



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** September 22, 2015
From: Mike Redpath **File:** 06-2345-20-GCIT1/Vol
 Senior Manager, Parks 01
Re: Request for Proposal 5540P Garden City Lands Legacy Landscape Plan
 Implementation: Design and Construction Services

Staff Recommendation

1. That Contract 5540P, for Design and Construction Services for the implementation of the Garden City Lands Legacy Landscape Plan, be awarded to PWL Partnership Landscape Architects Incorporated at total cost of \$881,442 plus applicable taxes; and
2. That the Chief Administrative Officer, the General Manager, Finance and Corporate Services, and the General Manager, Community Services be authorized to execute the contract with PWL Partnership Landscape Architects Incorporated for the consulting services identified within Request for Proposal (RFP) 5540P.

Mike Redpath
 Senior Manager, Parks
 (604-247-4942)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department Engineering Sustainability	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

At the June 9, 2014, Council meeting, the following was adopted on consent:

That the Garden City Lands Legacy Landscape Plan as detailed, and attached to the report "Garden City Lands Legacy Landscape Plan," dated May 5, 2014, from the Senior Manager, Parks, be endorsed as a guide for future detailed planning and development of the Garden City Lands.

Subsequently, Council approved the 5 Year Financial Plan on March 9, 2015, that included Capital submissions for the Garden City Lands of \$2.1M in 2015 and \$5,250,000 for the subsequent years to 2019.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

The purpose of this report is to receive approval to retain the consultant services necessary to begin implementation of the Garden City Lands Legacy Landscape Plan.

Background

A Request for Proposal (RFP) was issued by City staff on July 30, 2015, seeking a team capable of providing the range of expertise required for implementation of the initial phases (Attachment 1) of the Garden City Lands Legacy Landscape Plan (the Plan). The RFP provided a detailed overview of the project objectives as well as links to the Garden City Lands Legacy Landscape Plan document and all of the background documents. Four proposals were received and were ranked through an evaluation matrix for their understanding of the project, project methodology, deliverables, pricing, proponent qualifications and proposal quality. The proposal from PWL Partnership Landscape Architects Incorporated (PWL Partnership) was the highest ranked proposal.

Concurrently, a water and ecosystems management strategy is underway that will entail detailed analysis and modelling for the different water and drainage regimes proposed by the Plan and development of a resource management plan to guide maintenance and operation of the site including the specific requirements for the agricultural and ecological aspects. The results of this strategy will provide the scientific foundation for proceeding with development of the detailed

designs as well as for construction practices. The team that has been retained to prepare the strategy includes water resource engineering, ecosystems planning and restoration, bog ecology, hydrogeology, and agronomy expertise.

The scope of work described in the Design and Construction Services RFP includes the following:

- Design of the surface and groundwater management systems (i.e., the bog dike, the wetland and water control system, drainage and agricultural irrigation systems);
- Design of the perimeter trails and community amenities on the “Mound”;
- Planning for a significant native tree planting around the perimeter;
- Design of community amenities associated with the bog and wetland;
- Design of the community and demonstration gardens;
- Details for site furnishings and interpretive signage;
- Detailed cost estimates, construction ready plans and specifications for the above;
- Construction administration services for the above works to be constructed in 2016 and 2017 and;
- Advanced design and cost estimates for future phases of work that are interrelated with the above (e.g., bridges, boardwalks and trails through the bog, wetland and agricultural fields, site gateways, initial development of the Community Hub).

Of the four proposals, the PWL Partnership proposal provides a team that includes the complete range of expertise needed to complete the work; hydrological engineers, biologists including a specialist with bog expertise, quantity survey and costing services, in addition to landscape architects and geotechnical, civil and electrical engineers. This proposal also demonstrates a superior understanding of the project and project methodology. Some team members were part of the consultant team that assisted the City with developing the Plan and therefore may have a deeper understanding of the site.

RFP Results

While the fees associated with the PWL Partnership proposal are not the lowest bid, the rest of the proposals did not include all of the services required to complete the scope of work described in the RFP. Combined with a lack of experience with projects of a similar nature, the City could expect to be charged additional fees if it selected any of the lower bids.

The proposals received in response to the RFP were opened on August 26, 2015, with the following results:

Lead Consultant	Proposed Fee (excluding applicable taxes)
Durante Kreuk Ltd.	\$262,980.65
Space2place Design	\$596,612.05
SWA Group	\$603,795.00
PWL Partnership	\$881,442.00

The proposal submitted by PWL Partnership fully addresses the scope of work and is the team that has the most relevant project experience. Their past performance on similar works has been satisfactory. They have no outstanding legal claims against the City. It is recommended that RFP 5540P be awarded to PWL Partnership.

Financial Impact

As part of the Capital submissions for the Garden City Lands in the 5 Year Financial Plan, a \$900,000 allowance was included for design and construction administration services. At present, \$2.1M is available in the 2015 Garden City Lands project account.

Conclusion

The process followed to procure design and construction administration services is in compliance with the City of Richmond’s Procurement Policy. The budget for these services is included in the Capital submissions for the Garden City Lands in the Council approved 5 Year Financial Plan. PWL Partnership’s bid is recommended because it represents the most responsive bid and provides the best value for the City.



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 Research Planner 2
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Att. 1: Initial Implementation Phases

PHASE 1 CAPITAL WORKS

PHASE 2 CAPITAL WORKS



GARDEN CITY LANDS - LEGACY LANDSCAPE PLAN
Initial Implementation Phases