

THE CORPORATION OF THE DISTRICT OF BURNABY

DATE: 1990 August 21
TO: Mayor and Members of Council
FROM: Housing and Civic Development Committee
SUBJECT: To obtain Council approval to amend the Client/Architect Agreement between the Corporation and Hotson Bakker/H. Hawthorn Architects for the Arts Centre Concept Design.

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Recommendation:

1. THAT the current Client/Architect Agreement with Hotson Bakker/H. Hawthorn Architects be amended and increased as noted in this report to cover the revised scope of work for the preparation of a conceptual design plan for the proposed rebuilding of the Burnaby Arts Centre.

REPORT

Introduction and Background Information

On 1988 October 05, the Corporation engaged the services of Hotson Bakker Architects and Henry Hawthorn Architects to undertake a comprehensive site analysis and to develop a master plan for the new Deer Lake Arts Centre Complex.

A number of options and schemes, including a preliminary building layout, were pursued for the consideration of the Corporation, leading to recommendation and approval of the selected site by the Parks and Recreation Commission. The Consultants to date have completed approximately 65% of their contractual obligations as outlined in the Client/Architect Agreement.

Staff, Council, the Heritage Advisory Committee, and the Parks and Recreation Commission have given consideration to aspects of the proposed development in recent months and have expressed a number of concerns leading to a review with respect to the Arts Centre concept planning process. These concerns primarily focus on the preservation of heritage buildings, environmental issues, and phasing of the project.

At the 1990 February 21 meeting of the Parks & Recreation Commission, a change in direction was proposed for the Arts Centre concept planning process. Both the Parks & Recreation Commission and the Heritage Advisory Committee asked that Anderson House and Mather House be retained in their present locations as heritage properties. The 1989 July 12 space plan put forward by the Architects was not accepted as it covered much of the site and did not preserve the heritage buildings. Staff was asked to pursue a phased construction program which would involve a new design concept which would take into account environmental issues and consider "recycling" Anderson House and Mather House as part of the new Arts Centre Space Plan.

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Much of the early programming work and site analysis completed to date by the Architects does not need to be amended and will form a part of the overall design proposal. As a result of this change in direction, staff has prepared revised Terms of Reference to assist the Architects in pursuing new building schemes that will incorporate the Consultants' original design work with the revised scope of work as described in the proposed amended Client/Architect Agreement.

Project Status and Funding:

Staff has recently presented the Architects with revised Terms of Reference which reflects the direction received from the Parks and Recreation Commission. The Architects have reviewed the material and have submitted a revised fee schedule which is summarized as follows:

1. Architectural Fees Spent to Date \$ 42, 675

Proposed Additional Fees (1990 Revised Terms of Reference)

- Architectural	\$47,850
- Heritage Building Evaluation	9,500
- Geotechnical Analysis	10,000
- Contingency	<u>3,500</u>
Total Revised Fees	<u>70,850</u>
	<u>\$113,525</u>
2. Total Revised Architectural Fees	\$113,525
Architectural Fees Approved 1988 October 05 Increase	<u>67,750</u>
	<u>\$ 45,775</u>

3. Funding:

Architectural Fees - 1988 General Revenue Funds	\$ 67,750
Capital Reserves Bylaw 9426 (to be adopted 1990 August 13)	30,000
Capital Contingency	15,775
Total:	<u>\$113,525</u>

Use of Capital Contingency for this purpose is concurred in by the Director Finance and has been approved by the Municipal Manager. With authorization from Council, staff will pursue an amendment to the existing Client/Architect Agreement and instruct the Architects to immediately proceed with the revised scope of work.

Alderman L.A. Rankin
Chairman

Alderman D.R. Corrigan
Member

Alderman F.G. Randall
Member

JC:Im

cc: Municipal Manager
Director Finance
Municipal Solicitor
Chief Building Inspector
Purchasing Agent