
FINANCE AND CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: LAUREL STREET WORKS YARD PROJECT - DETAILED DESIGN

RECOMMENDATION:

1. THAT Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$4,350,150 (inclusive of GST) to finance the detailed design of the Laurel Street Works Yard Project.

REPORT

The Finance and Civic Development Committee, at its meeting held on 2014 June 26, received and adopted the *attached* report seeking Council's approval to finance the detailed design of the Laurel Street Works Yard Project.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to:	City Manager Deputy City Managers Director Planning & Building Director Engineering Director Finance Director Parks, Recr. & Cult. Services Chief Building Inspector Purchasing Manager City Solicitor
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TO: CHAIR AND MEMBERS
FINANCE AND CIVIC DEVELOPMENT
COMMITTEE

DATE: 2014 June 11

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: LAUREL STREET WORKS YARD PROJECT - DETAILED DESIGN

PURPOSE: To obtain approval for a Capital Reserves Expenditure Bylaw to finance the detailed design of the Laurel Street Works Yard Project.

RECOMMENDATION:

1. **THAT** Council be requested to bring down a Capital Reserves Expenditure Bylaw in the amount of \$4,350,150 (inclusive of GST) to finance the detailed design of the Laurel Street Works Yard Project.

REPORT

1.0 BACKGROUND

In 2009, in response to City needs for works yard space and the replacement of aging facilities, the City developed a master plan for the redevelopment of the Laurel Street Works Yard and the Still Creek Works Yard. On 2010 December 06, Council endorsed the master plan.

The master plan created a multi-stage redevelopment strategy for the Still Creek and Laurel Street Works Yard sites. After reviewing the various components, tasks and requirements of the Engineering and Parks operations, the master plan process determined that most of the high-traffic operations (such as Sanitation) would be relocated from the Laurel Street Works Yard to the Still Creek site. The Laurel Street Works Yard, which is situated on good bearing soils, would retain the City's public works and core emergency functions.

Subsequent to receiving Council's approval, the City retained Walter Francl Architecture to design the new Still Creek Works Yard and Burnaby Eco-Centre. In 2011 the project was tendered, and a contract was awarded to DGS Construction. The construction project is in progress, with completion scheduled for September 2014. Upon completion of the construction project, the sanitation, parks administration, grass cutting operations and sign shop will be relocated to the Still Creek Works Yard. The relocation of these operations will support a phased plan of redevelopment for the Laurel Street Works Yard.

This report seeks Council funding authorization to begin the detail design process for the Laurel Street Works Yard Project. This project would represent the final phases of the master plan to upgrade and replace aging and outdated operating facilities for the public works functions of the City.

2.0 LAUREL STREET WORKS YARD

The existing Laurel Street Works Yard, located at 5780 Laurel Street, is approximately 9.7 acres in area and is comprised of large tracts of open storage areas and a number of satellite buildings serving the operational needs of several of the City’s Engineering, Parks and Finance Department divisions.

The Laurel Street Works Yard will need to remain operational for the duration of the redevelopment construction period. Based on the master plan concept design, it is intended that this would be achieved through multiple phases over a period of 5-6 years.

In 2013 July, staff issued a Request for Qualifications for Consulting Services to solicit submissions from prospective consulting firms to undertake the detailed design work for the Laurel Street Works Yard Project. In response to the request, the City’s Purchasing Manager received proposals from eleven (11) architectural firms interested in providing services to the City. The proposals were comprehensively reviewed and evaluated based on the requirements outlined in the Terms of Reference. At the completion of the review, four (4) firms were short listed for further consideration.

Following this process, a Request for Proposal (RFP) was issued to the prequalified firms for further consideration. Proposals were submitted by the four (4) prequalified firms, and the firms were interviewed as part of the evaluation process. Submissions are currently being evaluated, and a recommendation on the preferred firm will be the subject of a future report to Committee and Council.

3.0 PROJECT BUDGET AND FINANCING

In order to advance the project into the detailed design phase, funding is requested in the amount of \$4,350,150 (inclusive of GST). Funds will be required to engage an architectural prime consultant and a sub-consulting team including: structural, mechanical, electrical, civil, landscape design, urban design, building envelope consulting, acoustical, building code, and warehouse/space planning consultants. This funding request, outlined below, includes the costs for City-retained specialty consultants for the design and construction process including: cost consultant, hazmat, geotechnical and environmental resources.

Prime Consulting Group:	\$ 3,100,000
Specialty Consultants:	\$ 600,000
Disbursements	\$ 125,000
Contingency:	\$ 318,000
Subtotal:	\$ 4,143,000
GST @ 5%	\$ 207,150
Total:	\$ 4,350,150

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From: Director Planning and Building
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Sufficient funds for the design and contract administration services have been identified in the 2014 – 2018 Financial Plan. It is recommended that Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$4,350,150 (inclusive of GST) to finance the required expenditures.

4.0 CONCLUSION

In preparation for the award of a Prime Consulting agreement, it is recommended that Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$4,350,150 (inclusive of GST) for the design and contract administration phases of the Laurel Street Works Yard Project.

The results of the Request for Proposal process and the recommendation to award a consulting contract will be the subject of a future report to Committee and Council.



Lou Pelletier, Chair, Major Civic Building
Project Coordination Committee



Leon Gous, Director Engineering



Denise Jorgensen, Director Finance

JC/TV:st/tn

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