

Date: Nov. 29, 2007



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Consulting Services for VanDusen Botanical Garden Facilities Renewal Project

RECOMMENDATION

- A. THAT, subject to Recommendations B, C and D, the Board enter into a contract for full consulting services for the VanDusen Botanical Garden Facilities Renewal Project with Busby Perkins + Will Architects in the amount of \$1,392,447, including disbursements, plus GST, 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

VanDusen Botanical Garden was founded in 1975 and the Garden Pavilion and Floral Hall, though well-maintained, have not seen any significant improvements or changes in over thirty years. Since its inception, the Garden has been owned and operated by the Park Board, with the valued assistance of the VanDusen Botanical Garden Association (VBGA). In 2001, the Park Board and the VBGA undertook a design exercise to develop a strategic plan for the Garden and its buildings, which led to the development of a concept plan and, subsequently, functional program documents. These documents form the basis for the programming of this project. The program has been developed by the Joint Building Committee (Park Board and VBGA participation).

The overall vision for the Garden and its buildings will be implemented in two phases. The first phase will see the redevelopment of the existing Garden Pavilion containing renovated and new public facilities, i.e. Arrival Hall (including visitor drop-off and parking changes), Orientation Area, Gift Shop, Great Hall, food service improvements, and supporting service and circulation spaces. A key element in the first phase will be a new and physically separate mixed use pavilion. Phase 2, which is not part of this project, but which must be considered in the overall site planning, may see renovation and expansion of the existing Floral Hall building containing multi-function, administration, library and educational spaces (including outdoor education spaces) as well as garden improvements.

In order to minimize disruption to the public and Garden staff, the first phase will be done in stages. In the first phase, the Garden Pavilion will be expanded and a new pavilion added, for a total added floor space of up to 1300 sq.m. (14,000 sq.ft.)

The 2003-2008 Capital Plans include a sum of \$6,800,000 for this project, including a Canada-British Columbia Infrastructure Program contribution of \$2.0 million, \$1.75 million from private donations (a commitment from the VBGA) and \$3.05 million from the Park Board.

The VBGA's Capital Campaign has been actively raising funds and their efforts, including actual contributions to date and pledged amounts, will increase the total available project budget to \$8,680,000 by 2012.

The project will be built to LEED Gold standards, in keeping with City policy.

DISCUSSION

In May of this year Expressions of Interest from qualified design firms were solicited by public advertisement. After review and evaluation of the Expressions of Interest five applicants were selected to receive a Request for Proposal for full architectural, landscape, engineering and cost control services. Proposals were received from four firms.

The four proposals were reviewed and evaluated by the Joint Building Committee, and the teams were interviewed by members of the Committee. Although all four teams submitting proposals were of a high caliber, staff and the committee are of the opinion that the team that put forward the best proposal is Busby Perkins + Will Architects.

Busby Perkins + Will Architects were the consultants on #1 Kingsway for the City of Vancouver, which contains the new Mount Pleasant Community Centre. In addition, the firm, with its principal, Peter Busby, is an industry leader in environmentally responsible design, as well as in leading edge architectural design. The design team proposed also includes Cornelia Oberlander, an internationally recognized landscape architect.

Fees for the project have been broken down into two main components – Phases 1a and 1b (master planning and functional programming) will be conducted for a fixed fee, and Phases 2 to 6 (detailed design development to construction administration) will be done on a percentage fee, as established in the consultant’s contract, based on a budget to be mutually agreed upon after the conclusion of Phase 1 (Project Definition Report).

Busby Perkins + Will Architects have agreed to undertake the work for a maximum fee for Phases 1a and 1b of \$281,600.00, plus disbursements (i.e., printing and travel costs), estimated at \$11,264.00, for a total of **\$292,864**. The fee for Phases 2 to 6 will be calculated on an estimated construction budget to be mutually agreed upon and is currently estimated at \$1,057,320.00, plus disbursements estimated at \$42,293.00, for a total of **\$1,099,613**. Total fees and disbursements for the project are **\$1,392,447** (plus GST).

It is anticipated that, once approval is granted, work on master planning and preliminary design, including consultation sessions with Garden stakeholders, will begin in January, 2008. Design development and documentation will continue into the latter part of 2008, with an anticipated construction start in early 2009. Completion is estimated to be in the summer of 2010.

SUMMARY

The firm of Busby Perkins + Will Architects has assembled a team of professionals qualified to provide full architectural, landscape, engineering and cost control services for this project. The Joint Building Committee recommends that consulting services for the VanDusen Facilities Renewal Project be awarded to Busby Perkins + Will Architects. The proposed fee and allowance for disbursements are reasonable for the nature of project and size of budget.

Prepared by:

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