



# Corporate Report

NO: R042

COUNCIL DATE: March 6, 2006

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## REGULAR

TO: **Mayor & Council**

DATE: **March 3, 2006**

FROM: **General Manager, Parks, Recreation & Culture**

FILE: **6140-20**

SUBJECT: **Holland Park Redevelopment**

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## RECOMMENDATION

1. It is recommended that Council approve the award of a contract to UCC Group Inc. for the construction of the Central Plaza and Walkway structural components at Holland Park, with the total value of the contract being \$1,395,000 excluding GST.
2. That Council authorize the expenditure of \$555,000 on Holland Park Re-development with the source of funds as outlined in the body of the report.

## PURPOSE

The purpose of this report is to update Council on the re-development of Holland Park, obtain Council approval to award a contract for the construction of major structural elements at the re-developed Holland Park and to describe the funding strategy for development of the King George Highway Plaza.

## BACKGROUND

In May of 2003, funding for the upgrade of Holland Park was approved as a part of City Council's Whalley Enhancement Strategy. In July 2004, after months of community consultation, City Council approved the preferred Master Plan for the renovation of Holland Park, the City's first truly urban park. (see simplified Master Plan, Appendix 'A')

Since plan adoption, construction costs have escalated very significantly, especially for steel products, concrete, and other materials that are involved in the development of fountains, retaining walls, concrete walkways, lighting, and other components planned for Holland Park. Based on these cost escalations, City staff and their consultants have refined the design to better suit the project budget and to ensure protection of significant trees.

Based on a refined Master Plan for the park renovation that was presented to Council in July of 2005, the first phase of construction, including tree removals and rough site grading, was completed by December 2005. The weather has not been conducive to construction through the winter months.

There are four construction phases remaining to complete the park renovation:

- site servicing;
- landscape construction and development of the King George Highway Plaza;
- public art installation;
- construction of Central Plaza and concrete walkways.

Site servicing is currently being tendered in a parallel process as a civil contract, and it is anticipated that this work will be completed within the next two weeks. The City's Public Art Coordinator will coordinate the artwork installations following completion of key structural components in the re-development plan. General park construction, including the events lawn, tree works, trails, landscaping and development of the King George Plaza will be managed by the City's Park Development Services Section through contractors and in-house staff.

The Central Plaza is a focal point for the community that participated in the public process and includes a significant water feature and horticultural display gardens. These features are connected by major concrete walkways to key entrance points in the park to encourage pedestrian movement through and around the interior of the park. The Central Plaza and walkways were outlined for individual pricing in a Request For Proposals, along with several other park features.

## **DISCUSSION**

Under RFP #1220-30-16-05, a request to submit proposals for the structural re-development of Holland Park was forwarded to potential contractors. The request for proposals was also posted on the City's website and on the B.C. Bid Website. The bidding process followed the City's policies and procedures with respect to competitive bidding.

Proposals were received from:

- UCC Group Inc.; and
- Holland Landscapers Ltd.

The two proposals were evaluated by a staff team, based on the technical, management, and financial criteria outlined in the request for proposal document.

A staff team deemed UCC Groups' proposal to provide the best overall value, including the lowest price, at a price of \$1,395, 000 for two of the five park components: the central plaza (\$925,000) and pedestrian concrete walkways (\$470,000). These components are fully funded in the current budget. Though this Report, staff have recommended that UCC Group Inc. be awarded the contracts for the central plaza and the pedestrian walkways.

Through the RFP process, the city also received prices for re-development of the King George Highway Plaza, a neighbourhood plaza at the south end of the park, and additional pathways that create a walking loop around the park. Unfortunately, the prices for these elements were not within the scope of the budget for the park re-development project.

Of these elements noted above, the King George Highway Plaza, located on the southwest corner of King George Highway and 100 Avenue, is visible to thousands of vehicles on a daily basis, and will be a key gateway to the park for residents who will live in the new residential towers across King George Highway. Staff felt it important to continue with development of this important plaza concurrent with the other development in the park, and have now embarked on a process to redesign the entrance features to meet a smaller budget. However, even with a reduction in size of the King George Highway Plaza, and estimated additional \$550,000 will be required over and above the project budget to complete this important element. The strategy outlined below describes how the King George Highway Plaza will be funded.

The neighbourhood plaza at the south is a small element that can be budgeted for construction in 2007, and Park Development Services will construct the walking loop during the park construction efforts in 2006.

### **Funding Strategy for the King George Highway Plaza**

Through the 2004 Capital Budget, Council approved \$300,000 in funds for the development of Greenways at Surrey Bend Park. Subsequently, this amount was reduced to \$255,000 when NCP funding was deemed unsuitable, as Surrey Bend Park does not fall within an NCP area.

In 2004 staff worked with the Greater Vancouver Regional District (GVRD) to develop principals for a draft Memorandum of Understanding (MOU) for the joint planning, development, management and operation of pedestrian pathways and support infrastructure at Surrey Bend Park. Greenways at Surrey Bend Park cannot be opened without this partnership, as the City's waterfront property is only accessible through lands under the jurisdiction of the GVRD. The MOU for Surrey Bend Park has not been executed because the GVRD has been unable to date to commit partnership funds. Therefore, the \$255,000 available in the Greenways at Surrey Bend Park budget will be re-allocated to the Holland Park redevelopment project and that the funding for Greenways at Surrey Bend be reconsidered when an MOU is signed and the GVRD has allocated funding for their share of the partnership.

Through the 2006 Financial Planning Process for the Capital Program (Corporate Report No. F001), Mayor and Council allocated \$300,000 for a Youth Park in Guildford. However, the Guildford Youth Park was already fully funded through the 2004 Capital allocation, but was not constructed because a suitable site was not available. Since that time, an alternative site has been identified, and a process will be initiated to design and construct the Guildford Youth Park in 2006, using the 2004 funding. This means that the \$300,000 allocated in 2006 can be made available for Holland Park re-development.

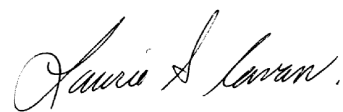
Implementation of this funding strategy will allow \$555,000 from Greenways at Surrey Bend and Guildford Youth Park Capital Projects to be directed to the redevelopment of Holland Park's main entry plaza on the King George Highway.

## CONCLUSION

Holland Park is being redeveloped as Surrey's first truly urban park as part of Council's Whalley Enhancement Strategy. The park will soon become the southern anchor to the redevelopment of Surrey's City Centre.

The current approved project budget will allow construction of most elements within the park Master Plan, including the critical central plaza and pedestrian walkways. Based on this, it is recommended that Council approve the award of a contract to UCC Group Inc. for the structural re-development of the central plaza and pedestrian walkways at Holland Park, with a total base value of the contract being \$1,395,000, excluding GST.

Due to construction cost escalation, the King George Highway Plaza is unfunded within the current project budget. However, within this report, staff have identified funding from other sources to allow this important plaza to be developed concurrently with the other main features of the park.



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Parks, Recreation and Culture

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