



SERVICE CONTRACT (GENERAL)

THE CORPORATION OF THE CITY OF NORTH VANCOUVER, represented by _____, (the "City", "we", "us", or "our" as applicable) at the following address:
141 W 14th Street
North Vancouver B.C.

AND GEHL STUDIO INC.
(the "Contractor", "you", or "your" as applicable) at the following address:
1211 Folsom Street, 4th Floor
San Francisco, CA
United States

Postal Code: V7M 1H9

Email: szander@cnv.org

Postal Code: 94103

Email: anna@gehipeople.com

THE PARTIES AGREE TO THE TERMS ON THE FOLLOWING PAGE AND IN THE SCHEDULES OUTLINED BELOW:

SCHEDULE A – SERVICES

Services:

As per the City of North Vancouver's Request for Proposal Lonsdale Great Street Consultant and Gehl Studio Inc.'s response dated June 26, 2024

Term: Start Date: August 2024

End Date: December 2025

SCHEDULE B – FEES AND EXPENSES

Fees:

To be paid as per proposal / reference PO# 19075 on all invoices

Expenses: to be determined

Maximum Amount: \$690,408.000

SCHEDULE C – APPROVED SUBCONTRACTOR(S)

SCHEDULE D – INSURANCE

A Commercial General Liability policy of not less than \$5,000,000.

(The above shall indicate the City of North Vancouver, as additional insured)

Evidence of WorkSafe BC

CNV Business License

THE FOLLOWING ARE SCHEDULES TO THIS AGREEMENT, IF ATTACHED:

Schedule E – Privacy Protection Schedule F – Additional Terms Schedule G - Security

SIGNED AND DELIVERED on the 22 day of Oct,
2024 on behalf of the City by its duly authorized
representative:



Signature

Print Name

SIGNED AND DELIVERED on the ____ day of _____,
2024 by or on behalf of the Contractor (or by
its duly authorized signatory or signatories if the
Contractor is a corporation)



Signature

Anna Muessig
Print Name

CONTRACTOR'S OBLIGATIONS

1. You will provide the services described in Schedule A (the "Services") in accordance with this agreement. You will provide the Services during the term described in Schedule A, (the "Term"), regardless of the date of execution or delivery of this agreement.
2. Unless the parties otherwise agree in writing, you will supply and pay for all labour, materials, facilities and approvals and licenses necessary or advisable to perform your obligations under this agreement, including the license under section 14.
3. Unless otherwise specified in this agreement, you will perform the Services to a standard of care, skill, and diligence maintained by persons providing, on a commercial basis, services similar to the Services.
4. You will ensure that all persons you employ or retain to perform the Services are competent to perform them and are properly trained, instructed, and supervised. If we reasonably object to the performance, experience, qualifications or suitability of any of your personnel then you will, on our written request, replace such personnel.
5. You are an independent contractor and not our employee, agent, or partner. We may from time to time give you reasonable instructions (in writing or otherwise) relating to the performance of the Services. You will comply with those instructions but, unless otherwise specified in this agreement, you may determine the manner in which the instructions are carried out.
6. You will, upon our request, fully inform us of all work done by you or a subcontractor in connection with providing the Services.
7. You will maintain time records and books of account, invoices, receipts, and vouchers of all expenses incurred in relation to this agreement in form and content during the term of this agreement and for a period of seven years following completion or termination of this agreement.
8. You will permit us at all reasonable times to inspect and copy all accounting records, findings, software, data, specifications, drawings, reports, documents and other material, whether complete or not, that, as a result of this agreement, are
 - (a) produced by you or a subcontractor (the "Produced Material", which includes any material in existence prior to the start of the Term or developed independently of this agreement, and that is incorporated or embedded in the Produced Material by you or a subcontractor (the "Incorporated Material")), or
 - (b) received by you or a subcontractor from us or any other person acting at the direction of the City in relation to this Agreement (the "Received Material").

In this agreement, the Produced Material and the Received Material is collectively referred to as the "Material".
9. You will treat as confidential all information in the Material and not permit its disclosure without our prior written consent except
 - (a) as required to perform your obligations under this agreement or to comply with applicable law,
 - (b) if it is information that is generally known to the public other than as a result of a breach of this agreement, or
 - (c) if it is information in any Incorporated Material.
10. You will make reasonable security arrangements to protect the Material from unauthorized use, disclosure or disposal.
11. If you receive a request for access to any of the Material from a person other than us, and this agreement does not require or authorize you to provide such access, you will advise the person to make the request to us.
12. The City will hold the copyright for all Produced Material and, without limitation, may use, reproduce, modify and distribute the Produced Material and you confirm that you will assign all copyright interest in the Produced Material to the City
13. Upon any Incorporated Material being embedded or incorporated in the Produced Material, you grant us a non- exclusive, perpetual, irrevocable, royalty-free, worldwide license to use, reproduce, and distribute that Incorporated Material to the extent it remains embedded or incorporated in the Produced Material. City shall have no right to modify the Incorporated Material without the prior written consent of Contractor.

14. You will comply with the Privacy Protection Schedule if attached as Schedule E.
15. You will maintain and pay for insurance on the terms, including form, amounts, and deductibles, outlined in Schedule D, if any, as modified from time to time as agreed to between City and Contractor.
16. You will comply with all applicable laws.
17. You will indemnify and save harmless us and our employees and agents from any losses, claims, damages, actions, causes of action, costs and expenses that we or any of our employees or agents may sustain, incur, suffer or be put to at any time, either before or after this agreement ends, which are based upon, arise out of or occur, directly or indirectly, by reason of, any act or omission by you or by any of your agents, employees, officers, directors, or subcontractors in providing the Services.
18. You will not assign any of your rights under this agreement without our prior written consent.
19. You will not subcontract any of your obligations under this agreement other than to persons listed in Schedule C without our prior written consent. No subcontract, whether consented to or not, relieves you from any obligations under this agreement. You will ensure that any subcontractor you retain fully complies with this agreement in performing the subcontracted obligations.
20. You will not provide any services to any person in circumstances which, in our reasonable opinion, could give rise to a conflict of interest between your duties to that person and your duties to us under this agreement.
21. You will not do anything that would result in personnel hired by you or a subcontractor being considered our employees.
22. You will not commit or purport to commit us to pay any money unless specifically authorized by this agreement.

PAYMENT

23. We will pay you in consideration of the Services provided by you hereunder
 - (a) the fees described in Schedule B, and
 - (b) the expenses, if any, described in Schedule B if they are supported, where applicable, by proper receipts and, in our opinion, are necessarily incurred by you in providing the Services

We are not obliged to pay you more than the "Maximum Amount" specified in Schedule B on account of fees and expenses.
24. In order to obtain payment of any fees and expenses under this agreement, you will submit to us a written statement of account in a form satisfactory to us upon completion of the Services or at other times described in Schedule B.
25. We may withhold from any payment due to you an amount sufficient to indemnify us against any lien or other third party claims that have arisen in connection with the provision of the Services.
26. Unless otherwise specified in this agreement, all references to money are to Canadian dollars.
27. If you are not a resident in Canada, we may be required by law to withhold income tax from the fees described in Schedule B and then to remit that tax to the Receiver General of Canada on your behalf as described by the Income Tax Act of Canada.

TERMINATION

28. We may terminate this agreement
 - (a) for your failure to comply with any term of this agreement, immediately on giving written notice of termination to you, and
 - (b) for any other reason, on giving at least 30 days' written notice of termination to you.

If we terminate this agreement, we will notify you of the amount that is payable to you ("Termination Payment Amount") for that portion of the fees and expenses described in Schedule B which equals the portion of the Services that was completed in accordance with this Agreement before termination. Contractor shall have ten (10) days to review the notice and confirm the Termination Payment Amount. If Contractor disputes the Termination Payment Amount, Contractor and City shall negotiate in good faith a resolution to such dispute. If Contractor does not dispute the Termination Payment Amount within

such ten (10) day period, payment of the Termination Payment Amount discharges us from all liability to you under this agreement.

If we terminate this agreement under paragraph (a), we may deduct and set off from any payments owing to you any costs incurred or losses suffered by us on account of your default.

29. If you fail to comply with this agreement, we may terminate it and pursue other remedies as well.

GENERAL

30. If you are a corporation, you represent and warrant to us that you have authorized the signatory or signatories who have signed this agreement on your behalf to enter into and execute this agreement on your behalf without affixing your common seal.
31. We will endeavor to make available to you all information in our possession which we consider pertinent to your performance of the Services. You will advise us in writing if in your judgment the information is deficient or unreliable.
32. This agreement is governed by and is to be construed in accordance with the laws of British Columbia.
33. Time is of the essence in this agreement. You will provide the Services within the performance or completion dates or time periods as may be set out in Schedule A, or as otherwise agreed to in writing by us.
34. Any notice contemplated by this agreement, to be effective, will be in writing and either
- (a) sent by fax to the addressee's fax number specified in this agreement,
 - (b) delivered by hand to the addressee's address specified in this agreement, or
 - (c) mailed by prepaid registered mail to the addressee's address specified in this agreement.
 - (d) e-mailed to purchasing manager
- Any notice mailed in accordance with paragraph (c) is deemed to be received 96 hours after mailing. Either of the parties may give notice to the other of a substitute address or fax number from time to time.
35. A waiver of any term of this agreement or of any breach by you of this agreement is effective only if it is in writing and signed by us and is not a waiver of any other term or any other breach.
36. No modification of this agreement is effective unless it is in writing and signed by the parties.
37. This agreement and any modification of it constitute the entire agreement between the parties as to performance of the Services.
38. Any disagreement, failure to agree or other dispute arising out of or in connection with this agreement, including in respect of the interpretation, breach, performance, validity or termination of this agreement, may be referred to and finally resolved by arbitration under the Commercial Arbitration Act if agreed by all parties to this agreement.
39. Sections 6 to 16 and 18, continue in force indefinitely, even after this agreement ends.
40. The schedules to this agreement are part of this agreement.
41. If there is a conflict between a provision in a schedule to this agreement and any other provision of this agreement, the provision in the schedule is inoperative to the extent of the conflict unless it states that it operates despite a conflicting provision of this agreement.
42. The contractor will conform to the City of North Vancouver License By-law and maintain a valid Business License throughout the duration of this agreement. Nothing in this agreement is to be construed as interfering with the exercise by the City or its agencies of any statutory power or duty.
43. The agreement may be entered into by each party signing a separate copy of this agreement (including a photocopy, scan or faxed copy) and delivering it to the other party by fax or email.
44. In this agreement,
- (a) the words "includes" and "including" are not intended to be limiting,

018439.0037 4878-4572-4136.1

- (b) unless the context otherwise requires, references to sections by number are to sections of this agreement, and
- (c) "we", "us", and "our" refer to the City alone and not to the combination of the Contractor and the City, which is referred to as "the parties".

FORCE MAJEURE

Definitions relating to force majeure

45. In this section and sections 46.1 and 46.2:

- (a) "Event of Force Majeure" means one of the following events:
 - (i) a natural disaster, fire, flood, storm, epidemic or power failure,
 - (ii) a war (declared and undeclared), insurrection or act of terrorism or piracy,
 - (iii) a strike (including illegal work stoppage or slowdown) or lockout, or
 - (iv) a freight embargoif the event prevents a party from performing the party's obligations in accordance with this Agreement and is beyond the reasonable control of that party; and
- (b) "Affected Party" means a party prevented from performing the party's obligations in accordance with this Agreement by an Event of Force Majeure.

Consequence of Event of Force Majeure

- 46.1 An Affected Party is not liable to the other party for any failure or delay in the performance of the Affected Party's obligations under this Agreement resulting from an Event of Force Majeure and any time periods for the performance of such obligations are automatically extended for the duration of the Event of Force Majeure provided that the Affected Party complies with the requirements of section 46.2.

Duties of Affected Party

- 46.2 An Affected Party must promptly notify the other party in writing upon the occurrence of the Event of Force Majeure and make all reasonable efforts to prevent, control or limit the effect of the Event of Force Majeure so as to resume compliance with the Affected Party's obligations under this Agreement as soon as possible.

FOR CLARIFICATION PURPOSES

Section 2.4 of the RFP does not apply to the examples of past work that Gehl provides pursuant to Section 8.2 of the RFP, or Gehl's proprietary tools

SCHEDULE 'B'

BASIS OF PAYMENT TO THE CONTRACTOR

1 In consideration of the Services performed by the Contractor to the satisfaction of the City and in strict conformity with the terms hereof, the City will pay the Contractor the fees and reimbursable expenses prescribed herein, plus the Goods and Services Tax as applicable.

2 Subject to sub-clause 3, payment to the Contractor will be based on hours worked by employees of the Contractor multiplied by the hourly charge-out rates in the Contractor's proposal.

3 If there are limiting amounts for fees and disbursements indicated below for the Services or parts thereof, then notwithstanding anything to the contrary in this Agreement the maximum total of the fees and disbursements to be paid by the City to the Contractor for the Services shall not exceed those amounts. Provided that if City requests an increase to the scope of the Services, Contractor shall consider such request and work with City in good faith to amend the timeline, fees, expenses, and other applicable items to reflect such increase, all of which must be agreed to in writing before Contractor begins any such additional work. This limit on the fees to be paid by the City to the Contractor shall in no way diminish the duties and obligations of the Contractor to provide the Services covered by this Agreement.

Notwithstanding anything to the contrary contained in this Agreement save for Clause 3, the maximum liability of the City hereunder shall be \$690,408,000, plus the Goods and Services Tax as applicable.

4 Subject to the maximum liability of the City under sub-clause 3, disbursements for which the City will reimburse the Contractor shall be limited to the following:

- a) Transportation of the Contractor's employees to meetings requested by the City at locations other than the Contractor's offices.
- b) Long distance telephone calls, telegrams and facsimile.
- c) Reproduction of drawings and specifications.
- d) Delivery of drawings, specifications or correspondence by courier, where this method of delivery has been requested by the City.
- e) Provision of office space and related services at a job site (but only if first approved in writing by the City) where the Contractor's personnel are performing full time construction supervision, administration and inspection as part of the Services.
- f) Subcontractors fees for drilling and soil sampling or other work, first approved in writing by the City, which is required for the Contractor to carry out his duties under this Agreement.

Reimbursement of these expenses by the City will be at actual cost without any addition for overhead or profit.

All other expenses not listed above are considered to be included in the Contractor's fees.

5 If the Contractor has engaged sub-contractor(s), then the Contractor shall make full payment to said sub-contractor(s) for work performed in relation to the Services. Such payments shall also be in accordance with subclause 2 herein.

Subject to sub-clause 3, the City will reimburse the Contractor for payments made to sub-contractor(s) at amounts equal to such actual payments without any additions for overhead and profit to the Contractor.



GEHLSTU-02

SCOTTER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/24/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Alliant Insurance Services, Inc. 818 W Riverside Ave Ste 800 Spokane, WA 99201	CONTACT NAME:		
	PHONE (A/C, No, Ext): (509) 325-3024	FAX (A/C, No): (509) 325-1803	
INSURED Gehl Studio Inc. 1211 Folsom Street Fl 4 San Francisco, CA 94103	E-MAIL ADDRESS:		
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Continental Casualty Company		20443
	INSURER B: Pacific Insurance Company, Limited		10046
	INSURER C:		
	INSURER D:		
INSURER E:			
INSURER F:			

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC OTHER:			6011599531	7/23/2024	7/23/2025	EACH OCCURRENCE	\$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 2,000,000
							GENERAL AGGREGATE	\$ 4,000,000
							PRODUCTS - COMP/OP AGG	\$ 4,000,000
								\$
A	☒ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			6011599531	7/23/2024	7/23/2025	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ DED ☒ RETENTION \$ 10,000 ☒ OCCUR ☐ CLAIMS-MADE			6079128373	7/23/2024	7/23/2025	EACH OCCURRENCE	\$ 4,000,000
							AGGREGATE	\$ 4,000,000
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
B	Professional Liabili			01OH069717824	10/24/2024	10/24/2025	Professional	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

City of North Vancouver 141 W 14th Street North Vancouver, BC CANADA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 22(1)



GEHLSTU-02

SDEWITT

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/25/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Alliant Insurance Services, Inc. 818 W Riverside Ave Ste 800 Spokane, WA 99201	CONTACT NAME: PHONE (A/C, No, Ext): (509) 325-3024 FAX (A/C, No): (509) 325-1803 E-MAIL ADDRESS:
INSURED Gehl Studio Inc. 1211 Folsom Street Fl 4 San Francisco, CA 94103	INSURER(S) AFFORDING COVERAGE INSURER A: Continental Casualty Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC # 20443 00000

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC OTHER:			6011599531	7/23/2024	7/23/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
A	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			6011599531	7/23/2024	7/23/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			6079128373	7/23/2024	7/23/2025	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y ☒ N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Professional Liabili			ARG19229A23	10/24/2023	10/24/2024	Aggregate 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

22(1)

RFP Response
Date: June 26, 2024

A Gehl Studio Inc., Stantec,
HAPA Collaborative, and
Jon Stover & Associates
Proposal

Making Cities for People

Lonsdale Great Street

Gehl

Gehl San Francisco
1211 Folsom Street, 4th Floor
San Francisco, CA 94103
United States
+1 (415) 636 9130
mail-us@gehlpeople.com
www.gehlpeople.com

Gehl Copenhagen
Vesterbrogade 24, 5th floor
1620 Copenhagen V
Denmark
T +45 32 95 09 51
mail@gehlpeople.com
www.gehlpeople.com

Gehl New York
395 Hudson Street, 8th Floor
New York, NY 10014
United States
T +1 (212) 537 6318
mail-us@gehlpeople.com
www.gehlpeople.com

We respectfully acknowledge that we live and work on the traditional and unceded territories of the Sk̓wx̓wú7mesh (Squamish) and sə̓lilwətaʔ (Tsleil-Waututh) Nations.

／ Table of Contents

Proponent Commitment Form	-
Letter of Interest	1
Company Profiles	2
Relevant Experience	
Proponent Team Roles and Relevant Experience	6
Organizational Chart	-
Key Team Members	11
Project Experience	14
Client Reference List	19
Schedule + Work plan	
Project Schedule	20
Proposed Workplan	22
Fee Proposal Value Add & Contract Amendments	
Fee Proposal	27
Sustainability + Value Add	29
Contract Amendment Request	30
Appendix	
CVs	
Additional Project Cut Sheets	

The Corporation of the City of North Vancouver
Request for Proposal – Lonsdale Great Street Consultant

This section to be completed by the Proponent:

Commitment

The Proponent declares that the signing officer (below) or any person who currently holds or has, at any time within the past three years, held the positions of Officer or Director with the Proponent, has not been convicted or subject to a determination by a regulatory body, administrative body or other tribunal having jurisdiction over the Proponent, of a violation, within the past three (3) years, under the legislation applicable to the Proponent, other than those set out in the table below.

Title of act or Bylaw	Date of violation and regulatory/adjudication body	Description of violation or conviction	Regulatory/Adjudication body document file number

The Proponent having carefully examined and read the RFP, including all amendments and addenda hereby acknowledges that it agrees and has understood all of the foregoing and in response hereby submits the enclosed proposal.

Company Name Gehl Studio Inc.

Company Address 1211 Folsom Street, 4th Floor, San Francisco, California

Postal Code 94103 Phone Number (212) 537 6318

Signature of Signing Officer 22(1)

Name of Signing Officer Anna Muessig

Title of Signing Officer Team Director

Email of Signing Officer anna@gehlpeople.com

Date June 21, 2024

Att:
Sabine Zander,
Purchasing Manager
Finance Department
City of North Vancouver
141 West 14th Street
North Vancouver, BC V7M 1H9

June 26th, 2024

Dear Selection Committee,

We are excited for the opportunity to be part of the Lonsdale Great Street transformation.

We believe that streets are about more than getting people from point A to point B. Streets are the lifeblood of local, regional, and provincial economies. When they are overcrowded or not fully optimised they significantly impact the livability of communities and the viability of cities, towns, and regions. We believe that streets play a key role in public space networks and that they truly come to life when they are responsive to their contexts: to the needs and desires of local communities. The world's great streets move people — in all senses of the word. Great streets move people intuitively through their everyday lives. Great streets move people toward new and unexpected experiences and opportunities. Great streets move people to live out their highest civic ideals in public. In cities like North Vancouver and on flagship streets like Lonsdale Street, great streets face an especially tall order — to move people from around the District, around the country, and around the world. Great streets connect people and places, and balance serving as links, with being places in their own right.

Investing in streetscape improvements can generate a series of benefits, from economic, to social, health and environmental impact. More than 'nice to have', great streets produce a ripple effect of tangible individual, neighbourhood and citywide benefits. Places that encourage people to walk, bike and spend time on the streets have residents that are happier, healthier, and more connected. As the spine of the densest district in the densest municipality on the North Shore, with a growing population and its mix of businesses and regional employers, Central Lonsdale holds the opportunity to become a Great Street, a connector for people and places. This project is an opportunity to create a street that builds and expands on existing uses, while catalysing and preparing for additional investments in residential and commercial developments.

We have assembled a collective of trusted partners with deep local knowledge, care for North Vancouver and British Columbia, and with extensive national and international portfolio. With this proposal Gehl Studio Inc, Stantec, Hapa Collaborative, and Jon Stover & Associates continue our collaboration, and we thank you for the opportunity.

We have assembled a collective of trusted partners with deep local knowledge, care for North Vancouver and British Columbia, and with extensive national and international portfolio. With this proposal Gehl Studio Inc, Stantec, Hapa Collaborative, and Jon Stover & Associates continue our collaboration, and we thank you for the opportunity.

Kind regards, on behalf of our Collective,
Sofie Kvist, Director, Gehl Studio Inc.

22(1)

sofie@gehlpeople.com
+1 415 688-9346



Designing Cities for People



Gehl Public Space Public Life (PSPL) Survey

Gehl is an urban design and research consultancy offering expertise in the fields of architecture, urban design, landscape architecture, and city planning. We address global trends with a people-focused approach, utilizing empirical analysis to understand how the built environment can promote well-being. We apply this analysis to strategic planning and human-centered design to empower citizens, decision-makers, company leaders, and organizations.

Copenhagen, New York & San Francisco

Copenhagen is the base of our networked organization - a city we have collaborated with, studied and worked in for more than 40 years. In 2014 we established two studios in New York and San Francisco, enabling us to do more of what we love most: to work face to face and on a daily basis with our local clients and collaborators. Gehl has approximately 10 employees across the three offices who work collaboratively on projects around the world.

Gehl Services (Urban Strategy, People First Design, Master Planning Frameworks, Active Engagement & Process Leadership, Public Life, People First Mobility)

21(1)

21(1)

Stantec

Planning for communities to be resilient and thrive

Strong communities don't just happen. They are creatively imagined, collaboratively planned, and built to face tomorrow with optimism. In Stantec, we take their promise to design with community in mind straight to the heart of cities and towns. Whether we are bringing new life to an urban center, transforming a brownfield site into a valuable asset, or developing a new place for families to grow, we balance the needs of today with a passion for the future.

21(1)



Stephen Avenue Streetscape Masterplan
Calgary, AB (Stantec; Gehl)

We are local and in your community



Stephen Avenue Streetscape Masterplan
Calgary, AB (Stantec; Gehl)

21(1)

Landscape Architectural Company Profile



We are
champions of
public realm and
civic inclusivity

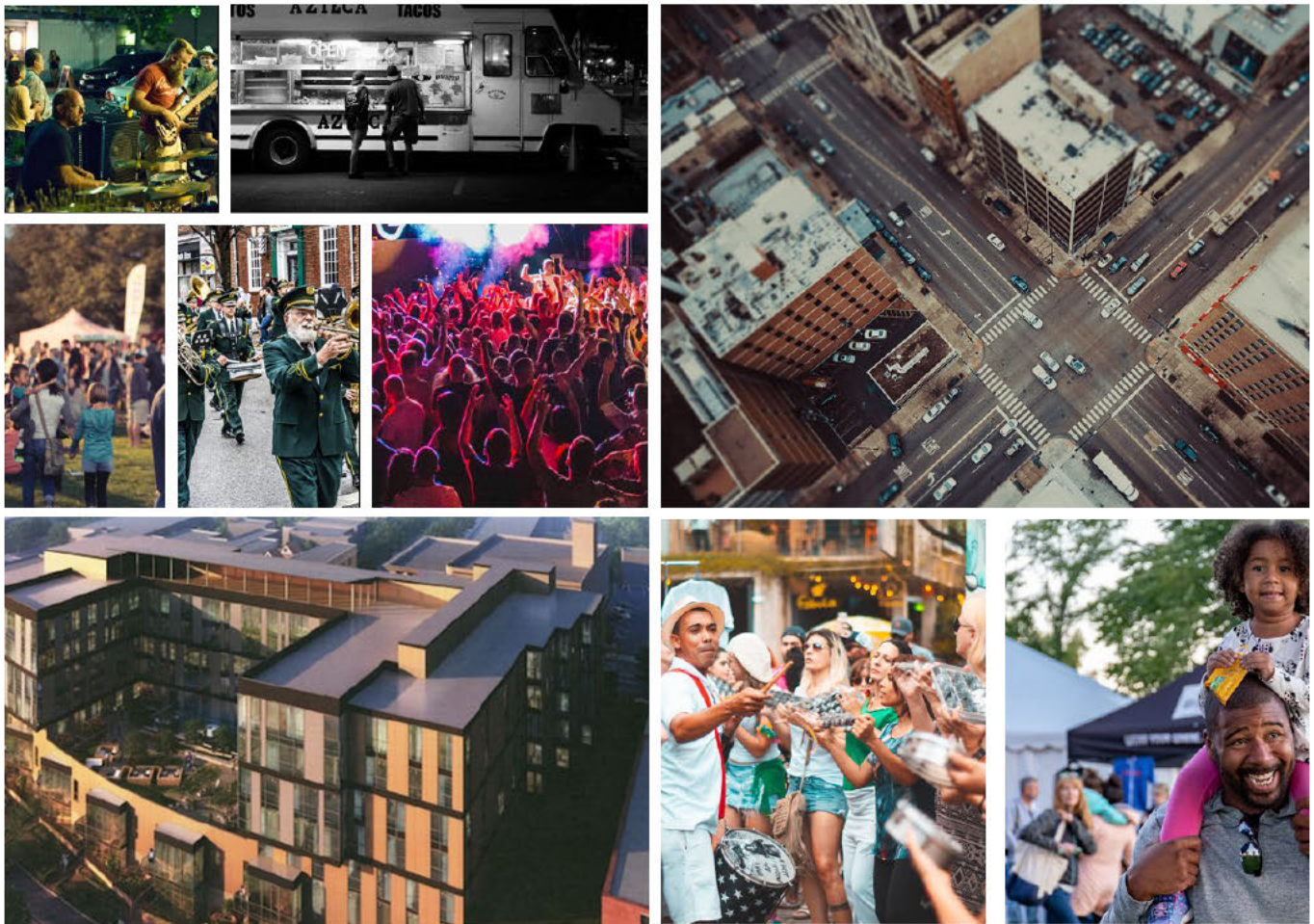
hapa

/ˈhæpə, ˈhapə/

Hapa means many things: half, mixed, or hybrid. Originally a pejorative term for someone of part Asian ethnicity it is, by extension, anything shaped by the collision of cultural influences. Hapa can be defined as an intentional disruption – an explosion – that creates space for something new. It's a fitting description for Vancouver's cosmopolitan complexity and the hybrid nature of our profession: landscape and architecture, art and science, nature and culture. It's also a Japanese word for 'leaf.'

21(1)

21(1)

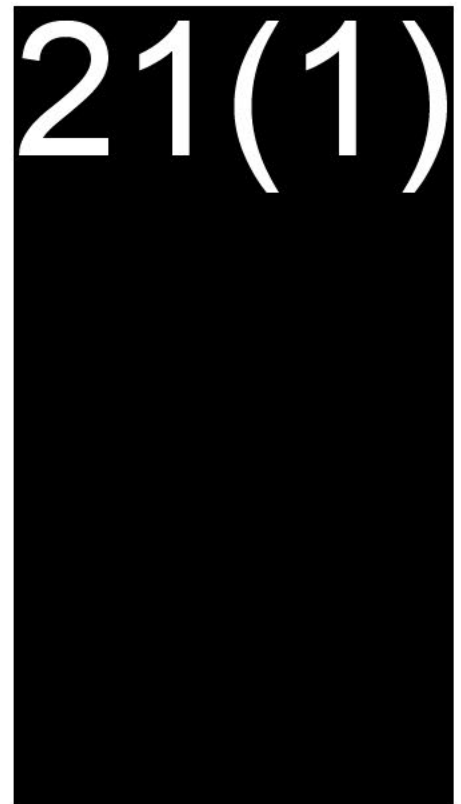


Jon Stover & Associates (JS&A) works with public, private, and nonprofit organizations to bridge the gap between the very different worlds of local policy, business, and community interest. As Economic Development Consultants, we assess, develop, and implement strategies to strengthen a place economically, visually, and socially.

21(1)

[Redacted text block]

For more information about our firm, team, and previous experience, visit www.jonstoverandassociates.com.



Page left intentionally blank.

Castro Street Closure
during COVID-19,
Downtown Mountain View, Gehl



Relevant Experience

21(1)

21(1)

21(1)

21(1)

21(1)

Page left intentionally blank.

21(1)

21(1)



Hapa
Collaborative

Landscape Architecture
Urban Design

403-375 West Fifth Avenue
Vancouver, BC V5Y 1J6

604 909 4150
hapacobo.com

22(1)

22(1)

22(1)

Page left intentionally blank.

21(1)

21(1)

21(1)

21(1)

21(1)

21(1)

Page left intentionally blank.

New Road Permanent
Street Redesign
Brighton, UK, Gehl

Schedule + Work plan



21(1)

21(1)

／ Proposed Workplan

Phase 1: Preliminary Analysis & Engagement

21(1)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

21(1)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

21(1)

[REDACTED]

[REDACTED]

[REDACTED]

Phase 2: Structure Plan

[REDACTED]

[REDACTED]

[REDACTED]

21(1)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

21(1) [Redacted]

[Redacted]

[Redacted]

Phase 3: Comprehensive Plan

[Redacted]

[Redacted]

[Redacted]

[Redacted]

21(1) [Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Phase 4: Implementation Plan

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

21(1)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Page left intentionally blank.

Page left intentionally blank.

Presidio Love Seats,
San Francisco, Gehl

A photograph of a park scene. In the foreground, two young boys are lying on a red plastic slide, laughing. One boy is wearing a grey sweatshirt with 'WARRIOR' printed on it. To the right, a girl in a pink hoodie is standing and looking towards the slide. In the background, a black food truck with 'MeSoHungry' branding is parked on a street. Several people are standing around the truck, and a white car is parked nearby. A large multi-story building is visible in the far background.

Fee Proposal Value Add & Contract Amendments

21(1)

TOTAL FEE INCL DISBURSMENTS

21(1)

\$690,408

/ Sustainability + Value Add

21(1)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

/ Contract Amendment Requests

Terms of Service Contract (General)

- [illegible]

Schedule B

- 21(1) [REDACTED]

Page left intentionally blank.



Appendix

22(1)

22(1)

22(1)

22(1)

22(1)

22(1)

22(1)

22(1)

22(1)

22(1)

22(1)

22(1)

22(1)

22(1)

22(1)

22(1)

22(1)

22(1)

21(1)

21(1)

21(1)

21(1)

21(1)

21(1)

21(1)

21(1)

21(1)

21(1)

21(1)

21(1)

21(1)



21(1)



21(1)

21(1)

Gehl San Francisco
1211 Folsom Street, 4th Floor
San Francisco, CA 94103
United States
+1 (415) 636 9130
mail-us@gehlpeople.com
www.gehlpeople.com

Gehl Copenhagen
Vesterbrogade 24, 5th floor
1620 Copenhagen V
Denmark
T +45 32 95 09 51
mail@gehlpeople.com
www.gehlpeople.com

Gehl New York
395 Hudson Street, 8th Floor
New York, NY 10014
United States
T +1 (212) 537 6318
mail-us@gehlpeople.com
www.gehlpeople.com