



Date: 19 July, 2005

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
SUBJECT: Percy Norman Aquatic Centre Architect Selection

RECOMMENDATION

- A. *THAT the Board authorize the General Manager to appoint an architect for the Percy Norman Aquatic Centre.***
- B. *THAT the Board reallocate up to \$50,000 from the Major Maintenance Painting account (\$21,000) and the Cathedral Square account (\$29,000) to cover preliminary architectural services for the Percy Norman Aquatic Centre. This funding to be repaid out of the project budget at such time as the funding for this project is approved.***

POLICY

The Board appoints consultancy contracts over \$30,000.

BACKGROUND

In 2002 the Board authorized the City to enter into a venue agreement with the BidCorp, now VANOC. As part of this agreement VANOC is to design, tender and construct the Olympic Curling Facility and after 2010 convert the building into the Legacy facility including the new Riley Park Community Centre and Rink, Vancouver Curling Club and possibly a Branch Library.

The agreement provides for VANOC to hire the architect and related sub consultants as well as a project manager and contractors. The Agreement also provides for all major decisions pertaining to design, standards, schedules, insurance, and construction to be made by a Capital Works Committee (CWC). The Committee is made up of three VANOC representatives and three City representatives. The General Manager and the Manager of Facility Development represent the Board on the CWC.

As part of the draft 2006 – 08 Capital Plan the new Percy Norman Pool is included as a project. The Capital Plan process is underway and the Board and Council have yet to finalize the plan, which also requires approval in the November 2005 plebiscite.

The location for the new pool is part of the recently approved Hillcrest/Riley Master Plan.

DISCUSSION

In reviewing the development and long term operation of the Legacy facility and the pool, staff have concluded that potential cost savings can be derived from an integrated approach to designing and building these two facilities. There are potential savings in design fees, project management costs, and construction costs. Reduced operating costs in the long term can be achieved through an integrated energy system, which could transfer heat from the rinks to the pool.

Working with the CWC, VANOC has agreed to pursue an integrated approach. For this approach to be successful, a joint project management structure is being developed to meet the project timetable needs. Some progress on the management structure has been made, but a number of issues have yet to be addressed.

To date CWC has agreed that having a single architectural design team would be beneficial and to this end an expression of interest has been issued by VANOC and the City to determine a short list of experienced firms that will be asked to respond to a Request for Proposals, which is to be issued this summer. The RFP will seek services under a single or separate contract for the two buildings. Under the separate contract scenario, VANOC and the Park Board would have essentially parallel contracts for the two buildings. Staff continue to evaluate the single versus separate contract approaches. While the nature of the contractual relationship between the architect and the respective “owners” of the two buildings needs further review, the concept of having a single architect is concluded to be advantageous to both parties.

The corollary of this approach is that the Board’s role of approving major architectural commissions cannot be exercised through this process. Instead the evaluation will be done by a joint VANOC/Park Board staff team with the CWC making a decision on the selection. Since the General Manager sits on the CWC, it is proposed that the Board’s appointment authority be delegated to be General Manager. In the past when replacing community centres, Associations have played an active part in the selection of the project architects to the Park Board. In this case the Venue Agreement provides for the CWC to make this selection on behalf of the City and VANOC. Since the same architect is to work on both the pool and the Curling Venue, the Capital Works Committee in essence makes the decision on the pool architects also. However, the design process is structured to include the Association in consultation on matters of programming and design.

In order to adhere to the 2010 timetable some architectural design fees are expected to be incurred between September and November, the date of plebiscite approval. An allocation of up to \$50,000 is recommended with repayment out of the project if the plebiscite vote supports the rebuilding of the pool. The architectural contract will provide for cancellation should the plebiscite not pass.

The sources of funding are the Major Maintenance painting account which has a balance of \$130,000 and the Cathedral Square Account. The painting program that is currently behind schedule will be adjusted to accommodate this reallocation that is intended to be a temporary. The Cathedral Square project is completed and the account has a balance of \$29,000.

SUMMARY

Designing and building the Hillcrest Curling Venue and the proposed Percy Norman Aquatic Centre at the same time is advantageous to the Board and VANOC. In order to meet the 2010 time table, architect selection is recommended to be delegated to the General Manager and some preliminary design needs to be funded prior to the November plebiscite.

Prepared by:

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