

ITEM	2
MANAGER'S REPORT NO.	36
COUNCIL MEETING	94/06/13

TO : CITY MANAGER DATE: 1994 JUNE 02

FROM : DIRECTOR RECREATION AND CULTURAL SERVICES

RE : TO SELECT A PROFESSIONAL CONSULTING FIRM TO UNDERTAKE THE DETAILED DESIGN OF THE PROPOSED BURNABY LAKE SPORTS COMPLEX ICE ARENA

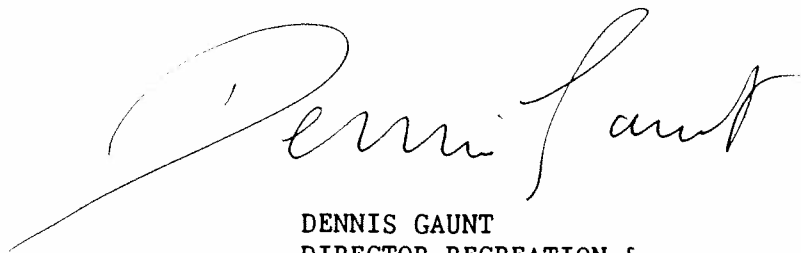
PURPOSE : To request Council's approval for an agreement with Carlberg Jackson Partners Architects to undertake the detailed design of the proposed Burnaby Lake Sports Complex ice arena.

RECOMMENDATION:

1. THAT the execution of a new Client/Architect Agreement with the firm of Carlberg Jackson Partners Architects (CJP) for the detailed design and contract administration phases of this project be approved.

REPORT

At its meeting of 1994 June 01, the Parks and Recreation Commission received the attached staff report on the above subject and adopted the two recommendations contained therein.



DENNIS GAUNT
DIRECTOR RECREATION &
CULTURAL SERVICES

tc
Attachment
A/2765

cc: City Manager
Director Administration & Community Services
Director Engineering
Director Finance
Director Planning & Building
City Solicitor
Chief Building Inspector

~~ITEM (SUPPLEMENTARY) 9
DIRECTOR'S REPORT NO. 10
COMMISSION MEETING 94/06/01~~

SUBJECT: TO SELECT A PROFESSIONAL CONSULTING FIRM TO UNDERTAKE THE DETAILED DESIGN OF THE PROPOSED BURNABY LAKE SPORTS COMPLEX ICE ARENA

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RECOMMENDATIONS:

1. THAT the execution of a new Client/Architect Agreement with the firm of Carlberg Jackson Partners Architects (CJP) for the detailed design and contract administration phases of this project be approved.
2. THAT Council be requested to concur.

REPORT

1.0 Background:

On 1991 January 14, Council appointed the design firm of Carlberg Jackson Partners Architects (CJP) to undertake a feasibility study for the proposed ice arena at the Burnaby Lake Sports Complex.

The terms of reference developed for the project required the Consultant to undertake a detailed urban design study to determine the merits of the site and how the proposed facilities would be integrated with the existing ice rink and swimming pool. The urban design review included the preparation and evaluation of alternate conceptual design schemes and approaches that would be sensitive to the relationship of the various components in the park.

In total, twelve options were explored for the basic conceptual organization of the proposed facilities. The Consultants preferred option involved "twinning" the new arena along the east side of the existing ice rink but at a lower level, taking advantage of the considerable slope that runs from the grade of the existing facilities down to Sperling Avenue. The space for this option would thus be carved out of the hillside.

Preliminary reviews of the results of the feasibility study by staff led to the conclusion that while the recommended option would indeed represent the best use of the available quality land on the site, it brought with it certain requirements for infrastructure reorganization that would prove prohibitively costly. The "twinned" arena scheme would necessitate a realignment of Sperling Avenue and restructuring of major service lines.

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Due to the costs associated with the "twinning design" the Consultants were requested to investigate a "stand-alone" design with seating capacities of 400 and 1050 seats. The net result of this review recommended a separate building directly east of the C.G. Brown swimming pool. The study showed that the "stand-alone" scheme would preserve many of the benefits of the "twinning" option but at a substantially lower cost as it did not impact or encroach into Sperling Avenue.

The merits of the various options were outlined in a comprehensive report and presentation to the Parks and Recreation Commission. At the conclusion of the feasibility study in 1992 November, both staff and the Commission endorsed the 1050 seat "stand-alone" scheme adjacent to C.G. Brown Pool.

2.0 Selection of Consultant:

The Consultants' original scope of work involved a feasibility study which included an urban design review and a preliminary schematic design of the proposed "stand-alone" rink. In order to advance the project through the various detailed design and contract administration phases, it will now be necessary to engage consultants under a new commission.

Based on the work completed to date, staff is satisfied with Carlberg Jackson's performance. The firm has demonstrated their extensive experience in the design and planning of recreational facilities and have identified a strong engineering support team who possess the necessary qualifications and skills in the areas of structural, mechanical and electrical design. In addition to the firm's qualifications, the City would also benefit financially as a partial credit would be received on the schematic design work completed to date and would furthermore reduce the overall design period given the firm's familiarity with the project.

Based on the firm's past performance and recent discussions between the architect and staff, it is recommended that the consulting firm of Carlberg Jackson Partners be retained for the detailed design and contract administration phases for this project.

It is recommended that the staff be authorized to pursue the execution of a new Client/Architect Agreement with Carlberg Jackson Partners subject to the appropriate financing being in place. In this regard, a suitable fee proposal has been submitted by the firm which is within the funding allowance identified in the current Capital Budget. A financing bylaw will be the subject of a separate report to the Commission on the agenda of 1994 June 01.

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Subject to receiving the necessary approvals, staff will direct the Consultants to proceed with the detailed design phase of the "stand-alone" rink which is estimated to take approximately nine months.

The appointment of Carlberg Jackson Partners is concurred in by the Major Civic Building Project Coordination Committee, a staff Committee consisting of the Directors Planning and Building, Engineering and Recreation and Cultural Services.

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JC:DG:hh:tc
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cc: City Manager
Director Adm. & Community Services
Director Engineering
Director Finance
Director Planning and Building
City Solicitor
Chief Building Inspector