

Date: March 15, 2006



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Killarney Ice Rink and Lobby Reconstruction

RECOMMENDATION

- A) THAT, subject to Recommendations B, C and D, the Commissioners authorize the Board to enter into a contract for full consulting services for the design and construction contract administration of the Killarney Ice Rink and Lobby with Acton Ostry Architects Inc. for a fixed fee of \$1,028,000 , plus GST and disbursements, as detailed in this report;*
- B) THAT the contract be on the terms and conditions outlined in this report and on such other terms and conditions as are approved by the General Manager of the Park Board and the Director of Legal Services;*
- C) THAT, upon approval of the contract by the General Manager of the Park Board and Director of Legal Services, the General Manager of the Park Board be authorized to execute the contract on behalf of the Board;*
- D) THAT no legal rights shall arise hereby, and none shall arise until execution of the contemplated contract, and the Board reserves the right to rescind this resolution at any time up to the execution and delivery of the contemplated contract by the General Manager of the Park Board.*

POLICY

The awarding of consulting contracts over \$30,000 is a Board decision.

BACKGROUND

The 2006-2007 Capital Plan includes a sum of \$10,000,000 for the replacement of the existing Killarney Ice Rink and Killarney Community Centre lobby. VANOC is contributing \$2.5 million towards this allocation. The ice rink and lobby are the two remaining elements of a recreation complex built in 1963. The community centre was replaced in 1999, and the pool has been recently replaced with a new community leisure pool now open to the public.

The rink will provide ice hockey practice space for the 2010 Vancouver Olympic and Paralympic Winter Games. The replacement lobby will join together the pool, community centre and the new ice rink. After the Games the rink will be retrofitted as necessary to convert from Olympic mode to the required community recreation facility mode.

The Olympic schedule, and therefore the rink reconstruction schedule, is aggressive to ensure timely completion in the Fall of 2008.

DISCUSSION

The new lobby will be approximately the same size as the existing lobby. The rink will be of a size to accommodate an NHL size ice sheet, required team and referee change rooms, skaters' lounge and 250 spectator seats. The building will be built to LEED Gold standards, as is City policy.

In early January of this year Expressions of Interest from qualified design firms were solicited by public advertisement. After review and evaluation of the Expressions of Interest four applicants were selected to receive a Request for Proposal for full architectural, engineering and cost control services. One of the selected firms later withdrew. Proposals were received from three firms:

Acton Ostry Architects Inc.

PBK Architects Inc.

Walter Francl Architect Inc. and CJP Architects Ltd., joint venture

The three proposals were reviewed and evaluated by staff, and the teams were interviewed by the building committee, which includes representatives of the Killarney Community Association, and District, Community Centre, and Planning staff. Although all three teams submitting proposals were of a high calibre, staff and the committee are of the opinion that the team that put forward the best proposal is Acton Ostry Architects Inc.

Acton Ostry Architects Inc. were the consultants on the recently completed addition to Champlain Heights Community Centre, and several members of their sub-consulting team were involved in the design of the Killarney Community Pool.

Acton Ostry have agreed to undertake the work for a maximum fee of \$1,028,000, plus GST and plus disbursements (i.e.: printing and travel costs), estimated at \$53,000.

Budget

The preliminary budget breakdown for the project is:

Construction, incl. demolition, site dev't.	\$ 7,500,000
Consultants' fees, disbursements	1,085,000
LEED commissioning	30,000
Development Cost Levies and DCC	420,000
Permits, fees, testing, misc.	120,000
Equipment, moving, temp. offices	95,000
Project Contingency	750,000
Total	\$10,000,000

SUMMARY

The firm of Acton Ostry Architects Inc. has assembled a team of professionals, and is qualified to provide full architectural, engineering and cost control services for this project. Award of a contract is recommended by a committee representing Association members, District staff, Planning and Operations staff and Centre staff. The proposed fee and allowance for disbursements are reasonable for the nature of project and size of budget.

Prepared by:

Planning and Operations
Vancouver Board of Parks and Recreation
Vancouver, BC

PR/rr