



# Village Update

## SPECIAL EDITION

March 18, 2024

## Lions Bay Beach Park Revitalization Project Summary and Update



### **Part A. Lions Bay Beach Park Revitalization Project Summary**

The Lions Bay Beach Park Action Committee (LBBPAC) was proud to hand off our 70-page update and recommendations report – as approved by Council this past November 2023 – to the Village CAO and staff. Our report also included a 286-page Appendix of supporting information presented in the closed portion of that Council meeting.

The report includes architectural renderings, in particular for a new washroom building, sheltered outdoor pavilion, new playscape and a landscaping plan, among other information. Further, the report is the culmination of the work that began 15 months ago with a Town Hall meeting, at which we reviewed and identified, with the community, specific areas to be resolved. In service of turning those insights into concrete and actionable recommendations, the LBBPAC was officially struck mid January 2023. Further to an RFP, the Village retained a Lions Bay architectural firm to design and reflect its sense of place: use of natural materials; inclusivity of seniors and youth; structures that support the design of the public shelters previously designed and constructed by Lions Bay residents and Public Works. These design aspirations were endorsed by attendees at the December 05 2022 public meeting held at Broughton Hall.

Since that time, and despite the significant progress detailed in the November report, the LBBPAC has experienced a number of logistical challenges to the availability of guidance and input from the Village, including the engagement of three CAOs, a number of key staff replacements and the departure and replacement of one of two Co-Chairs of the Committee mid way through the year. Such challenges resulted in the LBBPAC assuming extraordinary responsibilities in the interests of continuing to move the project forward, and prompted the LBBPAC to meet every two weeks, including through the summer and the December

holidays, in order to meet our stated goal of re-opening the park by Canada Day 2024. The scope, budget and timeline in the approved report detailed the feasibility of that goal based on a January 2nd construction start, a date that has now passed. See UPDATE below this summary.

Notwithstanding, we are pleased to deliver a complete and detailed presentation of the park within the available budget and scope of the grant commitments, several of which are under formal review by the province due to the limits of the diminished value of the grant since its award in 2019. The detailed report package, minus the Appendix, remains available for viewing on the Village website. It has been an honour to volunteer for the Village of Lions Bay.

### **Part B. Lions Bay Beach Park Revitalization Project Update**

Without the support of a CAO initially, the LBBPAC was given the authority by Council to administer and make recommendations on three RFPs - the architect, the playground, and the construction manager. With reduced budget value (given our 2019 budget), the Committee recommended using a Construction Manager rather than a stipulated sum general contractor in order to have them help manage design, scope, and budget/schedule in a more fluid way. The Committee engaged in early discussions with the Province on reducing the scope of work in accordance with the grant conditions as both the Committee and Province knew the grant value would not cover the anticipated scope. Ensuring transparency of this process, the LBBPAC and CAO met with the Village's legal counsel in November 2023 to walk through the next steps, at which time the Committee was given a legal go-ahead to proceed in engaging the Construction Manager - with the lawyer providing the contract between the Village and the Construction Manager.

Still within our timeline, and ready to proceed, we were advised several weeks later that the lawyer had reversed his opinion and recommended that construction of the park be taken to BC Bid for tender; this recommendation was accepted by the CAO. The high level implications of this reversal were raised as follows: 1) increased expense due to the requirement for bonding, and, in this scenario, a requirement for a project manager as per the CAO; 2) significant loss of time to restart and secure the right company and 3) the post-Covid reality in construction in which continuing periods of lost time strain financial resources; and quotes that had been secured by our Construction Manager for various elements of the park had past their hold date. As such, our budget has slowly shrunk in value from the \$1M originally awarded in 2019. The project was finally posted to BC Bid on February 6, 2024 and closed on February 27, 2024. The result of this change in the project delivery system is that the proposed timeline to execute the LBBPAC's approved recommendations by Canada Day 2024 is uncertain.

Special note on the playground: The design features were determined through a collaborative process undertaken by a Committee member with local school children. Design-build proposals were requested from a number of playground equipment suppliers, received, evaluated, and presented to Council and approved for further discussion with the preferred tender. Playground designs were developed, reviewed and confirmed as successfully meeting the desires of the local Lions Bay kids with the design and installation falling within allotted resources from both the grant funding and local fund raising efforts of 2021/2022. As the playground install requires civil earthworks to be completed as part of the install process, the ordering of the equipment has been delayed until the selection of a general contractor as determined by the BC Bid process is completed.

As of March 17, Council has not advised of a new construction date or a winning bid. On that note, and after some 35 LBBPAC meetings (with only one gentleman resident in attendance online a handful of times), we are handing over the project in good faith and

optimism to the CAO and staff to take it from here.

*From the Lions Bay Beach Park Advisory Committee (LBBPAC)*

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*If you have any questions, comments, or concerns pertaining to the Village Update, please email [epost@lionsbay.ca](mailto:epost@lionsbay.ca)*

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