

TO: CITY MANAGER**DATE:** 2019 May 08**FROM:** MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE**FILE:** 4230 08*Reference: Willingdon Community
Centre Redevelopment***SUBJECT: WILLINGDON COMMUNITY CENTRE REDEVELOPMENT - AWARD
OF CONTRACT FOR CONSULTING SERVICES****PURPOSE:** To obtain Council's approval to enter into a Client/Architect Agreement with Taylor Kurtz Architecture + Design Inc. ("TKAD") to undertake the first phase of work for the Willingdon Community Centre Redevelopment Project (WCCRP), which includes the preliminary project development, feasibility and schematic design study scopes of work, and costing.

RECOMMENDATION:

1. **THAT** Council authorize the use of Community Benefit Bonus reserves in the amount of up to \$900,000, in order to retain TKAD to undertake the phase one scope of work for the WCCRP, as outlined in this report.

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

Designed and built in the early 1960's, and subsequently renovated and expanded in the 1980's, Willingdon Community Centre has reached the end of its useful life, and does not meet today's public expectations for civic amenities, nor meet the demands of the growing population within the surrounding neighbourhood. As such, the redevelopment of the Willingdon Community Centre within Willingdon Heights Park has been identified as a priority community amenity project.

On 2018 December 03, Council approved the use of Community Benefit Bonus reserves in the amount of \$1,500,000 (BAX.0018) in order to undertake the first phase of work for the WCCRP, which includes the preliminary project development, feasibility and schematic design study scopes of work, and costing. Therefore, 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. As noted in the RFP, subject to Council approval, 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,

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while also providing Council with the flexibility to select another consultant for the second phase of work, should it be determined that it is in the best interests of the City.

Following funding approval for the phase one work, on 2019 February 26, staff issued a Request for Proposals (“RFP”) with the intent of obtaining proposals from qualified consulting firms to undertake this work.

2.0 POLICY FRAMEWORK

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 WCCRP, which closed on 2019 March 19, the City's Purchasing Manager received submissions from eleven (11) 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 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 TKAD was best suited to undertake the phase one scope of work.

4.0 RECOMMENDED FIRM

TKAD is a Vancouver-based architecture and design firm, with considerable experience and expertise in the design of civic facilities, including large scale institutional, educational, cultural, and recreation projects. TKAD has played an integral role in the successful delivery of numerous civic focused projects across the Lower Mainland, and would bring a wealth of knowledge and understanding of the trends, technical challenges and design opportunities associated with developing a new community centre within Willingdon Heights Park.

5.0 CONSULTING PROPOSAL

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

It is recommended that Council authorize an award of contract in the amount of up to \$900,000, inclusive of disbursements, GST, additional specialty sub-consultants, and contingency provision, in order to retain TKAD to undertake the phase one scope of work for the WCCRP.

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.

6.0 CONCLUSION

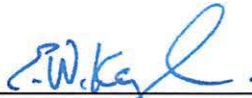
Based on the proposals received, interviews conducted by the Major Civic Building Project Coordination Committee, and staff's overall assessment, it is recommended that Council authorize the use of Community Benefit Bonus reserves in the amount of up to \$900,000, inclusive of disbursements, GST, additional specialty sub-consultants, and contingency provision, in order to retain TKAD to undertake the phase one scope of work for the WCCRP, as outlined above. Sufficient Community Benefit Bonus reserves have been approved by Council and designated to

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support this request for contract award. This expenditure is accounted for in the 2019-2023 Financial Plan.

Subject to receiving Council's approval of the recommendation, staff will prepare the Client/Architect Agreement for execution to engage TKAD 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, 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.



E.W. Kozak, Chair, Major Civic Building Project
Coordination Committee



Leon Gouss, Director Engineering



Dave Ellenwood
Director Parks, Recreation and Cultural Services

MN:sla

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