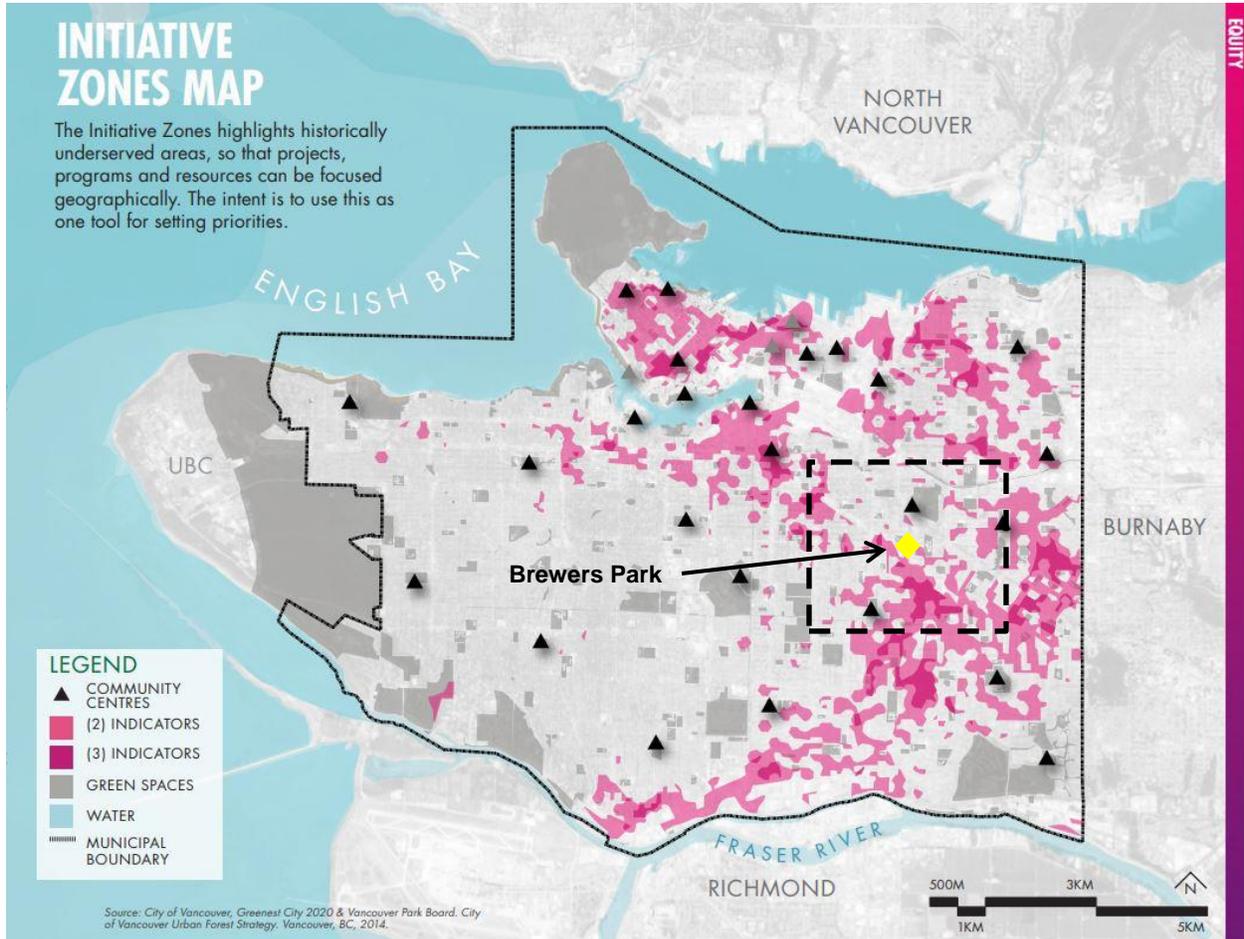


Figure 4 – Brewers Park Location within VanPlay Initiative Zones Map

## DISCUSSION

As a landscape and civil contractor is required to implement the park changes approved in the Brewers Park Renewal Plan, an Invitation to Tender (ITT) was issued in December 2019. The ITT process identified suppliers with a demonstrated capability to implement the park renewal over the term of the contract with competitive pricing and meeting the Park Board's service and delivery requirements. Construction of the park is planned to start in March 2020 and be completed by October 2020.

## Strategic Analysis

The ITT was issued in accordance with the City of Vancouver and Park Board Procurement Policies. As outlined in Table 1, the responses received for the ITT included Canadian Landscape and Civil Services (\$2,415,756), Cedar Crest Lands (\$1,997,100), SAJO (\$2,515,000), Shangri-La Landscapes (\$1,810,352), TKG Irrigation (\$2,274,844), and Wilco Civil (\$1,893,510).

<b>Proponent</b>	<b>Tender Price</b>
Canadian Landscape and Civil Services	<b>\$2,415,756</b>
Cedar Crest Lands	<b>\$1,997,100</b>
SAJO	<b>\$2,515,000</b>
TGK Irrigation	<b>\$2,274,844</b>
<b>Shangri-La Landscaping*</b>	<b>\$1,810,352</b>
Wilco Civil	<b>\$1,893,510</b>

**Table 1 – Brewers Park Renewal ITT Responses**

\*NOTE: A previous version of this report indicated that Wilco Civil had provided the most competitive bid as the submission from Shangri-La Landscaping had been removed from consideration; upon further review, City of Vancouver Supply Chain Management and Legal Services determined that the Shangri-La submission was compliant and the most competitive bid.

The responses were evaluated by Supply Chain Management to ascertain if they offered good overall value to the Park Board. Some of the criteria considered in the evaluation process included:

- most competitive price;
- proponents ability to meet the City's requirements.

Based on the overall evaluation, the team concluded that the tender submitted by Shangri-La Landscaping best met the Park Board's requirements and provided best overall value.

### **Financial Implications**

The project was identified as part of the approved 2019-2022 Capital Plan under the Park Amenities - Park Renewals Program. Through the City's Quarterly Capital Adjustment process, a request will be made of Council to increase the existing multi-year budget to support the funding required to award this contract.

### **Legal**

The Park Board's Procurement Policy requires that all contracts valued from \$500,000 and less than \$2,000,000 will be signed by the Bid Committee and Chief Purchasing Official.

### **CONCLUSION**

Staff recommend that the Vancouver Park Board approve negotiating and entering into a construction contract with Shangri-La Landscaping for the renewal of Brewers Park. Subject to approval of the contract award, as outlined in this report, work is expected to start in March 2020 and be completed by October 2020.

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