

ITEM 7
MANAGER'S REPORT NO. 80
COUNCIL MEETING 89/12/11

RE: APPOINTMENT OF ARCHITECT FOR CONFEDERATION SWIMMING POOL

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Recreation & Cultural Services be adopted.

* * * * *

1989 DECEMBER 05

TO : MUNICIPAL MANAGER
FROM : DIRECTOR RECREATION & CULTURAL SERVICES
RE : **APPOINTMENT OF ARCHITECT FOR CONFEDERATION SWIMMING POOL**
PURPOSE: To request Council's concurrence with the appointment of an Architectural Consultant for Confederation Swimming Pool

RECOMMENDATION:

1. THAT the firm of Hughes Baldwin be appointed as Architectural Consultants for the Indoor Swimming Pool at Confederation Park.

REPORT

At its meeting of 1989 December 06, the Parks & Recreation Commission received the attached staff report on the above subject and adopted the two recommendations contained therein.

The Commission now request that Council endorse the appointment of Hughes Baldwin for this project.



DENNIS GAUNT
DIRECTOR RECREATION &
CULTURAL SERVICES

je1
Attach.

ITEM (SUPPLEMENTARY) 13

ITEM	7
MANAGER'S REPORT NO.	80
COUNCIL MEETING	89/12/11

DIRECTOR'S REPORT NO. 23
COMMISSION MEETING 89/12/06

RE: APPOINTMENT OF ARCHITECT FOR CONFEDERATION SWIMMING POOL

119

RECOMMENDATIONS:

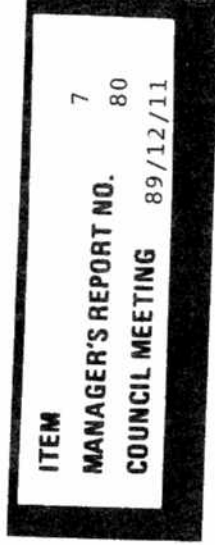
1. THAT the firm of Hughes Baldwin be appointed as Architectural Consultants for the Indoor Swimming Pool at Confederation Park.
2. THAT Municipal Council be requested to concur.

REPORT

The Major Civic Building Project Coordination Committee has completed the process leading to the recommendation of an Architectural Consultant for the Confederation Pool. The Committee's report is attached and is self explanatory.

Parks and Recreation staff endorse the appointment of Hughes Baldwin for this project.

DG:Jel
Attach.



ATTACHMENT

TO: DIRECTOR RECREATION & CULTURAL SERVICES 1989 DECEMBER 04

FROM: MAJOR CIVIC BUILDING PROJECT CO-ORDINATION COMMITTEE

SUBJECT: CONFEDERATION PARK - INDOOR POOL

PURPOSE: TO SELECT AN ARCHITECTURAL CONSULTING FIRM FOR THE PROPOSED INDOOR SWIMMING POOL - CONFEDERATION PARK

At its regular meeting of 1989 July 10, Council authorized the preparation of Bylaw No. 9247 to appropriate \$500,000 from Capital Reserves for the design of an indoor swimming pool at Confederation Park.

Fourteen submissions were received from architectural firms in response to an open advertisement for pre-qualifying submissions. The terms of reference required the applicants to co-ordinate client supplied data, evaluate the program and budget, prepare and review alternate design proposals, prepare architectural design drawings and specifications, and provide an accurate estimate of project costs. In addition to supporting programmed activities, the design is expected to feature opportunities for family involvement in an exciting leisure and fun atmosphere of a flexible and varied nature, along with the customary more traditional pool facilities.

The scope of the Architect's involvement goes beyond the design of the indoor pool, and will require the firm to pursue an urban design study and sub-area master plan in order to achieve the development of an integrated, community-oriented, aesthetic complex for Confederation Park of which the swimming pool will form an integral part. Some of the prime elements to be considered in the urban design study will include the former Burnaby Heights School, Confederation Centre, McGill Library, and other park facilities. The study will also review functional aspects of integration, pedestrian corridors, parking layout, traffic flows, and view considerations.

The Architectural Selection Committee, comprised of representatives from the Planning and Building Inspection Department, the Engineering Department, and the Parks & Recreation Department, examined the fourteen submissions in detail. After due deliberation, the committee identified five firms which were on the basis of the selection criteria best qualified for further consideration.

Interviews were subsequently conducted with all five firms to evaluate the participants on a comprehensive basis, which included standard of performance on previous projects, design and programming creativity, sensitivity to user needs, methodology in problem solving, urban design ability, cost control and supervision. As a result of the interview process, two firms, Carlberg Jackson and Hughes/Baldwin, demonstrated the necessary qualifications and skills to undertake such a project.

Given the technical uniqueness of this project, the Selection Committee wanted to ensure that the Mechanical and Structural Consultants on the Architects' teams had strong design backgrounds and experience in pool construction. The two firms with their supporting consultants were interviewed further.



ITEM (SUPPLEMENTARY) 13
DIRECTOR'S REPORT NO. 23
COMMISSION MEETING 89/12/06


121

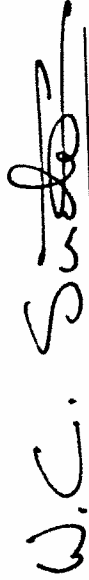
Of the two finalists, the design team proposed by Hughes/Baldwin Architects is the one favoured and recommended by the Architectural Selection Committee. Aside from possessing the necessary qualifications and skills within their assembled team, the firm has demonstrated superior urban design abilities in combination with an enthusiastic and fresh approach to dealing with a very complex and sensitive design challenge. It is primarily for these reasons that the Committee recommends the appointment of Hughes/Baldwin for this project.


Given Council's goals and objectives, it is imperative that the design work proceed immediately. The 1989 - 1993 Capital Budget has a provision of \$5,500,000 in 1992 for construction of the facility. However, in view of Council's desire to start construction in 1990, the 1990 - 1994 Capital Budget will reflect the advancement of the construction estimates forward to 1990 and 1991 with the financing source to be from Capital Reserves. The Finance Department has advised that the debt repayment on the total estimated cost of \$6 million, including design and construction, will be approximately \$0.6 million per year for 20 years at the prevailing interest rate of 8%.

In addition to the in-house interviews, staff have contacted development firms who have employed Hughes/Baldwin as their prime consultant in order to evaluate the Architect's performance. Comments received from a neighbouring municipality and the development community in general have rated Hughes/Baldwin very highly in terms of their professional approach, design creativity and project management which are the key factors in any successful project.

With the Commission's endorsement, and subject to Council's approval, the Project Co-ordination Committee will initiate the necessary Client/Architect Agreement through the Municipal Solicitor and will notify the other architectural firms of the final selection.


A.L. Parr, Chairman
Project Co-ordination Committee


W.C. Sinclair, Director Engineering


D. Gaunt, Director Récreation
& Cultural Services

8- JC:lm

cc: Municipal Manager
Director Finance
Director Administrative
& Community Services
Chief Building Inspector
Municipal Solicitor
Purchasing Agent