

ITEM 17
MANAGER'S REPORT NO. 28
COUNCIL MEETING 88/04/18

RE: EXTENSION OF DESIGN CONSULTANCY METROTOWN PUBLIC PARKING FACILITY AND CIVIC SQUARE

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Chairman, Major Civic Building Project Co-ordinating Committee be adopted.

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TO: Municipal Manager 1988 April 14

FROM: Chairman,
Major Civic Building Project Co-ordinating Committee

SUBJECT: EXTENSION OF DESIGN CONSULTANCY
METROTOWN PUBLIC PARKING FACILITY AND CIVIC SQUARE

RECOMMENDATIONS:

1. THAT Council authorize the extension of the design consultancy of James K. M. Cheng, Architect, by \$420,000 to include the Metrotown public parking facility, the civic square and landscaping of the Metrotown Resource Library.
2. THAT a bylaw be brought forward to appropriate \$395,000 from capital reserves to fund the extended design consultancy as outlined in this report.

REPORT

At its regular meeting of 1987 November 16, Council received Item #14 of the Manager's Supplementary Report #71 which included a summary of the Urban Design Study report undertaken by James K. M. Cheng, Architect, to assist the municipality in the site identification study for the Metrotown civic facilities. Council adopted the recommendations contained in the Manager's report including the recommendation of the Project Co-ordination Committee that the Architect, James K. M. Cheng, be invited to submit a proposal to extend his terms of reference to include the Public Parking Facility and the Civic Square in addition to the Metrotown Resource Library. The purpose was to achieve a highly prestigious and efficient integrated civic complex which would enhance the municipal presence in Metrotown and which demanded the specialized expertise of designers viewed as leading in their disciplines.

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At its regular meeting of 1988 February 29, Council received an information report which dealt with the civic square and public parking development, civic facilities area, Metrotown - Area 14 and responded to various enquiries by Council. The report also referred to a consultant group which was being formed from firms with specialized expertise in landscape architecture, structural design and parking/traffic matters under the direction of James K. M. Cheng, Architect, the firm responsible for the library design and the overall urban design study.

The proposal requested of James K. M. Cheng, Architect, was received 1988 March 18 and has now been reviewed by the Project Co-ordination Committee. The proposal is comprised of three parts:

- (A) the public parking facility
- (B) the civic square
- (C) the library landscaping

A. The Public Parking Facility

The construction cost of the parking facility is estimated at \$4.83 million. The all-inclusive consultant's fee is \$217,538, of which \$34,800 has been previously included in the original library consultancy, leaving a balance of \$182,738 remaining to be funded. The \$217,538 amounts to 4.5% of the construction cost of the total parking facility. The prime consultants for the parking facility are N.D.Lea Associates and Jones Kwong Kishi Consulting Engineers.

The fee compares very favourably with the tariff of fees for architectural services recommended by the Architectural Institute of British Columbia which works out to an average all-inclusive fee of 6.28%.

B. The Civic Square

The landscaped civic square has an estimated construction cost of \$1.8 million excluding the two access canopies for the underground parking, which are estimated at \$200,000.

The proposal submitted by James K. M. Cheng, Architect, provides for the joint venturing of the landscape architectural services by Durante and Partners of Vancouver and the highly respected S.W.A. Landscaping Consulting Group from Sausalito, California, at an all-inclusive fee of \$153,000 plus \$8,000 for travel disbursements for a total of \$161,000 or 8.9%. Again this compares very favourably with the compensation suggested by the British Columbia Society of Landscape Architects at 10% of the construction cost.

The proposal provides for an all-inclusive fee for the two architectural canopies serving the underground parking facility of \$12,000 or 6% of the \$200,000 estimated construction cost. By comparison, the tariff of fees published by the Architectural Institute of British Columbia suggests a minimum basic fee of 6% to which would be added 50% of the fees attributable to the structural, mechanical and electrical consultants.

C. Library Landscaping

The estimated cost of landscaping the library site is \$250,000 and the proposal put forward by the architect allocates a fee of \$25,000 or 10% for the joint venture by the local firm of Durante and Partners and the S.W.A. Group from California, whereas the B. C. Society of Landscape Architects recommends a fee of 10.5%.

D. Summary of Consultancy Extension

On 1987 March 30, Council authorized the retention of James K.M. Cheng, Architect, for the design of the Metrotown Resource Library for \$439,863.

It is now proposed to extend the contract to include design fees for the public parking facility, civic square and library landscaping as summarized below:

Library Landscaping	\$ 25,000
Public Parking	182,738
Civic Square	<u>173,000</u>
Contingency	
Subtotal	\$380,738
	<u>39,262</u>
	<u>420,000</u>

Previously approved by Council 1987 March 30
Total fees, including previously approved

439,863
\$859,863

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A contingency is required because the fees are approximate and based on the estimated cost of construction which would be subject to adjustment with the final tendered price.

E. Funding

Of the \$420,000 funding required for the extended consultancy, \$25,000 will be funded from the existing Capital Reserves Bylaw No. 8633 in place for the Metrotown Library. The balance, \$395,000, will need to be funded from capital reserves for which a bylaw will have to be passed. The amount of internal funds borrowed will be repaid from operating funds over 20 years at prevailing interest rates. The design fees and contingency will be reflected in the 1988 - 1992 Capital Budget.

If the underground parking, civic square and library landscaping are considered a package having a construction cost of \$7.08 million, the total design fee for the consultancy extension amounts to \$415,538 or 5.9%. This fee is viewed as highly competitive and favourable to the owner, primarily because of the prior involvement of James Cheng in the ongoing resource library design and in the urban design study as mentioned earlier.

In summary, the main consultants for the civic facilities joint project are James K.M. Cheng, Architect, S.W.A. Landscaping Consulting Group of Sausalito, California, Durante and Partners Landscape Architects of Vancouver, N. D. Lea Associates (Traffic/Parking), and Jones Kwong Kishi Structural Engineers (parking garage expertise). These consultants were selected by James K. M. Cheng, Architect in consultation with staff and the Project Co-ordination Committee concurred in the selection. All these con-

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sultants, with the exception of Durante and Partners were involved in the previous Urban Design and public parking facility alternative consultant commissions approved by the municipality. In accordance with standard practice, James K.M. Cheng will be the prime consultant to whom all other consultants will report and be responsible. Invoices for payment of consulting fees at various stages will be submitted by James K. M. Cheng, Architect on behalf of all consultants and the release of funds would be authorized by the Chief Building Inspector.

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As the design for the library is already well advanced, it is important that co-ordinated design work on the integrated public parking facility and civic square components be pursued as soon as possible. The Project Co-ordination Committee recommends acceptance of the proposal by James K. M. Cheng and the extension of the firm's consultancy to include the library landscaping, the underground parking facility and the civic square in addition to the Metrotown Resource Library.

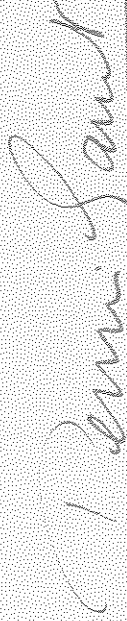
The Planning & Building Inspection Department has also prepared a progress report for this same Council agenda dealing with the Metrotown civic facilities joint project which consists of the resource library, the public parking facility and the civic square. This progress report will provide responses to the enquiries raised by Council at its meeting of 1988 March 14, background information on the capital budgeting process, and the current schedule for the pursuance, construction and completion of the proposed civic facilities.



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



E. E. OLSON
DIRECTOR ENGINEERING



D. GAUNT, DIRECTOR RECREATION
AND CULTURAL SERVICES

 FRM/jce

cc: Chief Building Inspector
Director Finance
Purchasing Agent
Municipal Solicitor