



Report Date: September 29, 2016

TO: Park Board Chair and Commissioners  
FROM: General Manager - Vancouver Board of Parks and Recreation  
SUBJECT: Northeast False Creek Park Schematic Design Contract Award

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## RECOMMENDATION

- A. THAT the Vancouver Park Board authorize staff to negotiate to the satisfaction of the Park Board's General Manager, City's Director of Legal Services, and the City's Chief Purchasing Official and enter into a contract with James Corner Field Operations, for Schematic Design of the Northeast False Creek Parks and Open Spaces, for a term of two (2) years, plus the option to extend for one (1) additional year, with an estimated contract value of \$875,319.00, plus applicable taxes, to be funded through the NEFC Viaducts Replacement Project capital budget.
- B. FURTHER THAT the Director of Legal Services, 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 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; and
- D. THAT the Board direct staff to release the award once all parties have been notified and contract documents finalized.

## REPORT SUMMARY

A Request for Proposal (RFP) No.PS20161248 was issued in July 2016, for *Schematic Design of Northeast False Creek Parks and Open Spaces*. The RFP was sent to the five highest scoring firms prequalified under a previous Request for Expressions of Interest for this project. All background financial, legal and personnel reviews were completed at that time. The work was called in accordance with the terms and condition of the City's Procurement Policy AF-015-01. The RFP 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 James Corner Field Operations.

## BOARD AUTHORITY / PREVIOUS DECISIONS

The Park Board's Procurement Policy requires that contracts with values from \$500,000 and less than \$2,000,000 must be approved by the Park Board, with Bid Committee and Chief Purchasing Official concurrence.

## REPORT

### Background/Context

With the removal of the Viaducts and the planning of the mixed-use redevelopment along the Northeast False Creek (NEFC) waterfront comes the opportunity to re-imagine one of the last major waterfront areas in Downtown Vancouver. This includes the renewal and creation of a complex of significant parks and open spaces in Northeast False Creek that will serve both local and city-wide populations.

Along with the NEFC Area Plan Update and the new at-grade street network currently led by Planning and Engineering staff assigned to NEFC, the associated parks work includes the schematic design of: the new Creekside Park Extension, the partial renewal of the existing Creekside Park and Andy Livingstone Park, and the landscape design of the Dunsmuir Connection - an elevated pedestrian and bicycle connection to Downtown. The selected consultant will also lead an inclusive and extensive public engagement that will have a broad reach to diverse populations and be creative in its methods and execution.

The RFP was aimed at encouraging the collaboration between prominent local, national and international design professionals to ensure the highest calibre of public process and design expertise. The key driver for this project is the completion of the 25-year vision to transform False Creek, Vancouver's urban waterway, from its former version of gritty industrial lands to a vibrant mixed-use waterfront community.

A multi-disciplinary consulting team is required to complete the deliverables set out in the RFP. To assess the relative qualifications, experience and capabilities of proposed teams, a Request for Expressions of Interest No.PS20160023 was publically posted on April 28, 2016, which resulted in the response by 14 highly accomplished landscape architectural firms from North America, Europe and Asia.

The RFP document and the evaluation criteria were prepared by Supply Chain Management in consultation with NEFC Project Office staff. The Request for Proposal No.PS20161248 was issued on July 27, 2016, to the five firms that were the highest scoring respondents to the Request for Expressions of Interest. Four proponents submitted compliant proposals by August 26, 2016, while PWP Landscape Architecture of Berkeley California declined to bid.

### Strategic Analysis

The RFP was issued in the accordance with Park Board's Procurement Policy. Responses were received from four firms: W-Architecture, James Corner Field Operations, IBI Group and West 8 Urban Design and Landscape Architecture. The responses were evaluated through the work of an evaluation team comprised of representatives from Parks Planning and Development, and Planning and Development Services, 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.

The criteria considered in the overall evaluation process included:

- Proposed pricing;
- Team composition;
- Project understanding - creative, technical and engagement aspects of the project;

- Proposed work plan for:
  - Stage 1: Analysis and Early Directions;
  - Stage 2: Conceptual Design Options;
  - Stage 3: Final Concept and Schematic Design;
- Ability to meet the presented schedule;
- Project Management; and
- Sustainability

Based on the overall evaluation, the team concluded that the proposal submitted by James Corner Field Operations, best met the Park Board's requirements and provided best overall value.

Table 1 - Vendor Proposal Evaluation

Category	Weighting (points)	James Corner	W- Architecture	West 8	IBI Group
Technical Score	s.13(1)				
Financial Score					
Sustainability Score					
TOTAL	100				

The evaluation team reviewed the proposals submitted by the four firms. In addition, the team met with all four proponents in person to discuss their proposals and address questions that emerged in the evaluation of the individual submissions. As a result of the proposal evaluation combined with the interviews, the team confirmed that of the four proponents, three were able to meet the fundamental RFP requirements. s.13(1)

s.13(1)

s.13(1)

s.13(1)

Table 2 - Vendor Pricing Comparison

<u>Vendor Name:</u>	<u>Price (excluding GST):</u>
W-Architecture	\$758,651.50
James Corner Field Operations	\$875,319.00
IBI Group	\$894,795.00
West 8 Urban Design and Landscape Architecture P.C.	\$1,472,905.00*

\*This proponent provided three different proposed scenarios. Only one scenario was evaluated by the team as it was the only scenario that fully met the requirements set out in the RFP.

As a result of the proposal review and in-person interviews, the evaluation team were unanimous with their selection of James Corner who submitted a detailed and thorough proposal that met all the requirements of the RFP. Below are the key observations that the evaluation team highlighted from the proposal:

- Superior understanding of the Vancouver context;
- Strong overall team from a design, technical and engagement point-of-view;
- Demonstrated ability to lead a complex project;
- Reference projects were very relevant to NEFC (e.g. The Highline, NYC; Seattle Central Waterfront Project, Seattle WA), with clear articulation of how these projects related to our work; and
- Demonstrated understanding of the social challenges of this area of the city, and experience in working in projects that have complex, competing interests.

### Reference Check

Staff spoke to a major US city who has been working with James Corner Field Operations for the last several years on a project of similar scope and context. The feedback was that the firm has performed at a very high level, from a creative and technical standpoint at all stages of the project. The project's momentum has benefitted from James Corner's clarity of design vision, ability to capture the cultural and social aspects that make their city unique, and skill in gathering support from the general community.

### Financial Implications

Financial Planning & Analysis (FP&A) has reviewed the cost of the service and concurs that funding is available from the approved capital budget for NEFC Viaducts Replacement Project within the 2015-18 Capital Plan.

### Legal

The Park Board's Procurement Policy requires that all contracts that have been awarded by Bid Committee plus the Board will be signed by the Director of Legal Services.

## CONCLUSION

Staff recommend that the Vancouver Park Board negotiate and, if such negotiations are successful, enter into a contract as described above, with James Corner Field Operations, for the Schematic Design of Northeast False Creek Parks and Open Spaces.

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