

TO: CITY MANAGER

1998 January 14

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: REPLACEMENT OF MCGILL LIBRARY -
Feasibility Study and Preliminary Design

PURPOSE: To obtain Council approval for a Capital Reserves Expenditure Bylaw to engage a design consultant for the replacement of McGill Library

Recommendation:

1. THAT Council bring forward a Capital Reserves Expenditure Bylaw in the amount of \$160,000 (inclusive of GST @ 7%) to engage a consultant to undertake a comprehensive Feasibility Study and Preliminary Design for the replacement of McGill Library.

R E P O R T

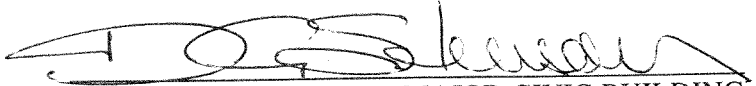
In 1997 October, the City of Burnaby invited proposals from consulting firms interested in being considered for the preparation of a detailed study to determine the feasibility of constructing a replacement building to house the McGill Public Library. In addition to the feasibility study, the Terms of Reference also included the development of a preliminary building design and detailed cost estimate. The new building would be in the range of 20,000 sq.ft. and may include a City archive component estimated at an additional 3,000 sq.ft.

In response to the City's request, the Purchasing Agent has received twenty (20) written proposals which are being currently reviewed by the Major Civic Building Project Coordination Committee. The firm selection and recommendation will be the subject of a separate report to the Civic Development Committee and Council in late January 1998.

Based on the complexity of the tasks identified in the Terms of Reference, it will be necessary to involve a number of disciplines such as mechanical, electrical, structural and landscape consultants to carry the design through the Design Development Phase. The team will also include a Quantity Surveyor and a Geotechnical assessment of the selected site.

Based on the work described to meet the City's requirements, the total consulting services including disbursements, testing fees and contingency is estimated to be in the range of \$160,000 (inclusive of GST @ 7%) and is in line with the recommended tariff rates of the Architectural Institute of British Columbia and Association of Professional Engineers and Geoscientists of B.C

In order to engage a Consultant for the commission, it is recommended that Council approve a bylaw in the amount of \$160,000. Appearing elsewhere on this agenda is the Capital Reserves Expenditure Bylaw to finance this project. Sufficient capital reserves are available in the 1998 Library component of the 1998-2002 Capital Program.


D.G. STENSON, CHAIR, MAJOR CIVIC BUILDING
PROJECT COORDINATION COMMITTEE


W.C. SINCLAIR, DIRECTOR ENGINEERING


P. WHITNEY, CHIEF LIBRARIAN

JC:mdw

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cc: Deputy City Manager- Corporate Labour Relations
Deputy City Manager- Corporate Services
Director, Finance
Director Recreation & Cultural Services
Chief Building Inspector
City Solicitor
Purchasing Agent