

TO: CITY MANAGER **DATE:** 2019 March 20

FROM: MAJOR CIVIC BUILDING PROJECT **FILE:** 4230 08
COORDINATION COMMITTEE *Reference: Bby Lake Aquatic Centre*

**SUBJECT: BURNABY LAKE AQUATIC AND ARENA CENTRE –
RECOMMENDATION AND AWARD OF CONTRACT FOR
CONSULTING SERVICES**

PURPOSE: To obtain Council’s approval to enter into a Client/Architect Agreement with HCMA Architecture + Design (“HCMA”) to undertake the first phase of work for the Burnaby Lake Aquatic and Arena Centre project, which includes the preliminary project development, feasibility and schematic design study scopes of work, and costing.

RECOMMENDATION:

1. **THAT** Council authorize an award of contract in the amount of \$950,000, inclusive of GST, in order to retain HCMA to undertake the phase one scope of work for the Burnaby Lake Aquatic and Arena Centre project, outlined in this report.

R E P O R T**1.0 BACKGROUND**

Designed and built in the early 1960’s, CG Brown Memorial Pool and Burnaby Lake Ice Rink have reached the end of their useful life, and do not meet today’s public expectations for civic amenities. Both facilities are due to be replaced. To this end, the Burnaby Lake Aquatic and Arena Centre project has been identified as a priority community amenity project to replace these ageing facilities within the Burnaby Lake Sports Complex.

On 2019, December 03, Council approved the use of Community Benefit Bonus funds in the amount of \$2,000,000 (BAX.0017) in order to undertake the first phase of work for the Burnaby Lake Aquatic and Arena Centre project, which includes the preliminary project development, feasibility and schematic design study scopes of work, and costing.

Following funding approval for the phase one work, on 2019 January 18, staff issued a Request for Proposals (“RFP”) with the intent of obtaining proposals from qualified consulting firms to undertake this work. At the end of this first phase of work, the City will have a clearly defined building program, as well as a preliminary building design and cost estimate for the project.

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As noted in the RFP, subject to Council approval of the consultants work produced in phase one, the consultant may be retained to undertake the second and final phase of work, which includes detailed design, tendering and contract administration services for the development project. Structuring the RFP in this way provides for potential time savings associated with forgoing a second RFP process for the design, tendering and contract administration services, while also providing Council with the flexibility to select another consultant for the second phase of work, should Council determine it is in the best interests of the City to do so.

2.0 POLICY SECTION

The advancement of this project aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Safe Community**
 - Community Amenity Safety – Maintain a high level of safety in City buildings and facilities for the public and City staff.
- **A Connected Community**
 - Social Connection – Enhance social connections throughout Burnaby
- **A Dynamic Community**
 - Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
 - City Facilities and Infrastructure – Build and maintain infrastructure that meets the needs of our growing community
- **An Inclusive Community**
 - Serve a Diverse Community – Ensure City services fully meet the needs of our dynamic community
 - Create a Sense of Community – Provide opportunities that encourage and welcome all community members and create a sense of belonging
- **A Healthy Community**
 - Healthy Life – Encourage opportunities for healthy living and well being
 - Healthy Environment – Enhance our environmental health, resilience and sustainability
 - Lifelong Learning – Improve upon and develop programs and services that enable ongoing learning
- **A Thriving Organization**
 - Financial Viability – Maintain a financially sustainable City for the provision, renewal and enhancement of City services, facilities and assets

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3.0 RFP EVALUATION PROCESS

Following the RFP for the Burnaby Lake Aquatic and Arena Centre project, which closed on 2019 February 26, the City’s Purchasing Manager received submissions from eight (8) consulting firms interested in providing services to the City. The submissions were reviewed comprehensively and evaluated based on the requirements outlined in the RFP. At the completion of the initial review, four (4) firms were shortlisted and interviewed by the Major Civic Building Project Coordination Committee. Based on those interviews, the terms of the proposals and overall strength of each consulting team, the Committee determined that HCMA was best suited to undertake the phase one scope of work.

4.0 RECOMMENDED FIRM

HCMA is a Vancouver-based architecture and design firm, with considerable experience and expertise in the design of recreational facilities, developed over the past 40 years. Within the last decade, HCMA has played an integral role in the successful delivery of over 20 new aquatic and community recreation projects, and will bring a valuable wealth of knowledge and understanding of the trends, technical challenges and design opportunities associated with developing a new aquatic and arena centre.

HCMA has also recently been involved with the planning and design of the South Burnaby Arena, which is due to be tendered for construction in the coming weeks. Throughout this project they have demonstrated a high-level of professionalism and expertise, and have developed a good understanding of the City’s development approvals processes and standards.

5.0 CONSULTING PROPOSAL

A comprehensive consulting proposal has been submitted by HCMA, which includes sub-consultants with expertise in building envelope, refrigeration, transportation/traffic engineering, space programming, public engagement, landscape design, and code analysis, and structural, mechanical, electrical, and civil engineering.

It is recommended that Council authorize an award of contract in the amount of \$950,000, inclusive of disbursements, GST, and contingency provision, in order to retain HCMA to undertake the phase one scope of work for the Burnaby Lake Aquatic and Arena Centre project. As noted above, sufficient Community Benefit Bonus Funds have been approved by Council to support this request for contract award.

It is noted that the City has independently retained geotechnical and environmental consultants, and will also be retaining the services of a quantity surveyor to produce cost estimates throughout the project.


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6.0 CONCLUSION

Based on the proposals received, interviews conducted by the Major Civic Building Project Coordination Committee, and staff's overall assessment, it is recommended that Council authorize an award of contract in the amount of \$950,000, inclusive of disbursements, GST, and contingency provision, in order to retain HCMA to undertake the phase one scope of work for the Burnaby Lake Aquatic and Arena Centre project, which includes the preliminary project development, feasibility and schematic design study scopes of work, and costing.

Subject to receiving Council's approval of the recommendation, staff will prepare the Client/Architect Agreement for execution to engage HCMA and proceed with the work outlined above.

Upon completion of this work, staff will present the findings of the phase one work, including preliminary cost estimates, to Committee and Council. Subject to Council's approval of the work produced in phase one of the project, staff will advance a subsequent report for Council approval to undertake the phase two scope of work, which includes detailed design, tendering and contract administration services for the project.



Lou Pelletier, Chair, Major Civic Building Project
Coordination Committee



Leon Gous, Director Engineering



Dave Ellenwood
Director Parks, Recreation and Cultural Services

MN:sla

cc: Director Corporate Services
Director Public Safety and Corporate Services
Director Finance
Chief Building Inspector
Assistant Director – Civic Building Projects
Purchasing Manager
City Solicitor
City Clerk