



REQUEST FOR DECISION

Gates Lake Park Project

October 21, 2014

RECOMMENDATIONS:

1. THAT the Squamish-Lillooet Regional District (SLRD) complete the following projects given the current budget allocated to the Gates Lake Park construction:
 - a. Parking Lot, Maintenance Area and Accessible Trail
 - b. Picnic Shelter
 - c. Nature Trails
 - d. Upgrade existing pit toilet to a Provincial Park standard
 - e. Add a water pump for access to potable water

2. THAT Staff proceed with the review of Request for Proposals (RFP) received and provide necessary information to the Board for decision on proponents at the November 24, 2014 meeting.

BACKGROUND:

In 2012, the SLRD purchased a 3-acre property adjacent to Gates Lake with a vision to develop it for community use and enjoyment. In 2013, the SLRD initiated a community engagement process to inform development of the park. Based on extensive community outreach, the attached concept plan was devised by Tom Barratt Ltd. Landscape Architects, which outlines the amenities identified through the community process and on which the RFP's were based.

1. Parking Lot, Maintenance Area and Accessible Trail
2. Picnic Shelter
3. Wash House
4. Nature Trails and Bridges

With the approved allocation of Area C Amenity funds by the Board of \$106,000 in the Financial Plan and a further \$200,000 approved July 28, 2014, for a total of \$306,000 the project moved into the Request for Proposal (RFP) stage.

Staff initially issued RFP's for construction services at Gates Lake Park on August 5, 2014 with a closing date of August 17, 2014 for the following:

1. Parking Lot, Maintenance Area and Accessible Trail
2. Picnic Shelter
3. Wash House / Septic System
4. Nature Trails and Bridges

Due to the provision of additional information and changes in the timeline, the RFP's were reissued on September 17, 2014. Closing date for the Picnic Shelter and Wash House RFP's was October 17, 2014 and the closing date for the Parking Lot, Maintenance Area and Accessible Trail RFP was October 21, 2014.

The reissuance of the Nature Trails and Bridges RFP has been postponed until the spring of 2015.

The substantial completion date of the work within the RFP's is spring / summer 2015.

Through the RFP process, staff received six proposals for Construction of the Parking Lot, Maintenance Area and Accessible Trail with a range of \$57,000 to \$204,000; seven proposals for Construction of the Picnic Shelter with a range of \$84,000 to \$179,000; and two proposals for Construction of the Wash House / Septic System with a range of \$265,000 to \$278,000. To date project costs have included contracting of a Landscape Architect, a geotechnical survey, environmental report, hazardous materials report and a variance permit in the amount of \$28,675.00.

CURRENT STATUS:

Based on the proposals received and the feedback through the community process, it is recommended that the following work proceed in order to meet the needs of users. Staff is anticipating that the following can likely be accomplished within the scope of the current approved funding of \$306,000:

- a. Parking Lot, Maintenance Area and Accessible Trail
- b. Picnic Shelter
- c. Nature Trails and Bridges
- d. Upgrade existing pit toilet to a Provincial Park standard (versus constructing a Wash House at this time
- e. Add a water pump for access to potable water

The addition of a broader range of amenities will better meet community needs versus only providing one project element. Surveying of park users, completed this summer, revealed that people frequented the park for many reasons and their suggestions for improvements included more parking, safe lake access, improved washrooms, covered picnic area, wheelchair access, running water, edible gardens, disc golf, children's play area. Focusing on one element would not meet the greater community need.

The picnic shelter will provide an array of uses for individuals as well as community gatherings through programs and special events. The parking lot and accessible trail will provide safe access, greater accommodation of cars avoiding parking on the highway, and trail access for all ages and abilities. Nature trails and bridges will provide safe access throughout the park, for people to explore, walk dogs and exercise. Upgrade of the existing pit toilet to a Provincial Park standard will provide clean low maintenance toilets with little impact to operational budgets. The existing pit toilet has met needs over the summer to date with the exception of two weeks in the summer of 2013. An option could be to bring in one portable toilet during the summer months if required. Further exploration of the costs associated with the upgrade of the existing pit toilet is necessary.

One Mile Lake is an example of a high use community lakeside park with extensive amenities (trail system, docks, playground, fire pit, picnic tables, benches and boating) with the provision of pit toilets. Rainbow Park in Whistler is another example of the establishment of extensive lakeside park amenities previous to flush toilets, allowing the opportunity to assess use prior to building a structure.

Upgrading the existing pit toilet to a Provincial Park standard will provide a clean, affordable and easy maintenance option to fit within the existing budget while ensuring the other elements within the concept plan are executed by summer 2015.

RESPONSE OPTIONS:

1. Commence and complete construction of the wash house / septic system only;
2. Commence and complete construction of the Parking Lot, Maintenance Area and Accessible Trail, Picnic Shelter, Nature Trails and Bridges, amend wash house plan to an upgrade of the existing out house of Provincial Park standard with the addition of a water pump for access to potable water;

3. Increase the existing budget an additional \$250,000 to complete the full scope of work as per the concept plan;
4. Refer back to staff
5. Do not proceed with the project until further review; or
6. Other, as determined by the Board.

PREFERRED STRATEGY:

Approve the recommendations as noted above.

ATTACHMENTS:

Appendix A – Gates Lake Park Concept Plan

Submitted by:	Angela Barth, Manager of Recreation Services
Approved by:	Lynda Flynn, CAO