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CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: April 29, 2009
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Meeting Date: May 5, 2009

TO: Vancouver City Council

FROM: The Project Manager for the Southeast False Creek & Olympic Village Development (the "Project Manager")

SUBJECT: Southeast False Creek - Award of Contract for Consulting Services related to LEED for Neighbourhood Development Certification

RECOMMENDATION

- A. THAT, subject to the conditions set out in Recommendations B, C and D, the Director of Legal Services (on behalf of the City) be authorized to enter into a contract with HB Lanarc Consultants Ltd. ("HB Lanarc") for consultant services related to the submission of an application to the United States Green Building Council ("USGBC") for the LEED for Neighbourhood Development pilot program ("LEED ND") at an estimated cost of \$85,400 plus GST, with funding to be provided by the budget established on June 26, 2007 for this purpose;
- B. THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement Recommendation A;
- C. THAT all such legal documents be on terms and conditions satisfactory to the City Manager and the Director of Legal Services; and
- D. THAT no legal rights or obligations will be created or arise unless and until such legal documents are executed and delivered by the Director of Legal Services.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of A, B, C and D above.

COUNCIL POLICY

Council approval is required for all consulting contracts that exceed \$30,000.

PURPOSE

This report seeks authority for the Director of Legal Services (on behalf of the City) to enter into a contract with HB Lanarc for consultant services related to the completion and submission of an application to the USGBC for the LEED ND pilot program.

BACKGROUND

On March 1, 2005, Council approved the Southeast False Creek ("SEFC") Official Development Plan ("ODP"), which sets the framework for development of the SEFC neighbourhood including the site of the Olympic Village.

On May 12, 2005, Council approved the establishment of the SEFC & Olympic Village Project Office (the "Project Office") to manage the development of the Olympic Village and the other City-owned lands in SEFC.

On June 26, 2007, Council endorsed participation of SEFC in the LEED ND pilot program and approved a budget of \$90,000 to hire a consultant to assist with the LEED ND certification process.

DISCUSSION

The USGBC is working on the development of a new rating system for neighbourhood development. This system is designed to certify exemplary development projects that perform well in terms of smart growth, new urbanism and green building. LEED ND places an emphasis on the design and construction elements that bring buildings together into a neighbourhood, and relates the neighbourhood to its larger context. It is the aim of LEED ND to influence developers to revitalize existing urban areas, reduce land consumption, reduce automobile dependence, promote pedestrian activity, improve air quality, decrease polluted storm water runoff, and build more livable and sustainable communities for people of all income levels.

To test this new rating system, the USGBC has selected over 120 projects world wide to participate in the pilot program. The Project Office submitted an application and SEFC was selected to participate in the LEED ND pilot program.

Staff now require external resources to assist with the documentation, submission and audit of the LEED ND application to the USGBC.

RFP Process

A Request for Proposals ("RFP") was prepared by the Project Office in consultation with Purchasing and Legal Services. The RFP was issued on April 16, 2009 and was advertised on the City's website, the BC Bid website, and in the Vancouver Sun.

On April 27, 2009, an information session was held by the Project Office to provide an opportunity for potential proponents to ask questions and seek clarification on the RFP.

The RFP response deadline was May 1, 2009 and nine proposals were received from the following lead firms (listed alphabetically):

- Busby Perkins and Will;
- ECO3;
- HB Lanarc;
- Kane Consulting;
- Morrison Hershfield;
- PHH ARC Environmental;
- Recollective Consulting;
- Stantec Consulting; and
- Sustainable Solutions Group.

RFP Evaluation

An evaluation committee (the "Committee") was established to review the proposals and decide on a proponent to be recommended to the Project Manager. The Committee was made up of four City staff from Planning, the Sustainability Office and the Project Office. The evaluation process included reviewing the proposals, meeting to discuss the proposals, and conducting reference checks.

Proposals were evaluated by the Committee using an evaluation matrix that considered many factors including demonstrated ability, qualifications and experience of the team and key individuals, proposed work plan and schedule, references, and best value to the City based on quality, service and price.

Based on the evaluation of the proposals, the team lead by HB Lanarc emerged as the strongest proposal, and the Committee and Project Manager recommend that HB Lanarc be awarded this consultancy.

The HB Lanarc team includes Cobalt Engineering and Merrick Architecture as sub-consultants. Together, this team has extensive knowledge of the SEFC ODP area from the policy and planning stage to the design and construction of SEFC Area 2A.

Team members have been directly involved in:

- the LEED ND pilot program development;
- the only Canadian project successfully certified as LEED ND;
- site wide design leadership in SEFC;
- the City of Vancouver's sustainability approach;
- sustainable community planning, design and development;
- building design experience in SEFC Area 2A; and

- over 40 LEED certification projects.

This team also offers additional value added services such as a review of the submission experience, tailor made educative presentations for City staff who may become more involved in LEED ND projects, and a presentation to the LEED ND Canada Core Committee on the specific experiences of the SEFC submission in order to improve the process and the overall rating system to a Canadian standard. In this way, the City will not only be an important user of the LEED ND system, but will also help inform the development of LEED ND for all of Canada.

FINANCIAL IMPLICATIONS

A \$90,000 budget for the LEED ND consultant services was approved in June 2007. The source of funding is the Property Endowment Fund: Southeast False Creek Development. The award of this consulting contract to HB Lanarc is within the approved budget; therefore, no additional funding is required.

CONCLUSION

The Project Manager for SEFC & Olympic Village recommends that HB Lanarc be retained at an estimated cost of \$85,400 plus GST, with funding from the \$90,000 budget approved on June 26, 2007.

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