

TO: CITY MANAGER**DATE:** 2019 December 11**FROM:** MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE**FILE:** 4230 08*Reference: Cameron Recreation
Complex Redevelopment***SUBJECT: CAMERON RECREATION COMPLEX REDEVELOPMENT –
AWARD OF CONTRACT FOR CONSULTING SERVICES****PURPOSE:** To obtain Council's approval to enter into a Client/Architect Agreement with Diamond Schmitt Architects to undertake the first phase of work for the Cameron Recreation Complex redevelopment project, which includes 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 \$1,000,000, in order to retain Diamond Schmitt Architects to undertake the phase one scope of work for the Cameron Recreation Complex redevelopment project, as outlined in this report.

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

Redevelopment of the existing Cameron Recreation Complex and Cameron Library (CRCCL) at 9523 Cameron Street is being contemplated to meet current and future demand of Burnaby residents within the Northeast Quadrant of Burnaby, including Lougheed Town Centre. The replacement facility complex would encompass aquatics, community, and recreation centre facilities, as well as a new branch library.

On 2018 December 03, Council approved the use of Community Benefit Bonus reserves in the amount of \$1,500,000 (BAX.0020) in order to undertake the first phase of work for the Cameron Recreation Complex (CRC) redevelopment project, 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, while also providing Council

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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 RFP EVALUATION PROCESS

Following the RFP for the CRC redevelopment project, which closed on 2019 November 07, the City’s Purchasing Manager received submissions from seven (7) 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 and based on the terms of the proposals and overall strength of each consulting team, the Committee determined that Diamond Schmitt Architects was best suited to undertake the phase one scope of work.

3.0 RECOMMENDED FIRM

Diamond Schmitt Architects is an architecture and design firm with extensive experience and expertise in the design of civic facilities, including large scale institutional, educational, cultural, and recreation projects. Diamond Schmitt Architects 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 recreation complex in Cameron Park.

4.0 CONSULTING PROPOSAL

A comprehensive consulting proposal has been submitted by Diamond Schmitt Architects for the CRC redevelopment project, 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 \$1,000,000, inclusive of disbursements, GST, additional specialty sub-consultants, and contingency provision, in order to retain Diamond Schmitt Architects to undertake the phase one scope of work for the CRC redevelopment project.

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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5.0 CONCLUSION

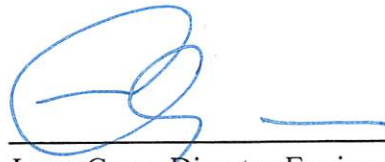
Based on the proposals received, interviews conducted by the Major Civic Building Project Coordination Committee, and staff's overall assessment, it is recommended that Council authorize the use of Community Benefit Bonus reserves in the amount of up to \$1,000,000, inclusive of disbursements, GST, additional specialty sub-consultants, and contingency provision, in order to retain Diamond Schmitt to undertake the phase one scope of work for the CRC redevelopment project, as outlined above. Sufficient Community Benefit Bonus reserves have been approved by Council and designated to 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 Diamond Schmitt Architects 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 Gous, Director Engineering



Dave Ellenwood
Director Parks, Recreation and Cultural Services



Beth Davies
Chief Librarian

ZT/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