



June 2, 2020

TO: Park Board Chair and Commissioners
FROM: General Manager – Vancouver Board of Parks and Recreation
SUBJECT: East Fraser Lands North and Middle Kinross Parks - Construction Contract

RECOMMENDATION

- A. THAT the Vancouver Park Board authorize staff to enter into a contract for the construction of two new parks in East Fraser Lands with the successful vendor identified through an upcoming 'Invitation to Tender' (ITT) process, subject to the vendor submitting a qualified bid within the project budget, funded through the approved 2019-2022 capital plan, and to the satisfaction of the Park Board's General Manager, City's Director of Legal Services, and the City's Chief Purchasing Official;
- 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;
- 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.
- D. FURTHER THAT staff will provide Commissioners with confirmation of the above noted contract award once finalized.

REPORT SUMMARY

Delivery of parks in East Fraser Lands (EFL) is a priority for the Park Board and supports the commitment to deliver amenities to this growing community. The [concept plans](#) for two new parks in EFL Area 2, North and Middle Kinross, were approved by the Board in 2017. Staff are currently finalizing detailed designs for these parks, with construction scheduled to start this summer. These parks, funded through the 2020 capital budget, will be tendered through an 'Invitation to Tender' (ITT) process to identify a qualified contractor to provide construction services.

It is anticipated that the final tenders and pricing to construct both parks will be received during the Board's summer break and will exceed \$750,000, therefore requiring both Board and Bid Committee approval. In order to avoid potential project delays, staff are seeking Board approval in advance to proceed with awarding a contract to the successful vendor identified through the ITT process contingent upon the bids not exceeding the approved project budget.

This approach aligns with both Park Board and City of Vancouver procurement policies while also allowing work to occur during favourable construction windows, which will expedite delivery of these important neighbourhood amenities.

RELATED POLICY & PREVIOUS DECISIONS

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.

In December 2004, City Council approved the [Policy Statement for East Fraser Lands](#) (EFL).

In December 2006, the [EFL Official Development Plan](#) was adopted by Council.

On May 16, 2016, the Park Board approved awarding the [EFL consultant contract](#) for the design of these parks to Space-2-Place, a local landscape architecture firm.

On November 20, 2017, the Park Board approved the [concept plans for EFL Area 2 Parks](#).

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](#). Goal 1 is to grow and renew parks, community centres, and recreation assets to keep pace with population growth and evolving needs.

On October 9, 2019, the Park Board approved the final two reports of [VanPlay](#), Parks & Recreation Services Master Plan: [Strategic Bold Moves](#) & [The Playbook, Implementation Plan](#). The [Strategic Bold Moves](#) presents tools to create a more connected and equitable future for parks and recreation amenities.

BACKGROUND

Delivery of parks in East Fraser Lands is a priority for both the City of Vancouver and the Park Board, and supports the commitment to deliver amenities to this growing community that will eventually house up to 15,000 people. In total, there are 10.1 hectares of parks planned for EFL that are being delivered on an ongoing basis as residential properties are completed and the future parklands are ready for development.

Public engagement and development of the concept plans for Area 2 parks was completed throughout 2016-2017 (see Appendix A for site map of North, Middle and South Kinross parks, as well as Foreshore Park and Neighbourhood Park South). Neighbourhood Park South (0.12 hectares) was recently constructed and opened to the public in fall 2019.

North and Middle Kinross parks (0.25 hectares acres) will be ready for construction summer 2020. Although originally planned to be constructed concurrently with South Kinross and Foreshore parks (2.8 hectares), those sites still require work by the developer within sensitive Fraser River shoreline habitats that have limited allowable construction seasons. As Provincial environmental approvals were not granted in time for construction in 2020, the shoreline work has been deferred to 2021, with construction of South Kinross and Foreshore parks to follow.

The purpose of the upcoming 'Invitation to Tender' (ITT) process will be to identify a contractor with a demonstrated capability to construct both North and Middle Kinross parks with competitive pricing and meet the Park Board's service requirements.

DISCUSSION

The Vancouver Park Board requires a qualified contractor to construct North and Middle Kinross parks (see Appendix B for site map and concept plans).

North Kinross Park features:

- a naturalized forest corridor, rain gardens and low native planting to help create habitat connections with Kinross Ravine Park to the north;
- pathways with maximum 8% slope, which provides a more accessible alternative to the steeper adjacent sidewalk; and
- landscape and disaster proofing improvements around the existing sewer pump station.

Middle Kinross Park features:

- a flexible plaza;
- new pathways and seating; and
- rain gardens with lush native plantings.

Due to the close proximity of the two parks, and to support economies of scale, a single ITT will be posted to identify one contractor to construct both parks.

Strategic Analysis

The ITT will be issued in the accordance with Park Board's Procurement Policy. The responses will be evaluated through the work of an evaluation team comprised of Park Board and Procurement staff, under the stewardship of Supply Chain Management to ascertain if the responses offer good overall value to the Park Board. Both quantitative and qualitative factors will be evaluated.

Some of the Criteria considered in the overall evaluation process will include:

- the lowest tender price for the full scope of work;
- the proponents ability to meet the Park Board's requirements; and
- the proponent's skill, knowledge, experience and reputation.

The current project timeline is for the ITT to be posted in mid-June, with final tenders received and evaluated in late July/early August (when the Board is not in session) so that construction can begin by late summer. Based on the size of the project, it is expected that the contract award will require both Board and Bid Committee approval (will exceed \$750K). As such, in order to avoid potential project delays due to the summer break, staff are seeking the Board's authorization to proceed with awarding a contract to the successful vendor identified through the ITT process, subject to the criteria outlined above, with pricing that reflects the project cost estimate.

This approach aligns with both Park Board and City of Vancouver procurement policies, and will support earlier construction dates and ultimately faster delivery of these much anticipated neighbourhood amenities.

Financial Implications

To ensure competitive pricing is received, the estimated construction contract value has not been included in this report but will be shared with the Board at an In Camera meeting. The [Park Board's Procurement Policy](#) requires that contracts with values of \$500,000 or greater must be approved by the Park Board. Bid Committee approval is required for contracts valued over \$750,000. Finance has reviewed and confirmed that based on the project's cost estimate, funding is available from the 2020 capital budget.

Legal

Park Board Procurement Policy requires that all contracts, renewals, extensions, and any other forms of commitments and contracts will be on terms and conditions approved by the City Solicitor.

All contracts awarded by the Park Board and valued over \$750,000 will be signed by the Bid Committee and Chief Purchasing Official.

CONCLUSION

In order to avoid construction delays due to the timing of the ITT procurement process for North and Middle Kinross parks, staff recommend that the Vancouver Park Board authorize staff to award a contract to the vendor with the most qualified successful bid once all final tenders and pricing have been submitted.

Qualified tenders will be evaluated based on the procurement process and criteria outlined in this report, and will be subject to the total cost falling within the project budget range. Staff will notify the Board of the successful contract award, including pricing, once finalized.

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

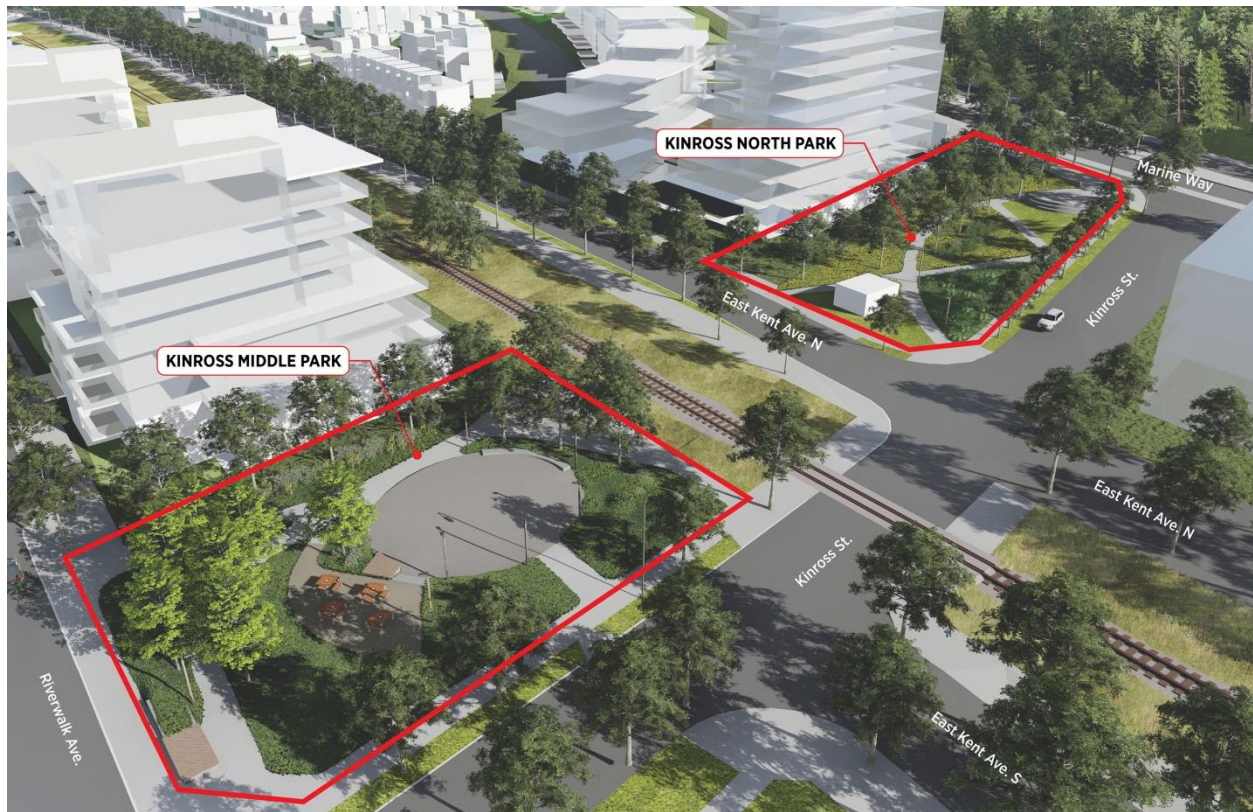
Prepared by:
Lehran Hache, Landscape Architect – Park Development

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East Fraser Lands Area 2 Parks



North and Middle Kinross Parks Concept Plans



North and Middle Kinross Parks Concept Plans



North Kinross Park Concept Images

North and Middle Kinross Parks Concept Plans



Middle Kinross Concept Images