



October 13, 2022

TO: Park Board Chair and Commissioners
FROM: General Manager – Vancouver Board of Parks and Recreation
SUBJECT: East Fraser Lands New Park - South Kinross - 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, the City of Vancouver’s (the “City”) Director of Legal Services, and the City’s Chief Purchasing Official and enter into a contract with Cedar Crest Lands BC Ltd., for the construction of South Kinross Park, for a term of 1 year or until services are complete, with an estimated contract value of \$2,098,900.00, plus applicable taxes over the initial one year term, to be funded through the 2019 - 2022 capital plan.
- B. THAT the City’s Director of Legal Services, 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 PS20220018-VBPR-ITT was issued on August 22, 2022, for the construction of South Kinross Park in East Fraser Lands. 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 this new park in EFL Area 2, South Kinross Park, was approved by the Board in 2017. Staff have coordinated the finalized detailed designs for this park with construction scheduled to start in early 2023. This park, funded through the 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 Cedar Crest Lands BC Ltd.

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 of \$2,000,000 and greater require Council decision, with Vancouver Park Board, Park Board General Manager, City Manager and Director, Legal Services 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.

At the May 16, 2016, Committee Meeting the Vancouver Park Board [approved the award of a consulting contract](#) for the design of these parks to Space-2-Place, a local landscape architecture firm.

At the November 20, 2017 Committee Meeting the Vancouver Park Board [approved the concept plans for East Fraser Lands Area 2 Parks](#).

BACKGROUND

Delivery of parks in East Fraser Lands is a priority for the Park Board and City of Vancouver, and supports the commitment to deliver amenities to this growing community, which will eventually house up to 15,000 people. In total, there are 25 acres 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.

Public engagement and development of the concept plans for Area 2 Parks (see appendix A): South Kinross Park, Middle Kinross and North Kinross parks, as well as Foreshore Park and Neighbourhood Park South were completed throughout 2016 – 2017. Neighbourhood Park South (0.30 acres) was completed in 2019 and North and Middle Kinross parks (0.62 acres) were recently constructed and opened to the public 2021.

South Kinross Park (0.90 acres) will be ready for construction in early 2023 (subject to Board decision). The park is generally referred to as South Kinross Park in the design guidelines and an official name will be identified through the park naming process. Foreshore Park (5.93 acres) originally planned to be constructed concurrently with South Kinross Park, requires work by others in sensitive Fraser River habitats, with limited allowable construction seasons, and permitting will not be granted in time for the construction of Foreshore Park to begin in early 2023. Foreshore works are scheduled to begin in the 2023 Fisheries, Fraser River habitat construction window, with Foreshore park construction to follow.

The purpose of the ITT was to identify suppliers with a demonstrated capability to construct South Kinross Park 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 South Kinross Park (see appendix A) which features:

- A destination playground that will serve East Fraser Lands and Vancouver, which incorporates play for a range of ages, from young children to older youth, with a focus on natural play elements, including water play;

- A naturalized corridor, rain garden, and wetland channel for stormwater treatment with low native plantings that will help create habitat connections between the Fraser River and Kinross Ravine Park to the north; and
- Accessible active connections from, Riverwalk Avenue and Middle Kinross park to Foreshore Park and the Fraser Foreshore trail.

Subject to Board approval of the recommendations within this report, Park Board staff will be seeking a decision from Council to designate South Kinross Park – 3298 Riverwalk Avenue, as a Permanent Public Park in accordance with Section 488(5)(a) of the Vancouver Charter to be under the exclusive possession of, and exclusive jurisdiction and control of the Vancouver Board of Parks and Recreation (“Park Board”).

Strategic Analysis

The ITT was issued in the accordance with Park Board’s Procurement Policy. Responses received from;

Company	Price
Canadian Landscape and Civil	\$2,769,379.00.
Cedar Crest Lands BC Ltd	\$2,098,900.00
GPM Civil Contracting Inc.	\$2,649,262.00
Rust Investments Ltd.	\$2,890,910.65
Wilco Civil Inc.	\$2,688,658.00

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 \$2,098,900.00 tender submitted by Cedar Crest Lands BC Ltd., best met the Park Board’s requirements and provided best overall value.

Financial Implications

The estimated value for the construction of South Kinross Park is \$2,098,900.00, plus applicable taxes. Finance has reviewed and confirmed that funding is available from the 2019 - 2022 Capital Plan.

As this is a new park, an increase of an estimated \$130,000.00 (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 Council valued at \$2,000,000 or greater will be signed by Vancouver Park Board General Manager, the City Manager, and the Director of Legal Services.

CONCLUSION

Staff recommend, subject to Council decision, 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 Cedar Crest Lands BC Ltd.

Subject to Board approval of the recommendations within this report, Staff will be seeking Council approval to designate South Kinross Park – 3298 Riverwalk Avenue, as a Permanent Public Park, pursuant to section 488(5)(a) of the Vancouver Charter.

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

Prepared by:
Allan Moors, Landscape Architect – Park Development

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East Fraser Lands Area 2 Parks

East Fraser Lands Area 2 Parks



Aerial rendering of East Fraser Lands, Area 2, illustrating completed parks to date, and South Kinross Park, outlined in red.

East Fraser Lands Area 2 Parks

South Kinross Park Concept Images



Aerial rendering of South Kinross Park, outlined in red, in the context of adjacent existing and proposed development.



Perspective rendering of park looking towards the southeast, across the wetland, with playground area in the background.

East Fraser Lands Area 2 Parks

South Kinross Park Concept Images



Perspective rendering of the park looking towards the west, across playground and wetland, with existing and proposed developments in the background.



Perspective rendering of the park looking towards the south, across the playground, with the feature playground structure and the Fraser River in the background.

East Fraser Lands Area 2 Parks

South Kinross Park Concept Images



Perspective rendering of the park looking towards the southwest, from the north end of the park, across playground and wetland, with future bridge structure and the Fraser River in the background.



Perspective rendering of foreshore trail at the southern end of the park, looking towards the west, with future bridge structure and existing developments in the background and the Fraser River and future habitat island on the left

