



October 4, 2023

TO: Park Board Chair and Commissioners
FROM: General Manager – Vancouver Board of Parks and Recreation
SUBJECT: Burrard Slopes Park Building Removal - 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 the City’s Chief Purchasing Officer and enter into a contract with Scott Special Projects Ltd. (Scott Construction), for the removal of four existing buildings at the future Burrard Slopes Park site, for a term of approximately seven (7) months, or until services are complete, with an estimated contract value of \$1,118,421.70, plus applicable taxes over the approximate seven (7) month term, to be funded through the 2019 – 2022 Park Board Capital Plan;
- B. THAT the City’s Chief Purchasing Officer and Park Board’s General Manager be authorized to execute on behalf of the Park Board the contract contemplated by Recommendation A; and
- 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

A statement of work for the Burrard Slopes Park Building Removal project was issued on March 2, 2023 by the City’s Real Estate, Environment and Facilities Management (REFM) staff to procure Scott Construction in accordance with the terms and conditions of the City’s [City-Wide Construction Contract](#). The work includes removal and hazard abatement of the four (4) existing buildings on 1620, 1630 and 1670 W 5th Avenue. After building removal, an interim park condition may be considered under a separate contract until the Burrard Slopes Park project is ready for construction. The scope of work, including the buildings to be deconstructed, is shown in Appendix A.

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](#) updated in July 2022, Board approval is required for all contract awards valued at \$750,000 or greater.

The project is also supported by principles outlined within the following guiding documents and strategies:

[Zero Waste 2040](#) establishes a vision of Vancouver becoming a zero waste community by 2040. It supports sustainable resource use, a healthy economy, affordability, vibrant and inclusive neighbourhoods, and equal opportunity through the elimination of solid waste.

[Green Demolition By-law](#) aims to encourage preservation and renewal of character homes, increase reuse of demolition materials, and generally reduce the amount of construction and demolition waste disposed to landfills and incinerators.

BACKGROUND

In June 2021, the City Council approved [Transfer of Parks Development Cost Levies \(DCL\) to the Property Endowment Fund for the Burrard Slopes Park Expansion, Designation of Permanent Park and Approval of a Capital Budget for Deconstruction](#). This decision allowed Park Board staff to collaborate with REFM staff to deconstruct existing buildings in preparation for future park planning and delivery in the Fairview neighbourhood.

As part of the approval, \$1,500,000 was allocated from the 2021 Capital Budget for Park Land Acquisition to remove the existing buildings. The amount was based on a Class D cost estimate prepared by Altus Group in March 2021.

DISCUSSION

Strategic Analysis

In February 2023, Scott Construction was contacted by the City's REFM staff, in accordance with the terms and conditions of the [City-Wide Construction Contract \(CWCC\)](#). The CWCC program was created by the City to expedite routine construction procurements using a Construction Management at Risk construction delivery methodology. As per the CWCC Master Services Agreement, Scott Construction quoted a price for this work based on its General Conditions (which were competitively bid as part of the initial procurement of the CWCC) and the competitively bid sub-trade quotes that it received specifically for this project. The quote was evaluated through the work of an evaluation team comprised of representatives from REFM staff and Park Board staff, under the stewardship of Supply Chain Management, to ascertain if the quote offered good overall value to the Park Board; both quantitative and qualitative factors were evaluated.

Based on the overall evaluation, the team concluded that the quote submitted by Scott Construction, met the City and Park Board's requirements and provided best overall value. The estimated value of \$1,118,421.70 includes Scott Construction's estimated contract value, \$1,016,747.00, plus 10% price fluctuation contingency as the price certainty period provided by the Scott Construction is longer than Park Board approval period.

Financial Implications

Finance has reviewed and confirmed that funding is available from the 2019 - 2022 Capital Plan Funding. As a result, the Park Board is able to achieve cost certainty for the proposed seven (7) month contract term.

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 Supply Chain Manager, General Manager of Park Board and Chief Purchasing Officer.

Next Steps

The anticipated Burrard Slopes Park project schedule is as follows:

- Public engagement round 1 : September and October 2023
- Public engagement round 2: Spring 2024
- Final concept plan: Winter 2025
- Detail design and tender: Spring 2025 to Summer 2026
- Construction start: Fall 2026

A preferred concept plan will be brought to the Board for decision in late 2024 to early 2025.

CONCLUSION

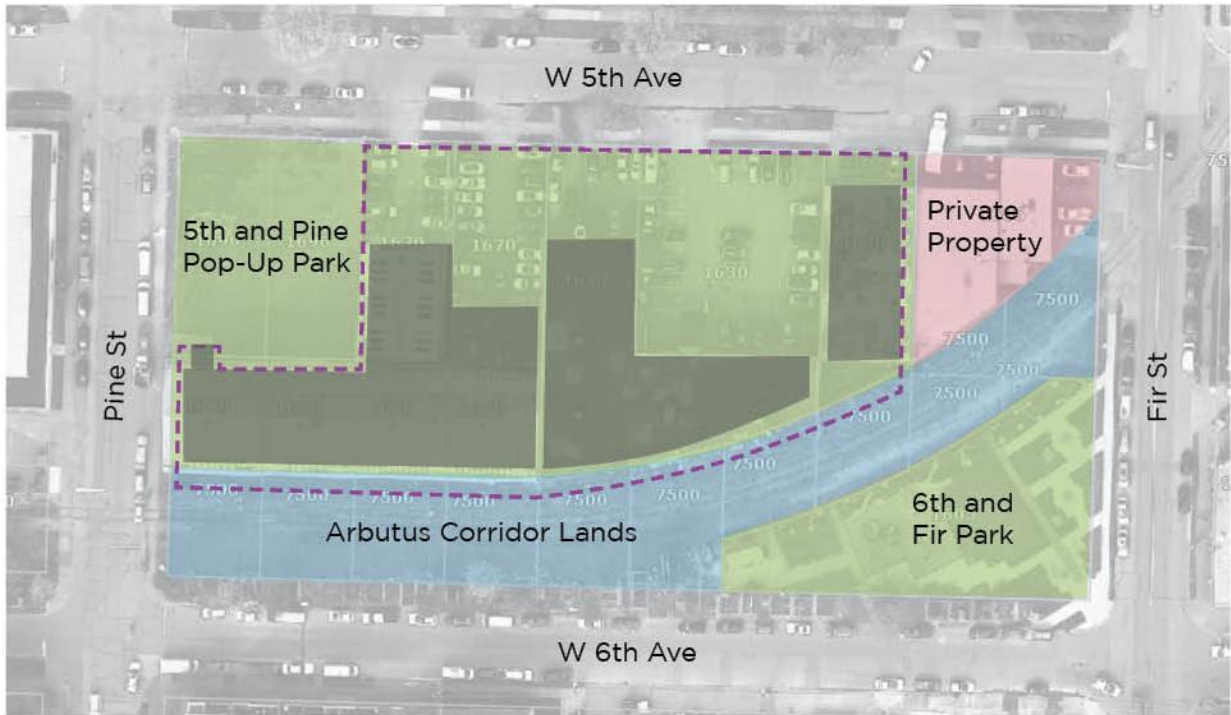
Staff recommend that the Vancouver Park Board negotiate and enter into a seven (7) month contract, with the option to extend the contract until services are complete with Scott Special Projects Ltd., for the Burrard Slopes Park Building Removal project.

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Scope Of Work Area



Scope of work area

-  Building removal and interim park scope of work area
-  Existing Buildings to be removed

Land ownership and management jurisdiction:




-  COV owned land - Engineering
-  COV owned land - Park Board
-  Privately owned land - Not Scope of Work Area

Figure 1: Scope of work area including the buildings to be removed