

ITEM 8
MANAGER'S REPORT NO. 22
COUNCIL MEETING 87/03/30

RE: ARCHITECTURAL CONSULTANT FOR THE METROTOWN RESOURCE LIBRARY

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Major Civic Building Project Co-Ordination Committee be adopted.

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TO: MUNICIPAL MANAGER 1987 MARCH 23

FROM: MAJOR CIVIC BUILDING PROJECT
CO-ORDINATION COMMITTEE

SUBJECT: ARCHITECTURAL CONSULTANT FOR
THE METROTOWN RESOURCE LIBRARY

RECOMMENDATION:

1. THAT Council authorize the execution of the appropriate Client/Architect Agreement necessary to retain the firm of James K.M. Cheng to undertake the design and commissioning of the proposed Metrotown Resource Library.

REPORT

In January 1986, Council considered and endorsed the recommendations of the Burnaby Library Board contained in a report from the Major Civic Building Project Co-ordination Committee which concluded by recommending that the municipality proceed in a conventional manner to assemble a site for the Metrotown Resource Library and to have a library building designed and constructed.

As a result of Council's endorsement, the municipality has been moving to assemble land within Metrotown Area 14. The block bounded by Willingdon Avenue, MacKay Avenue, Central Boulevard and Kingsborough Street has been considered the most attractive to accommodate various municipal projects including the proposed Resource Library. The successful acquisition of a large portion of this block to date has been supportive of this approach.

At its meeting of 1986 November 20, the Library Board authorized staff to proceed with the selection of an architect for the Metrotown Resource Library. Following an open advertisement and receipt of prequalification submissions from 30 interested firms, the Architectural Selection Committee comprised of members of the Project Co-ordination Committee, supplemented by four staff members, conducted interviews and selected two finalists. Both firms, Howard/Yano Architects and James K.M. Cheng, made further presentations to a meeting of the Library Board and representatives of the Selection Committee on 1987 February 19 as the final step in the process.

Following the presentations, the Library Board received the report of the Selection Committee and unanimously concurred with the committee's recommendation that the firm of James K.M. Cheng be appointed to provide architectural services for the proposed Metrotown Resource Library.

In this project the Library Board and the municipality are undertaking a somewhat unique and high-profile building requiring special attention to the library's multiplicity of needs, budgetary constraints, and precise execution of detail while achieving a distinctive and urban presence in the Metrotown cityscape. These particular concerns have been discussed in detail with the architect. The need for a full study of the urban design

and detailed site identification for the municipal precinct in Metrotown including the Resource Library, the anticipated civic square, Park and Ride facilities and a possible theatre complex is clearly recognized. It is proposed that this need be answered through the selection and use of a consultant specializing in such planning matters following a further report to Council on this aspect within the next two or three weeks.

In view of the nature and scope of the proposed project, the committee recommends the retention of a firm specializing in the cost control of construction projects (quantity surveyor) to supplement the architect's services and to ensure full value within the funds available. An ongoing reporting system involving the committee at monthly intervals, and periodic reporting to the Library Board, will be implemented.

Until such time as a specific site has been identified for library use, and the library site has been acquired, the funds available for actual building construction are unknown. Accordingly, at this time it is impossible to establish the actual value for the fee payable to the architectural consultant. It is anticipated that total fees for the project, including special consultants, could be in the order of 10% of the construction cost. Of this total, approximately 8% or roughly \$440,000 represent the fee payable for the architectural, structural, electrical and mechanical components of the project. The remaining 2% would provide for any other needed consulting services, such as landscape architectural design and the quantity surveyor. It is intended that the municipality enter into the standard form of Client/Architect Agreement to contract for these services.

It is imperative that design work, which will include extensive non-site-oriented programming analysis, proceed as soon as possible in order to meet the 1989 September 30 deadline imposed by the expiration of property leases currently held by the municipality for accommodation at the Central Park Branch Library and the Library Administration Office.

Funding for the project has been identified as follows:

(1) Capital Works Money By-Law 1986	\$7,000,000
(2) B.C. Lottery Fund Grant	400,000
(3) Library General Purpose Reserve (Balance retained following termination of consultants on leaseback proposals)	23,500
(4) Approximate value of Gilpin Street Library site from Lands Assembly and Development Fund	<u>800,000</u>
	\$8,223,500

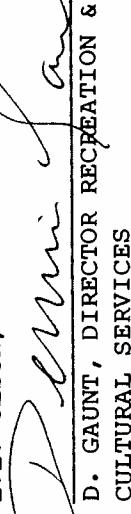
The B.C. Lottery Fund Grant will be paid out in two installments, half upon audited evidence that half of the project has been completed, and the balance upon audited evidence that the whole project has been completed. It may be necessary, therefore, before the contract is awarded, that a further by-law be passed to interim finance the lottery allocation until such time as the funds are received. The funding for the project will be reviewed prior to award of the construction contract.

A copy of the Chief Librarian's report of 1987 February 27 to the Municipal Manager is attached (attachment 1).



A.L. PARR, CHAIRMAN
PROJECT CO-ORDINATION COMMITTEE


E.E. OLSON, DIRECTOR ENGINEERING


D. GAUNT, DIRECTOR RECREATION &
CULTURAL SERVICES

FRM:lm
Enc.

cc: CHIEF LIBRARIAN
DIRECTOR FINANCE
MUNICIPAL SOLICITOR
PURCHASING AGENT
CHIEF BUILDING INSPECTOR

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TO: MUNICIPAL MANAGER 1987 February 27

FROM: CHIEF LIBRARIAN

SUBJECT: SELECTION OF ARCHITECT FOR METROTOWN RESOURCE LIBRARY

RECOMMENDATION:

1. THAT Council be informed that the Library Board concurs with the recommendation of the Architectural Selection Committee that the architectural firm of James M. Cheng be chosen to provide the architectural services for the proposed Metrotown Resource Library.

REPORT

At its meeting of 1987 February 19 the Burnaby Public Library Board interviewed representatives of two firms of architects. This was the final stage of a process of architect selection initiated by the Board in November and described in the attached report which was received by the Board at its February meeting.

Following consideration of the architects' submissions the Board unanimously concurred with the committee's recommendation that the architectural firm of James M. Cheng be chosen to provide the architectural services for the proposed Metrotown Resource Library.

The Library Board requests Council's formal concurrence with this recommendation.



BRYAN L. BACON,
CHIEF LIBRARIAN
BURNABY PUBLIC LIBRARY

Attachment

cc: Director Recreation and Cultural Services
Director Planning and Building Inspection
Director Finance

THE CORPORATION OF THE
DISTRICT OF BURNABY

Building Inspection Division

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1987 February 19

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Mr. D. Gaunt
DIRECTOR RECREATION
& CULTURAL SERVICES

Subject: Selection of Architect for
Metrotown Resources Library

Further to its report of 1987 February 10, the Architectural Selection Committee is pleased to recommend the retention of the architectural firm of James K.M. Cheng to provide architectural services for the proposed Metrotown Resources Library.

Thirty submissions were received from architectural firms in response to the public Call for Prequalifying Proposals, which closed at 3:00 p.m., 1986 December 19.

The Architectural Selection Committee, which consists of representatives of the user Department and the Director Recreation & Cultural Services as well as the Planning & Building Inspection, Engineering and Finance Departments, examined the submissions in detail, and after due deliberation identified the six firms which were, on the basis of the selection criteria, best qualified to be considered to execute the commission. These firms were then asked to present themselves in a series of interviews with the Committee. Following these interviews, the particular capabilities of the candidate firms were evaluated, including reference to standard of performance on previous projects, design and programming creativity displayed, methodology in problem solving, sensitivity to client and user needs, ability to relate to Metrotown with an appropriate urban design solution, cost control supervision and follow-up ability, and several other parameters. On the basis of the findings of this process, the Committee concluded that the firms of James K. M. Cheng and Howard/Yano Associates should be advanced to the Library Board for their consideration prior to a final selection being made. Both firms demonstrate superior abilities and strengths which would enable them to successfully complete this important major project.

Of the two, the James Cheng group is the one favoured and recommended by the Architectural Selection Committee. Mr. Cheng has demonstrated an enthusiastic and fresh approach to the project and has satisfied the Committee as to his ability to deal successfully with the needs of the library and the criteria imposed by the high profile Metrotown site.

Mr. Cheng has strengths in urban design necessary to place the proposed Resource Library within the appropriate context with respect to the creation of a complex of civic buildings and uses for Metrotown. He is an experienced highly creative, award-winning architect with a sophisticated and refined design approach. He has particular talents with respect to interiors, desirable for library design, and has indicated a design process which would be very responsive to finely grained library needs and functions. The principal of the firm, James Cheng has indicated his intention to be involved in all phases of the design and construction process.

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It is with this background that the Committee respectfully submits that the Library Board concur in selecting James K. M. Cheng to execute this commission.

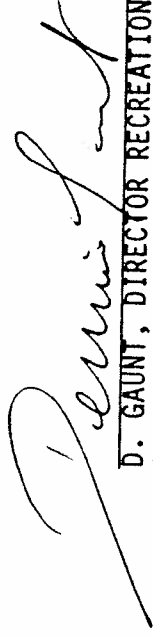
Following the Board's consideration and recommendation, the Committee will meet to finalize matters related to the proposed terms of engagement, prior to making its final recommendation for Council approval.



A. L. PARR, CHAIRMAN
PROJECT CO-ORDINATION COMMITTEE



F. E. OLSON, DIRECTOR ENGINEERING



D. GAUNT, DIRECTOR RECREATION
& CULTURAL SERVICES

FRM/DGS/KI:Tf

cc: Chief Librarian

Director Finance
(Attention: J. Vissers)

D. G. Stenson
K. K. Ito
V. Wiebe
G.R. Humphrey
F. R. Mehling

