

CITY OF BURNABY

FINANCE AND CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**RE: PROPOSED PEDESTRIAN OVERPASS - KINGSWAY AT McMURRAY AVENUE  
Consulting Design Fees**

**RECOMMENDATIONS:**

1. **THAT** Council retain the consulting firm of Busby Perkins & Will for the detailed design of the Kingsway/McMurray Pedestrian Overpass as outlined in this report.
2. **THAT** Council authorize the expenditure of \$332,000 from the Metrotown Grade Separated Linkage Development Cost Charge account to finance the detailed design and related costs of the proposed Pedestrian Overpass as outlined in this report.

REPORT

The Finance and Civic Development Committee, at its Open meeting held on 2004 October 04, received and adopted a report to obtain approval to retain the consulting firm of Busby Perkins & Will for the detailed design and contract administration for the proposed pedestrian overpass.

Respectfully submitted,

Mayor Derek R. Corrigan  
Chair

Councillor Dan Johnston  
Vice Chair

Councillor Nick Volkow  
Member

COPY - CITY MANAGER  
- DEPUTY CITY MANAGER  
- DIR. PARKS, RECREATION & CULTURAL SERVICES  
- DIRECTOR PLANNING & BUILDING  
- DIRECTOR FINANCE  
- DIRECTOR ENGINEERING  
- CHIEF BUILDING INSPECTOR  
- FIRE CHIEF

**TO:** FINANCE & CIVIC DEVELOPMENT COMMITTEE 2004 September 27

**FROM:** MAJOR CIVIC BUILDING PROJECT  
COORDINATION COMMITTEE

**SUBJECT:** **PROPOSED PEDESTRIAN OVERPASS - KINGSWAY AT McMURRAY AVENUE**  
**Consulting Design Fees**

**PURPOSE:** To obtain the Finance & Civic Development Committee's and Council's approval to retain the consulting firm of Busby Perkins & Will for the detailed design and contract administration for the proposed pedestrian overpass.

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**Recommendation:**

1. **THAT** the consulting firm of Busby Perkins & Will be retained for the detailed design of the Kingsway/McMurray Pedestrian Overpass as outlined in this report.
2. **THAT** Council authorize the expenditure of \$332,000 from the Metrotown Grade Separated Linkage Development Cost Charge account to finance the detailed design and related costs of the proposed Pedestrian Overpass as outlined in this report.

**R E P O R T**

1.0 **Background:**

The Metrotown Development Plan provides for the provision of two grade-separated public pedestrian overpasses of Kingsway at key points. One overpass is proposed at Sussex Avenue and Kingsway leading into the "Metropolis" development and a second overpass at this location as proposed at McMurray Avenue and Kingsway that is to be pursued in conjunction with Rezoning Reference #03-40 that received second reading on 2004 September 13.

Across from McMurray Avenue on the Metrotown Centre site there is an existing partially constructed elevated pedestrian walkway which extends from the Sears building of the Metrotown Centre complex out to the Kingsway property line. This elevated walkway is proposed to be

extended across to the north side of Kingsway to the east side of McMurray Avenue by means of a pedestrian overpass and will be integrated with the design of the second level of the proposed new commercial building. The distance of the span is approximately 45m and is proposed on a preliminary basis to be weather protected. This overpass, when completed, will provide a direct pedestrian link between the north side of Kingsway and the existing overpass structure that extends from Metrotown Centre to Central Boulevard. On the south side of Kingsway, the overpass will link to a new stairway on the Kingsway frontage. The existing elevated pedestrian walkway has an additional existing stairway near the Sears store. In future, it is proposed that this elevated walkway will also link directly into Sears at their second level. A request will be pursued with Sears in due course.

This overpass is to be funded from the established Development Cost Charge for the Metrotown Grade-Separated Pedestrian Linkages and is to be a civic development project. Sufficient funding for this structure is available from deposits and interest obtained to date. The landings for the overpass on the north side of Kingsway will be the responsibility of the developer while the landings on the south side will be the responsibility of the City.

There have been previous reports to Council in 2004 on the proposed pedestrian overpass, the most recent being received at the Open Council meeting held on 2004 June 07 (Reports, Item 3(G)) in which the following recommendations were adopted:

1. "THAT Council authorize staff to enter into negotiations with the intent to reach an agreement for the engagement of design consultants for the design of the Metrotown-McMurray Avenue public pedestrian overpass of Kingsway, as outlined in this report.
2. THAT Council authorize the use of funds from the Metrotown Grade-Separate Pedestrian Linkage Development Cost Charge account for this project on the understanding that a further report will be submitted when the cost estimates for the design and construction for the project are established along with the associated schedule."

The developer of Rezoning (Reference #03-40) on the north side of Kingsway had requested in writing that the City pursue the overpass design and construction in conjunction with the commercial/residential project. As noted in the previous report to Council staff indicated that it would be desirable to consider the same architect and consulting team for the overpass design to ensure that the overall design is co-ordinated with the private investment. The construction of the overpass in conjunction with the private buildings will avoid the disruption to the businesses if the overpass were to be constructed some time later, after the commercial space is completed and occupied. It is essential that the public overpass of Kingsway be carefully integrated with the commercial access points and staircases that will serve the overpass and the private building at the ground, second and third commercial levels.

2. Project Funding:

Based on the recent approvals from Council, staff entered into negotiations with the consulting firm of Busby Perkins & Will for the design and contract administration of the proposed overpass. Based on the Terms of Reference, the City received a fee proposal totalling \$175,000 plus GST which comprises architectural, structural and mechanical design fees. The overall fee is considered reasonable for a project of this scale and complexity and is within the tariff of Fee Schedules set by the Architectural and Engineering Associations.

In addition to the "base" fee, the City will need to undertake other pre-design investigations such as civil, geotechnical, B.C. Land Survey, and Quantity Survey plus cover various disbursement costs and contingencies. These additional services are estimated at approximately \$135,000. It is not clear at this stage of the process whether some of the City's scope of work can be reduced or eliminated until preliminary designs are developed and estimated. As such the total project funding requested based on the preliminary information available is \$331,700.

Base Fee (Architectural, Structural, Mechanical)	\$ 175,000
Other (Consultants, Disbursements & Contingency)	<u>\$ 135,000</u>
	\$ 310,000
GST @ 7%	<u>\$ 21,900</u>
<u>TOTAL</u>	<u>\$ 331,700</u>

Sufficient funds are available in the Metrotown Grade-Separated Linkage Development Cost Charge account to undertake the described works.

3. Conclusion:

The City's pedestrian overpass is being proposed at this time, as the major development proposal on the north side of Kingsway is presently in the rezoning process (Rezoning Reference #03-40) having received second reading on 2004 September 13. It is desirable to design the overpass and the north side landings in a co-ordinated manner with the building design work for this major development that is underway by the private developer and their architects.

In this regard it is recommended that the City retain the consulting firm of Busby Perkins & Will as the prime consultant to undertake the necessary design work for the fee outlined in this report.

Sufficient funds are available to undertake this work in the Metrotown Grade-Separated Linkage Development Cost Charge account.

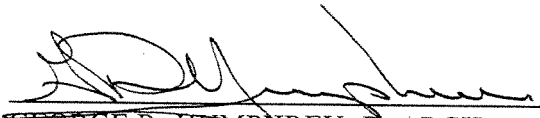
Through the course of the design phase staff will prepare preliminary cost estimates for the construction of the proposed pedestrian overpass and will forward the information to the Committee and Council in a future report.



J. S. BELHOUSE, CHAIR, MAJOR CIVIC BUILDING  
PROJECT COORDINATION COMMITTEE



W. C SINCLAIR, DIRECTOR ENGINEERING



GEORGE R. HUMPHREY, B. ARCH  
CHIEF BUILDING INSPECTOR

JC:mdw

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cc: City Manager  
Deputy City Manager  
Director Finance  
Director Parks, Recreation & Cultural Services  
Fire Chief

