

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: REPLACEMENT OF THE MCGILL LIBRARY - FEASIBILITY
STUDY AND PRELIMINARY DESIGN

RECOMMENDATION:

1. **THAT** Council authorize the execution of a Client/Architect Agreement based upon the proposal received from the firm of James K.M. Cheng Architects Inc. for the Replacement of McGill Library - Feasibility Study and Preliminary Design.

REPORT

The Civic Development Committee, at its meeting held on 1998 January 14, endorsed the selection of James K.M. Cheng Architects Inc. as consultant for the replacement of McGill Library - Feasibility Study and Preliminary Design. The *attached* report outlines the process used to select a design consultant for this project.

Respectfully submitted,

Councillor D.R. Corrigan
Chairman

Councillor D.G. Evans
Member

: COPY - CITY MANAGER
- DIRECTOR ENGINEERING
- DIRECTOR FINANCE
- DIR. PLNG. & BLDG.
- DIR. REC. & CULT. SERV.
- CHIEF BUILDING INSPECTOR
- CITY SOLICITOR

Councillor D. Johnston
Member

TO: CHAIR AND MEMBERS OF THE
CIVIC DEVELOPMENT COMMITTEE

1998 January 20

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

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

PURPOSE: Selection of a design consultant for the replacement of McGill Library

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. for the Replacement of McGill Library - Feasibility Study and Preliminary Design.

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 the vicinity of the existing library location. The Terms of Reference developed for the project included a preliminary branch library program, including an associated City archive component, and proposals to pursue an analysis of locational alternatives, along with site planning and urban design studies. The work described in the Terms of Reference will lead to the development of a preliminary building design and cost estimate for the project. Contract documents and contract administration would be the subject of a future commission.

In response to the City's request, the Purchasing Agent received written proposals from twenty (20) consulting firms. The submissions were reviewed in detail by the Major Civic Building Project Coordination Committee comprised of representatives from the Library, Engineering, Planning and Building Departments. Based on the selection criteria five firms were identified for further consideration.

In 1997 December, the Committee conducted interviews with the 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, cost control and project supervision.

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

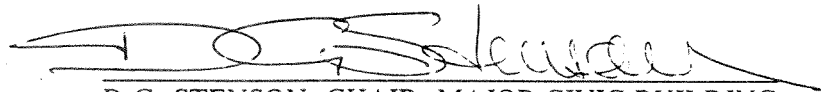
Their submission provides for a very comprehensive analysis of the issues and requirements which is supported by a strong team of consultants. The design team will be headed by Mr. James Cheng who will be personally involved in the various aspects of the feasibility study and the evolution of the preliminary design.

The total fee identified in their submission is in line with the tariff of fees recommended by the Architectural Institute of B.C. for a project of this type, and also includes structural, mechanical, electrical and landscaping design, plus geotechnical and a quantity surveyor. The fee totalling \$160,000 will cover the feasibility study and completion of the schematic design and design development phases of the project. Carrying the project through the design development phase will provide the cost consultant with additional design information which will generate a detailed cost estimate prior to commencing the contract documents (i.e.: detailed design phase).

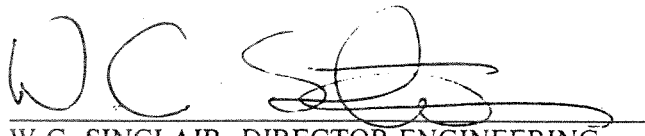
The firm being recommended is well known to staff, having successfully completed Fire Hall No. 3 in Metrotown, and prior to that the Bob Prittie Library project. James K.M. Cheng Architects Inc. performed well throughout the various stages of the projects, both in terms of design ability, and contract supervision during the construction phase. Based on staff's review, it is recommended that, with the Library Board's endorsement, and subject to Council's approval, the Major Civic Building Projects Coordination Committee will initiate the necessary agreement through the City Solicitor and will notify the other applicants of the final selection.

Appearing on the Council Agenda of 1998 January 19 was a Manager's report requesting bylaw funding for this commission. Upon approval of the Bylaw the necessary funding will be in place.

Sufficient capital reserves are available to fund this project and is included 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
d:/.../john/McGill.Lib/Report1.cdc

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

