

THE CORPORATION OF THE DISTRICT OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

His Worship, The Mayor
And Aldermen:

RE: Proposed Firehall #3 Feasibility Study
and Conceptual Design

RECOMMENDATION:

1. THAT Council be requested to authorize the execution of a Client/Architect Agreement based upon the proposal received from the firm of James K.M. Cheng Architects Inc.

REPORT

"Background

At its regular meeting of 1991 October 28, Council authorized the preparation of a Capital Reserve Expenditure Bylaw in the amount of \$60,000 for the retention of a consulting architect to undertake a feasibility study and develop a conceptual design for a proposed firehall at Lobbey Park.

As a result, staff prepared detailed terms of reference which took into consideration several issues such as, minimizing the use of park space, saving of the coniferous trees, meeting Metrotown urban design guidelines, site access, firehall requirements, underground parking, and the preparation of cost estimates for the project.

In response to the advertisement for architectural services, the Corporation received submissions from twenty-three consulting firms.

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

On 1992 January 17, the Selection Committee conducted interviews with all six 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.

After completing the interviews, the Selection Committee concluded that the firm of James K.M. Cheng Architects Inc. demonstrated the highest ability to undertake the various complex tasks required on this project.

Their submission provides for a very comprehensive analysis of the issues and requirements which is supported by a strong team of consultants including a geotechnical engineer, quantity surveyor, landscape architect, and an arborist. The design team will be headed by Mr. James Cheng who will be personally involved in the various aspects of the feasibility study and the evolution of the conceptual design.

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The architect has identified a total fee of \$54,500 which is within the approved budget of \$60,000, and has estimated a project schedule of approximately 10 weeks to complete this phase of the project.

The architectural firm being recommended is well known to staff having recently successfully completed the Metrotown Civic Facilities project. James K.M. Cheng Architects Inc. performed well throughout the various stages of the project, both in terms of the design ability and contract supervision during the construction phase. Based on the foregoing, information it is recommended that with the Parks Commissions endorsement, and subject to Council's approval, the Major Civic Building Project Coordination Committee will initiate the necessary Client/Architect Agreement through the Municipal Solicitor and will notify the other architectural firms of the final selection."

Respectfully submitted,

Alderman D.R. Corrigan
Chairperson

Alderman D.G. Evans
Member

Alderman E. Nikolai
Member