



April 29, 2020

**TO:** Park Board Chair and Commissioners  
**FROM:** General Manager – Vancouver Board of Parks and Recreation  
**SUBJECT:** East Park and Creekside Park South – Design Contract

---

## 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 Space2place Design Inc., for Landscape Architectural Planning and Design for East Park and Creekside Park South, for a term of eighteen (18) months, with an estimated contract value of \$596,440.10, plus applicable taxes, to be funded through the current capital budget.
- B. FURTHER THAT the Chief Purchasing Official and Park Board General Manager be authorized to execute on behalf of the Board the contract contemplated by Recommendation A; and
- C. THAT no legal rights or obligations will be created by 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

East Park and Creekside Park South are key park spaces to be completed as part of the Council-approved [South East False Creek Official Development Plan](#) (SEFC ODP). These new and renewed parks will connect residents to a contiguous waterfront park and open space system with a strong network of pedestrian and bicycle pathways.

Funding for the planning and design of East Park and Creekside Park South is included in the Board-approved 2019-2022 capital plan. In January staff issued a Request for Proposals PS20191588 (the "RFP") to hire a landscape architecture firm to lead public engagement and deliver a Board-approved conceptual park plan for East Park and Creekside Park South. The RFP evaluation committee considered the responses received and recommend the Park Board negotiate with, and if such negotiations are successful, enter into a contract as described above with Space2place Design Inc.

## BOARD AUTHORITY / RELATED POLICY

As per the [Vancouver Charter](#), the Park Board has exclusive jurisdiction and control over park land use in the City of Vancouver, including any structures and improvements that occur within designated parks.

As per the [Park Board Procurement Policy](#) approved in April 2010, Board approval is required for all contract awards valued at \$500,000 or greater.

As per the [City of Vancouver's Procurement Policy](#), which was updated in April 2018, Bid Committee approval is required for contract awards exceeding \$750,000.

## **BACKGROUND**

East Park (working title) is 1.2 hectares of new parkland in the Olympic Village neighbourhood and is a key part of the transformation of False Creek from an industrial waterway to a highly livable, walkable community. The South East False Creek Official Development Plan (SEFC ODP) approved by Council in 2007 envisioned the south shore of the east basin of False Creek as a cohesive neighbourhood of high density residential with shops and services, and other uses all connected by a strong network of parks and pedestrian and bicycle pathways.

Situated at the east extent of Olympic Village, East Park will be the critical link connecting existing and emerging neighbourhoods with the Creekside Community Centre, Olympic Village, and the False Creek waterfront where residents and visitors will come to recreate, play, relax, and enjoy nature. Also included in this process is the reimagining of an existing 1.2 hectare portion of Creekside Park and parking area directly south of Science World. East Park and Creekside Park South study area and site context are illustrated in Appendix A – Site Context Map.

The new East Park and renewed Creekside Park South will link North East False Creek (NEFC) and South East False Creek (SEFC) parks and open spaces into a cohesive, legible, and connected park system with complementary programming and amenities. These parks will be innovative and redefine the approach to waterfront public open space, reflect community values, demonstrate resiliency to a changing climate, and embrace the City's commitment to supporting and enhancing biodiversity and the ecological health of the land and water in False Creek's east basin.

The purpose of the RFP was to seek responses from multi-disciplinary teams with experience in landscape architecture, urban design, engineering, biology, green infrastructure, natural shoreline restoration, and public engagement to lead a park design process guided by a multi-layered public engagement process. The ultimate goal of the RFP is the delivery of a community-supported and Park Board-approved conceptual park plan that provides an overall vision and design direction for East Park and Creekside Park South.

The conceptual plan is expected to be advanced on to detailed design and construction for phased implementation, and will be procured separately and through a public procurement process.

## **DISCUSSION**

### **Strategic Analysis**

Request for Proposals PS20191588 (the "RFP") was issued in January 2020 for Landscape Architectural Planning and Design for East Park and Creekside Park South. The RFP 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. Six (6) proposals were received in response to the RFP, and four (4) met all mandatory requirements. The qualified responses received from DTAH, PFS Studio, PWL Partnership Landscape Architects Inc., and Space2place Design Inc., were then evaluated and scored through the work of an evaluation committee comprised of representatives from Park Development and Planning, Policy and Environment under the stewardship of Supply Chain Management; both quantitative

and qualitative factors of each proposal were evaluated in accordance with the evaluation criteria set out in the RFP.

Some of the criteria considered in the overall RFP evaluation process and weighing, included:

- Technical (60%)
  - capability and experience to effectively meet the objectives and requirements described in the RFP
  - project understanding of the environmental complexities and engagement aspects of the project
  - team composition, level of effort, and proposed work plan
- Financial (35%) – proposed pricing
- Sustainability (5%) – environment and social.

Based on a thorough evaluation process of all proposals, the evaluation committee concluded that Space2place Design Inc., best meets the RFP requirements and offers best overall value for the delivery of this highly complex and challenging project.

Space2place has worked with Vancouver Park Board to deliver many successful projects over the past two decades, most recently and notably new parks in East Fraser Lands (River District) and the People, Parks and Dogs Strategy.

### **Financial Implications**

Finance has reviewed and confirmed that funding is available from the 2020 Capital Budget. As a result of the RFP, Park Board is able to achieve cost certainty for the proposed eighteen (18) month contract term.

### **Risk Mitigation**

RFP proposals were received three (3) weeks prior to the World Health Organization declaring COVID-19 a pandemic. Provincial Health Orders developed in response to this global public health crisis may cause certain RFP project tasks to be modified, delayed or postponed indefinitely. The City (Park Development, Supply Chain Management and Legal Services) together with Space2place Design Inc., will work in good faith towards amending the project schedule, pricing structure and any other pertinent details that will allow Park Development sufficient and reasonable flexibility to manage the execution and delivery of this project in compliance with all Provincial Health Orders and Guidance.

It is anticipated that 20% of the full contract value (approximately \$120,000) can be executed without delay, including site assessments, virtual meetings, and preparations for the first open house can proceed. Execution of the full scope of work is primarily limited by the ability to do in-person public engagement which will be critical to the success of this project and the development of concept plan options. Contract provisions ensure there are no additional costs to the project due to potential delays.

The balance of the work will proceed in late Q3 2020 based on the assumption that relevant COVID-19 response measures are eased and the public can be fully engaged in the park planning and design process. Only the scope of work that can be performed safely during the current public health emergency will be undertaken.

## **CONCLUSION**

Staff recommend 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 Space2place Design Inc., for Landscape Architectural Planning and Design for East Park and Creekside Park South, for a term of eighteen (18) months, with an estimated contract value of \$596,440.10, plus applicable taxes, to be funded through the 2020 Capital Budget.

General Manager's Office  
Vancouver Board of Parks and Recreation  
Vancouver, BC

Prepared by:  
Debra Barnes, Landscape Architect – Park Development

nt/ln



Site Context Map

