



October 14, 2022

TO: Park Board Chair and Commissioners
FROM: General Manager – Vancouver Board of Parks and Recreation
SUBJECT: East Fraser Lands New Park - Promontory - Contract Award

RECOMMENDATION

- A. THAT the Vancouver Board of Parks and Recreation (“Park Board”) authorize staff to negotiate to the satisfaction of the Park Board’s General Manager and enter into a contract with Rust Investments Ltd., dba Shangri-La Landscaping, for the construction of the New Park in East Fraser Lands, for a term of one (1) year or until services are complete, with an estimated contract value of \$1,633,672.98 plus applicable taxes over the initial one (1) year term, to be funded through the 2019 - 2022 capital plan.
- B. THAT the Chief Purchasing Official and Park Board’s 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 the Park Board’s 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 PS20220090-VBPR-ITT was issued on September 16, 2022 for the construction of the New Park in East Fraser Lands, also known as Promontory Park.

Delivery of parks in East Fraser Lands (EFL) is a priority for the Vancouver Board of Parks and Recreation and supports the commitment to deliver amenities to this growing community. The [concept plans](#) for the New Park in EFL Area 1, were approved by the Board in June 2021. Staff have coordinated the finalized detailed designs for this park with construction scheduled to start in late 2022. This park, funded through the 2019-2022 capital budget, was tendered through an ‘Invitation to Tender’ (ITT) process to identify a qualified contractor to provide construction services.

The ITT was advertised on the City of Vancouver website and the work was called in accordance with the terms and conditions of the City and Park Board Procurement Policies. The ITT evaluation committee, and, subsequently, the Bid 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 Rust Investments Ltd., dba Shangri-La Landscaping.

BOARD AUTHORITY / RELATED POLICY

As per the [Vancouver Charter](#), the Park Board has exclusive jurisdiction and control over all areas designated as permanent and temporary parks in the City of Vancouver, including any structures, programs and activities, fees, and improvements that occur within those parks.

As per the [Park Board Procurement Policy](#) approved in July 2022, all contracts with values from \$750,000 and less than \$2,000,000 require Vancouver Park Board approval, with Bid Committee and Chief Purchasing official concurrence.

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

In 2006 the [EFL Official Development Plan](#) was approved by Council and endorsed by the Vancouver Park Board.

In 2008 City Council approved the Area 1 Rezoning and [Design Guidelines](#) for East Fraser Lands.

At the June 21, 2021 Committee Meeting the Vancouver Park Board [approved the concept plans for the New Park in East Fraser Lands](#).

The proposed concept for the New Park in East Fraser Lands is supported by principles outlined in the following plans and strategies:

[Urban Forest Strategy](#) (2014 updated 2018): Policy and operational guidelines to enhance the urban forest on private lands, streets, and parks with a goal to increase canopy cover to 30% by 2050.

[Vancouver Bird Strategy](#) (2015): Celebrates the importance of birds in Vancouver, and provides voluntary landscape guidelines to enhance urban bird habitats.

[Biodiversity Strategy](#) (2016): Supports the increase in amount and quality of Vancouver's natural areas to support biodiversity and access to nature.

[People, Parks & Dogs](#) (2017): The People, Parks & Dogs (PPD) Strategy, approved by the Board in October 2017, provides an evidence-based and data-driven policy to deliver well-planned and designed parks that accommodate park users with and without dogs for the next 10 years. The strategy includes policy for access, design, stewardship, and enforcement.

[VanPlay](#) (2019/2020): VanPlay, the Board's Parks and Recreation Services Master Plan set priorities and provides tools and policies to support the pursuit of equity, connectivity, and access to parks and recreation for all.

[Rain City Strategy](#) (2019): Reimagines and transforms how the City manages rainwater with the goals of improving water quality, resilience, and livability by creating healthy, urban ecosystems across the City of Vancouver.

BACKGROUND

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

The New Park in East Fraser Lands is a 0.3-hectare park at the intersection of Marine Way and Sawmill Crescent (Figure 1 in Appendix A). The park is generally referred to as Promontory Park in the design guidelines. This is a working title and an official name will be identified through the park naming process.

Public engagement for the New Park in East Fraser Lands was completed in September 2020. Due to COVID-19 restrictions, public feedback on the elements of the park design was sought through online survey. The concept plan was later developed based on the public feedback received (Figure 2 and 3 in Appendix B).

The purpose of the ITT was to identify suppliers with a demonstrated capability to construct the New Park in East Fraser Lands over the term of the contract with competitive pricing and meeting the Park Board's service requirements.

DISCUSSION

The Vancouver Park Board requires a qualified contractor to construct the New Park in East Fraser Lands (see appendix A) which features:

- Lawn areas for flexible programming;
- Trees and plantings that create shade and natural habitat;
- A play space that incorporates play for children in different age groups and abilities;
- Pathways for walking and rolling; and
- Rain gardens to manage and treat on-site stormwater runoff.

Strategic Analysis

The ITT was issued in the accordance with Park Board's Procurement Policy. Seven firms responded, with one tender rejected due to the submission of an incomplete pricing schedule. Responses received from:

Company	Total Price
Canadian Landscape and Civil Services Ltd.	\$1,679,100.45
Cedar Crest Lands BC Ltd	\$1,920,534.00
GPM Civil Contracting Ltd.	\$1,783,392.00
Holland Landscape Construction Inc.	\$1,914,805.31
Rust Investments Ltd. (dba "Shangri-La Landscaping)	\$1,633,672.98
Wilco Civil Inc.	\$1,924,632.00

The responses were evaluated through the work of an evaluation team comprised of representatives from Park Board and Procurement under the stewardship of Supply Chain Management to ascertain if the responses offered good overall value to the Park Board; both quantitative and qualitative factors were 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.

Based on the overall evaluation, the team concluded that the \$1,633,672.98 tender submitted by Rust Investments Ltd., dba Shangri-La Landscaping, best met the Park Board's requirements and provided best overall value.

Financial Implications

The estimated value for the construction of the New Park in East Fraser Lands is \$1,633,672.98, plus applicable taxes. Finance has reviewed and confirmed that funding is available from the 2019 - 2022 capital budget.

As this is a new park, an increase of an estimated \$90,000.00 (5% of anticipated construction budget) to the annual operating budget for maintenance, will need to be factored into future service planning and budget decisions

Legal

All contracts awarded by Vancouver Park Board valued from \$750,000 but less than \$2,000,000 will be signed by the Bid Committee and Chief Purchasing Official.

CONCLUSION

Staff recommend that the Vancouver Park Board authorize staff to negotiate and enter into a contract for a term of (1) year or until services are complete, with Rust Investments Ltd., dba Shangri-La Landscaping, for the construction of the New Park in East Fraser Lands.

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/ZL/JL/AMB/IS

East Fraser Land New Park - Promontory



Fig 1 Context Analysis of East Fraser Lands, illustrating neighbourhood connections and park amenities planned for Promontory Park, coloured in red.

East Fraser Land New Park - Promontory



Fig 1 Concept Plan for the New Park in East Fraser Lands, illustrating the programs and features proposed.



Fig 2 Artistic Rendering for the New Park in East Fraser Lands looking into the park from Marine Way and Sawmills Crescent intersection.