



July 20, 2020

TO: Park Board Chair and Commissioners
FROM: General Manager – Vancouver Board of Parks and Recreation
SUBJECT: Beaver Lake Enhancement Plan - Phase 1 Construction Contract

RECOMMENDATION

- A. THAT the Vancouver Park Board authorize staff to enter into a contract with Luxton Construction for the construction of the Beaver Lake outlet enhancement for a term of one (1) year with an estimated contract value of \$637,700 plus applicable taxes over the initial one-year term, and to the satisfaction of the Park Board's General Manager, City's Director of Legal Services and the City's Chief Purchasing Official. Source of funding is the approved Multi-Year Capital Budget for Biodiversity Projects.
- 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.

REPORT SUMMARY

The enhancement of Beaver Lake has been a priority for the Park Board since the development of the 2014 Enhancement Plan for Beaver Lake. The overall vision for Beaver Lake is for it to be a diverse and healthy ecosystem that provides leisure, access to nature, and recreation opportunities for the public balanced with the management of an urban beaver population. The current outlet culvert between Beaver Lake and Beaver Creek is regularly blocked by beaver dam construction, resulting in an increased flood risk, impacts to park infrastructure and potential water quality issues. The proposed upgraded outlet structure has been designed to include features that help mitigate beaver activity and pathway flooding, and at the same time, allow fish passage that is currently blocked. Staff recommend awarding this construction project to the successful contractor that has been selected through a competitive tender process.

BOARD AUTHORITY / RELATED POLICY

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.

In October 2014, the Park Board approved the [Beaver Lake Enhancement Plan](#).

On February 1, 2016, the Park Board approved the [Biodiversity Strategy](#).

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 7 is to “Restore Vancouver’s Wild Spaces and Vital Biodiversity”.

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

On October 27, 2014, Park Board approved the consultant report Ecological and Culturally Sensitive Enhancement Plan for Beaver Lake, which provided a publicly supported vision for the restoration of the lake. The development of the plan involved collaboration with Musqueam, Squamish, and Tsleil-Waututh First Nations, and the approved plan reflects the Nations’ concerns.

Beaver Lake is within the traditional territories of three First Nations. In April 2013, prior to the onset of work, the project team initiated consultation with the Musqueam Indian Band, Squamish Nation, and the Tsleil-Waututh First Nation. Engagement was based on an acknowledgment of and respect for the strong connection of these First Nations to Beaver Lake and the surrounding lands and waters. An information board developed in consultation with each of the First Nations was displayed during each of the public open houses.

The [Ecological and Culturally Sensitive Enhancement Plan for Beaver Lake report](#) summarizes First Nations interests, issues, and concerns. All three First Nations reviewed the options and Concept 1 is their preferred option for Beaver Lake.

The Board approved concept plan is shown in Appendix A and illustrates key features that will be implemented as part of the enhancement of Beaver Lake. One component of the lake restoration is an enhanced outlet structure and spillway to mitigate trail and other damage from flooding and to allow for fish passage via an integrated fish ladder. The current outlet culvert between Beaver Lake and Beaver Creek is regularly blocked by beaver dam construction, resulting in an increased flood risk, impacts to park infrastructure and potential water quality issues. The proposed upgraded outlet structure has been designed to include features such as trash racks, headwalls and a concrete spillway to help mitigate beaver activity and pathway flooding. In addition, fish passage through the culvert will be facilitated by a fish ladder, complete with concrete weirs and removable aluminum plates. These plates will allow the ladder to be modified during low flow seasons and to accommodate other species and life stages of salmonids.

DISCUSSION

As a landscape and civil contractor is required to implement the enhancements to the Beaver Lake outlet structure, an Invitation to Tender (ITT) was issued in March 2020. The ITT process identified suppliers with a demonstrated capability to implement the outlet enhancement 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 August 2020 and be completed by November 2020.

Strategic Analysis

The ITT was issued in the accordance with the City of Vancouver and Park Board's Procurement Policies. As outlined in Table 1, the responses received for the ITT included Western Watershed Design Inc. (\$452,500), Luxton Construction (\$637,700), Mainland Civil Site Services Inc. (\$649,800), North Construction Ltd. (\$698,500), Deramore Construction Services Inc. (\$763,293.76), Wilco Civil Inc. (\$926,711) and Pedre Contractors Ltd. (\$1,097,000)

Proponent	Tender Price
Western Watershed Design Inc.	\$452,500
Luxton Construction	\$637,700
Mainland Civil Site Services Inc.	\$649,800
North Construction Ltd.	\$698,500
Deramore Construction Services Inc.	\$763,293
Wilco Civil Inc.	\$926,711
Pedre Contractors Ltd.	\$1,097,000

Table 1 – Beaver Lake Outlet Enhancement ITT Responses

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:

- 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.

Western Watershed Designs Inc. ("Western") submitted the lowest tender price however, after further review of the references provided, and in close consultation with Legal Services, Western has not met the related experience requirements of the project and is therefore deemed to be non-compliant with the terms of the ITT.

Based on the overall evaluation, the team concluded that the tender submitted by Luxton Construction 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 Biodiversity account. This project will be funded by the Approved Multi-Year Capital Budget for Biodiversity Projects.

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 valued under \$750K will be signed by the Chief Purchasing Official.

CONCLUSION

Staff recommend that the Vancouver Park Board approve negotiating and entering into a construction contract with Luxton Construction for the enhancement of the Beaver Lake outlet structure. Subject to approval of the contract award, as outlined in this report, work is expected to start in August 2020 and be completed by November 2020.

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/jt/is/dh/clc

Beaver Lake Outlet Enhancements - Primary Concept

