

NO: R196

COUNCIL DATE: November 20, 2023

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 16, 2023**

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

FILE: **0360-06**

SUBJECT: **Nicomekl Riverfront Park Phase 1 Hadden Mill and Oxbow Zones
Final Concept Plan**

RECOMMENDATION

The General Manager, Parks, Recreation & Culture recommends that Council:

1. Receive this report for information; and
2. Approve the Nicomekl Riverfront Park Phase 1 Hadden Mill and Oxbow Zones Final Concept Plan, attached as Appendix “I” to this report.

INTENT

The purpose of this report is to seek Council’s approval of the final concept plan for the Nicomekl Riverfront Park Phase 1 Hadden Mill and Oxbow Zones, attached as Appendix “I”.

BACKGROUND

In 2020, the Nicomekl Riverfront Park Management Plan (the “Plan”) was referred to Council by the Parks, Recreation & Culture Committee; Council subsequently adopted the Plan. The plan outlines three phases of development. The first phase is the Hadden Mill and Oxbow zones (“Phase 1”), two areas totalling 24 acres located east and west of King George Boulevard.

On July 26, 2021, Council approved Corporate Report R152; 2021 for the Award of Contract to space2place design inc. for the detailed design and permitting of the Hadden Mill and Oxbow Zones of the Nicomekl Riverfront Park (copy attached as Appendix “II”).

DISCUSSION

Temporary Park Name, snəkʷəmələł Park (Snoc-kwo-mhehl-huhl)

The project team is using snəkʷəmələł as a temporary name for the park as a way of reconciliation and to educate and bring awareness to the local First Nations, their languages and culture. First Nations expressed the importance of naming park features using traditional names in Indigenous languages. snəkʷəmələł is Semiahmoo First Nations’s name for the area along the river. Formal name selection will occur later through appropriate First Nation protocol and City processes.

Concept Plan

The concept plan was developed based on site inventory, analysis, technical studies, and through exploration of three different site strategies. Engagement with First Nations has been central and continuous throughout the project.

In summer 2023, the draft concept plan was shared publicly through an online survey, open house, and numerous meetings with rightsholders and stakeholders. Feedback was collected from the general public, First Nations, Surrey Urban Indigenous Leadership Committee (“SUILC”), Urban Indigenous Peoples, project stakeholders, City staff, and project participant National Research Council of Canada. The draft plan was revised based on this feedback.

snəkʷəmələł (Nicomekl Riverfront) Park will be a new park destination for walking, cycling, paddling, playing, learning, and community gathering. The park’s design, public art, and history and cultural elements will provide opportunities to connect users to the park’s past and future, and nurture reconciliation with First Nations. The park is designed to accommodate flooding as an integral part of the City’s plans to adapt to rising sea levels and increased storm events due to climate change.

Committee Endorsement

The Parks, Recreation & Sport Tourism Committee endorsed the final concept plan at its meeting on September 6, 2023.

The Agricultural & Food Policy Committee endorsed the final concept plan at its meeting on November 7, 2023.

FUNDING

Construction of Phase 1 is estimated at \$13 million. The total cost of the Nicomekl Riverfront Park (all phases) was previously estimated at \$19.5 million. As per the current updated estimates, the total cost of completion of all phases of the project is \$25.5 million. Cost estimates have increased due to inflation, greater design accuracy, and detailed cost estimating. Out of the total funding requirement, \$4 million in grant funding has been approved from the federal Disaster Mitigation and Adaption Fund. The City’s funding requirement of \$21.5 million has been partially funded in the amount of \$6.2 million through previously adopted Capital Financial Plans. The remaining City funding requirement of \$15.3 million will be brought forward for Council’s consideration through future Capital Financial Plans.

CONCLUSION

This report presents the final concept plan for Phase 1 of the snəkʷəmələł (Nicomekl Riverfront) Park. Following Council adoption, this concept plan will be the base for construction drawings and subsequent City permitting processes. Construction of Phase 1 is expected to begin in mid-2024 with the park opening in late-2025.

Laurie Cavan
General Manager,
Parks, Recreation & Culture

Appendix "I": snəkʷəmələł (Nicomekl Riverfront) Park Phase 1 Hadden Mill and Oxbow Zones
Final Concept Plan

Appendix "II": Corporate Report R152; 2021

https://surreybc-my.sharepoint.com/personal/p21138o_surrey_ca/documents/documents/nicomekl_riverfront_park_phase_1_hadden_mill_and_oxbow_zones.docx

snəkʷəmələł (Nicomekl Riverfront) Park Phase 1 Hadden Mill and Oxbow Zones Final Concept Plan



CORPORATE REPORT

NO: *R152*

COUNCIL DATE: *July 26, 2021*

REGULAR COUNCIL

TO: Mayor & Council DATE: July 20, 2021

FROM: General Manager, Parks, Recreation & Culture FILE: 2021-020

SUBJECT: Award of Contract No. 1220-030-2021-020
Nicomekl Riverfront Park -Phase 1 Detailed Design Services - Disaster
Mitigation and Adaptation Fund

RECOMMENDATION

The Parks, Recreation and Culture Department recommends that Council:

1. Award Contract No. 1220-030-2021-020 to space2place design inc. in the amount of \$1,053,368.66, including GST, for the detailed design and permitting of the Hadden Mill and Oxbow Zones of the Nicomekl Riverfront Park, as a component of the City's Coastal Climate Adaptation Works;
2. Set the expenditure authorization limit for Contract No. 1220-030-2021-020 at \$1,264,042.40 (including contingency and GST); and
3. Authorize the General Manager, Parks, Recreation and Culture to execute Contract No. 1220-030-2021-020.

INTENT

The intent of this report is to obtain approval to award a contract for detailed design and permitting of the Hadden Mill and Oxbow Zones, phase I of the Nicomekl Riverfront Park, generally as shown on the preliminary concept plan attached to this report as Appendix "I", in keeping with the approved Disaster Mitigation and Adaptation Fund ("DMAF") Program. As shown in Appendix "I", the Hadden Mill and Oxbow Zones (phase 1) are envisioned to include multiple amenities like trails, a kayak/canoe launch, a natural styled playground, picnic areas, viewpoints, an amphitheatre, a great lawn, public art, heritage elements, washrooms, and parking lots. Also included are multiple ecological and flood adaptation elements like a habitat island, a new flood channel, wetlands, ponds, meadows, enhanced riparian area, new planting, and elements that are resilient to flooding like trails and parking lots.

BACKGROUND

The City is continually working to plan, design and build parks, and as stewards of our parkland and natural area system, we are committed to sustainability and building a legacy for future generations.

At its Regular Council Meeting on July 22, 2019, as part of Corporate Report No. R158; 2019 (attached as Appendix "II"), Council approved the execution of a Contribution Agreement with the Government of Canada to support the 13 projects included in the DMAF Program which is focused on reducing Surrey's vulnerability to coastal flooding and sea level rise. The projects range from dyke and road upgrades, sea dam and bridge replacements, to storm sewer upgrades, nature-based solutions, park improvements and other infrastructure investments.

One of the 13 projects is the Nicomekl Riverfront Park (DMAF Project #5) which involves the establishment of a new, 3 km long 80-acre park on the south side of the Nicomekl River from Elgin Road to 40 Avenue. Nicomekl Riverfront Park will feature innovative, nature-based flood mitigation approaches and elements that are able to withstand seasonal flooding. Appendix "III" provides a visual overview of the three-phase development plan for the Nicomekl Riverfront Park.

SCOPE OF WORK

The scope of work for Contract No. 1220-030-2021-020 is to provide detailed and multidisciplinary park design and permitting services for the Hadden Mill and Oxbow Zones of the Nicomekl Riverfront Park as part of the DMAF Program. Development of the Hadden Mill and Oxbow Zones (24 acres) is the first of three phases to develop the 80-acre, 3 km long riverfront park. The majority of the park amenities are planned for the Hadden Mill and Oxbow Zones, therefore development of these zones is advancing first and development is being coordinated with the adjacent King George Boulevard Bridge and Nicomekl River Sea Dam Replacement (DMAF Project #6). Development of phases 2 & 3 are based on future land dedications and coordination with related/adjacent DMAF projects. The design of the Hadden Mill and Oxbow Zones will form a basis for design, which will be applied to future phase 2 & 3 to ensure a cohesive 3 km park.

The detailed design and permitting process is a complex undertaking with multiple objectives that require the coordination of a number of sub-consultants and integration of design details with other related engineering projects over a design period of multiple years. Design objectives covering ecology, sea level rise, flood adaptation, public art, heritage, cultural programming, First Nations, recreation, naming and wayfinding are included in the scope of work related to this Contract. The costs associated with this Contract for detailed design and permitting services are eligible for 40% funding (up to a maximum of \$4 million) under the terms of the Contribution Agreement for the DMAF Program.

PROPOSAL RESULTS

Request for Expressions of Interest Process

In May 2020, a Request for Expressions of Interest ("RFEOI") was issued related to the project on the City's website and on the BC Bid website. Eight submissions were received. Four consultant firms were shortlisted after completion of submissions review and evaluation.

The City invited those four pre-qualified consultants to respond to a Request for Proposal ("RFP 1220-030-2021-020").

In March 2021, RFP 1220-030-2021-020 was sent to the shortlisted proponents for the purpose of retaining professional services related to the design and permitting of the project. RFP 1220-030-2021-020 closed on June 17, 2021, and proposals were received from the following firms:

<i>Consultant</i>	<i>Proposal Amount with GST</i>
1. space2place design inc.	\$1,053,368.66
2. PFS Studio	\$1,147,558.13
3. PWL Partnership Landscape Architects Inc.	\$1,372,443.45

EVALUATION

The proposals were evaluated using the following criteria:

- Management;
- Technical; and
- Financial

The three submitted proposals were carefully reviewed for accuracy and completeness by a panel of five staff members, following a structured and standard evaluation procedure. All three proposals were of high quality.

The proposal submitted by space2place design demonstrated a thorough understanding of the scope of work and a strong proposed work plan. Space2place design has significant experience with park design work in the City and throughout the lower mainland, including complex flood adaptation projects. Space2place design has the necessary experience and resources to carry out the work and their proposal was also the lowest price. Upon completion of the evaluation process and considering the responses to the questionnaires and the outcome of the interviews, the evaluation team concluded that the proposal submitted by space2space offers the best value to the City. It is therefore recommended that space2place design inc. be awarded Contract No. 1220-030-2021-020.

Legal Services Review

This report has been reviewed by Legal Services and they have no concerns.

FUNDING

40% (up to a maximum of \$4 Million) of the Nicomekl Riverfront Park project cost is eligible for funding contributions received from the DMAF Program. The City's portion of the funding for this contract is available in the approved 2021 Parks, Recreation & Culture Capital budget.

Timeline for Phase I of the Nicomekl Riverfront Park

The work of Contract No. 1220-030-2021-020, detailed design and permitting will commence immediately upon approval from Council and execution of contract. Starting with project kick-off and pre-design, followed by internal and public engagement, design development and completion of a final detailed concept plan by mid-2022. Permitting and construction drawings will follow commencing in mid-2022 and will be completed in early 2023. Early construction works (e.g. non permitted areas) are planned to commence in late 2022. Following permit approvals and completion of construction drawings, construction tenders will be executed, and construction of permitted areas will begin in 2023.

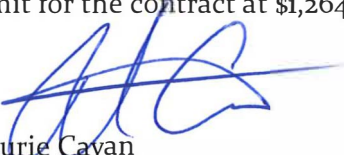
SUSTAINABILITY CONSIDERATIONS

The work of this contract supports the objectives of the City's Sustainability Charter 2.0. In particular, this work relates to Sustainability Charter 2.0 themes of Ecosystems, Infrastructure, and Education and Culture. Specifically, this project supports the following Desired Outcomes ("DO") and Strategic Direction ("SD"):

- Ecosystems DO02: Surrey actively protects, enhances and restores its natural environment and habitats;
- Ecosystems DO05: Surrey takes pride in its rich biodiversity, including fish bearing streams, marine habitat and natural areas such as forests, meadows and wetlands;
- Ecosystems DO11: Surrey's Green Infrastructure Network is an essential and integrated component of the City's infrastructure, providing valuable ecosystem services as well as places for recreation and rejuvenation.
- Ecosystems DO12: Surrey protects ecosystem services and manages natural assets in order to build resilience and adapt and thrive in a changing climate;
- Infrastructure DO04: Ecosystems and natural assets are an essential part of the community's infrastructure system; and
- Education and Culture DO11: Public art is visible in diverse forms throughout the community and brings art into the daily lives of Surrey residents.

CONCLUSION

Based on the above discussion, it is recommended that Council approve the award of a contract to space2place design inc. in the amount of \$1,053,368.66, including GST, for the detailed design and permitting of the Hadden Mill and Oxbow Zones of the Nicomekl Riverfront Park, as a component of the City's Coastal Climate Adaptation Works and set the expenditure authorization limit for the contract at \$1,264,042.40 (including GST and contingency).


For Laurie Cavan
General Manager,
Parks, Recreation & Culture

Appendix "I" - Hadden Mill and Oxbow Zones Concept Plan (**Appendices available upon request**)

Appendix "II" - Corporate Report No. R158; 2019

Appendix "III" - Nicomekl Riverfront Park Phasing Plan