

Date: July 4, 2006



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Trout Lake Consultant Contract

RECOMMENDATION

- A) THAT, subject to Recommendations B, C and D the Board enter into a contract for full consulting services for the design and construction contract administration of the Trout Lake Ice Rink and Schematic Design for a Future New Community Centre with Walter Francl Architect Inc. for a fixed fee of \$1,277,000, 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 2006-2008 Capital Plan includes a sum of \$10,000,000 for the replacement of the existing Trout Lake Ice Rink. VANOC is contributing \$2.5 million towards this allocation.

The rink will provide practice space for the 2010 Vancouver Olympic and Paralympic Winter Games. The Olympic schedule, and therefore the rink reconstruction schedule, is aggressive to ensure timely completion in the Fall of 2008. After the Games, the rink will be retrofitted as necessary to convert from Olympic mode to the required community recreation facility mode.

The 2006-2008 Capital Plan also included separate funding for the preparation of a master plan for John Hendry Park.

On January 16, 2006, the Board approved the hiring of Phillips Farevaag Smallemberg, a landscape architecture firm, to assist with the preparation of the master plan for John Hendry Park. The initial phase of the master plan focused on the siting of the ice rink and community centre. Trout Lake Community Centre, which is rated as a high priority in the Community Centre Renewal Plan, will likely be rebuilt in the next decade.

On February 18, 2006 and on March 4, 2006 and May 10, 2006, public meetings were held at Trout Lake Community Centre to review, in part, siting options for both the rink and community centre.

On May 29, 2006, the Board endorsed the south-west portion of John Hendry Park as the area for the new Trout Lake Community Centre and Ice Rink. At the same meeting, the Board approved a list of criteria for siting the buildings and requested the Architect, once selected, develop options for site "A", site "B" and a combination thereof.

DISCUSSION

The floor area of the future community centre will be approximately 2800m² (30,000 sq. ft.) and the rink will be of a size to accommodate an International size ice sheet for the Olympics, required team and referee change rooms, skaters' lounge and 250 spectator seats. The complex will be built to the LEED Gold standard, as is City policy.

In early 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 four applicants were selected to receive a Request for Proposal for full architectural, engineering and cost control services. Proposals were received from four firms:

Busby Perkins and Will Co.
Cannon Design
Stantec Consulting Ltd.
Walter Francl Architect Inc.

The four proposals were reviewed and evaluated by staff, and the teams were interviewed by the building committee, which includes representatives of the Grandview Community Association, Community Centre staff, and Planning staff. Although all four teams submitting proposals were of a high calibre, staff and the committee are of the opinion that the team that put forward the best overall proposal is Walter Francl Architect Inc.

Walter Francl Architect Inc. were the consultants on major additions to Kitsilano and Ray-Cam Community Centres, and also for the Millennium Sports Facility. Walter Francl Architect Inc. have agreed to undertake the work for a fixed maximum fee of

\$1,277,000, plus GST and plus disbursements (i.e.: printing and travel costs), estimated at \$79,000. The Architect has agreed that the fee will not increase as a result of construction cost increases or escalation.

Budget

The preliminary budget breakdown for the project is:

Construction, including demolition, site development	\$7,500,000
Consultants' fees, disbursements	\$1,400,000
LEED commissioning	20,000
Development Cost Levies and DCC	420,000
Permits, fees, testing, miscellaneous	120,000
Equipment, moving, temp. offices	95,000
Project Contingency	750,000
Total	\$10,000,000

Further reports to Council and the Board will be reviewing cost escalation issues and funding options for the Olympic/Legacy projects.

SUMMARY

The firm of Walter Francl Architect 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 and scope of this project.

Prepared by:

Planning and Operations
Vancouver Board of Parks and Recreation
Vancouver, BC
PR/RR