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**TO:** CITY MANAGER **DATE:** 2014 September 30

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

**SUBJECT: LAUREL STREET WORKS YARD REDEVELOPMENT  
DETAILED DESIGN**

**PURPOSE:** To obtain Council approval to enter into a consulting agreement with Omicron Consulting Ltd. for the detailed design of the Laurel Street Works Yard Redevelopment project.

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**RECOMMENDATION:**

1. **THAT** the design firm of Omicron Consulting Ltd. be retained for the preliminary design, detailed design and contract administration phases for the Laurel Street Works Yard Redevelopment Project, as outlined in this report.

**REPORT**

**1.0 BACKGROUND**

The Laurel Street Works Yard redevelopment is the final phase of a plan to upgrade and replace aging and outdated facilities for the public works functions of the City. In order to replace facilities at the works yards, the City developed a Master Plan containing a multi-stage redevelopment strategy for both the Still Creek and Laurel Street Works Yard sites.

The Still Creek Works Yard construction project is in progress, with completion scheduled for 2014 October. Upon completion of the construction project, the Sanitation Division, Parks, Grass Cutting Operations and the Sign Shop will be relocated to the Still Creek Works Yard. As the Still Creek Works Yard approaches completion, the detail design phase for the phased reconstruction of the Laurel Street Works Yard can be advanced. This report seeks Council approval to enter into a consulting agreement with Omicron Consulting Ltd. for the detailed design of the Laurel Street Works Yard Redevelopment project.

**2.0 PROCUREMENT PROCESS**

Following a Request for Qualifications (RFQ) for Consulting Services for the detailed design work for the Laurel Street Works Yard Redevelopment, the City's Purchasing Manager received submissions from eleven (11) consulting firms interested in providing services to the City.

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The submissions were comprehensively reviewed and evaluated, based on the requirements outlined in the RFQ. At the completion of the review, four (4) firms were short-listed for further consideration. The prequalified firms submitted detailed proposals and were interviewed by the Major Civic Building Project Coordination Committee, as part of the evaluation process. Based on the interviews, the terms of the proposals, and overall strength of each consulting team, the Committee determined that Omicron Consulting Ltd. was best qualified to undertake the project through the detailed design and contract administration phases.

**3.0 RECOMMENDED FIRM**

Omicron Consulting Ltd. (Omicron) is a Vancouver-based integrated design and development firm who also offers construction management services. Omicron recently acquired Grant+Sinclair Architects Ltd., whose team brings over thirty (30) years of experience in the design of institutional facilities, works yards and operations centers. Omicron has recently been involved with the planning, design and construction of a number of operation yards for the City of Vancouver, BC Hydro and BC Transit. They have demonstrated a good understanding of the Laurel Street Works Yard project, having completed the Burnaby Works Yard Master Plan Study in 2009. Omicron has the added benefit of in-house construction managers who can provide a review of the construction documents during the planning and design process to ensure cost-effective construction details.

**4.0 CONSULTING PROPOSAL / FUNDING**

A comprehensive consulting proposal has been submitted by Omicron Consulting in the amount of \$3,094,266, plus disbursements, for detailed design and construction contract administration. The overall fee includes architectural design, structural, mechanical and electrical consulting services. Omicron has also retained sub-consultants with expertise in civil, transportation/traffic engineering, space programming, landscape, building envelope, code and acoustic engineering. Other specialty consultants that will be retained independently by the City of Burnaby include geotechnical, hazmat, environmental and quantity surveyor.

Sufficient funds totaling \$4,350,150 (inclusive of GST) are currently in place under Bylaw #13371 for the consulting work for this project, including \$3,100,000 to cover detailed design and contract administration phases, as follows:

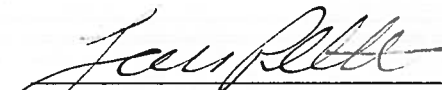
Omicron Consulting Group:	\$ 3,094,266
Specialty Consultants (retained by City):	\$ 600,000
Disbursements (estimated)	\$ 125,000
Contingency:	\$ 323,734
<b>Subtotal:</b>	<b>\$ 4,143,000</b>
GST @ 5%	\$ 207,150
<b>Total:</b>	<b>\$ 4,350,150</b>


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## 5.0 CONCLUSION

Based on the proposals received, interviews conducted by the Major Civic Building Project Coordination Committee, and staff's overall assessment, it is recommended that the design firm of Omicron Consulting Ltd. be retained to undertake the detailed design and contract administration phases of the Laurel Street Works Yard Redevelopment project.

Subject to receiving Council's approval, staff will prepare the Client/Architect Agreement for execution to engage Omicron Consulting Ltd., and will proceed into the design phase of the project to evaluate building and project phasing options which will be presented to Council in future reports.

  
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Lou Pelletier, Chair, Major Civic Building Project  
Coordination Committee

  
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Leon Gous, Director Engineering

  
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Denise Jorgensen, Director Finance

JC/TV:ap

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cc: City Manager  
Deputy City Managers  
Director Parks, Recreation and Cultural Services  
Purchasing Manager  
Chief Building Inspector  
City Solicitor  
City Clerk