



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: General Purposes Committee

DATE: January 12, 2001


FROM: Jeff Day, P. Eng.
Director, Engineering

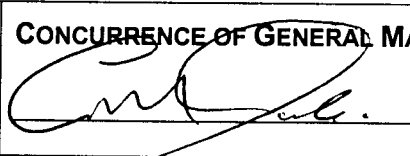
FILE: 2050.01

RE: Provincial Court Facility - 7577 Elmbridge Way
Appointments of Architects

STAFF RECOMMENDATION

That Council approve the appointment of Kasian Kennedy as the prime consultants for the refurbishment of the Interim City Hall facility as Provincial Courts at a fee of \$264,500 plus GST.


Jeff Day, P. Eng.
Director, Engineering

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Budget	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

STAFF REPORT

ORIGIN

At the September 11, 2000, closed Council meeting, Council recommended "That the Interim City Hall located at 7577 Elmbridge Way be refurbished as a Provincial Court Facility (Option 3) at a total cost of \$5 million". The purpose of this report is to obtain Council's authority to retain the consultant architects and engineers required to commence the project.

BACKGROUND

Over the past several months staff have been negotiating with representatives from the Attorney General's Office and BCBC to develop a functional plan that would facilitate the Interim City Hall serving as a Provincial Court facility over the next 10–20 years. As part of this process Council further directed staff to negotiate a lease with BCBC for the building with the final terms being subject to Council approval.

Following an expression of interest advertisement, the City received ten responses from qualified architects, of which four were selected through team evaluation. Each being capable of providing the City with the desired design skills, experience and commitment to meet the joint needs of the Attorney General and BCBC and the City within the proposed budget guidelines. These interviews were conducted on Wednesday, December 20, 2000, with staff from Facilities Management, Purchasing, BCBC and the Attorney General's Facilities Division participating.

ANALYSIS

The four architectural firms interviewed included:

- Grant & Sinclair
- Toby Russell Buckwell
- Kasian Kennedy
- Gustavson Wylie

Each were invited to a one hour interview and given the opportunity to present their relevant project experience and respond to a series of questions posed by staff. Toby Russell Buckwell & Partners were ranked highest by the selection panel as being most experienced for this particular Court Renovation with Kasian Kennedy being ranked second

However, as can be seen in the following table, there is a significant difference totalling \$124,150 or 32% in consultant fees between the first choice of Toby Russell Buckwell, and the second choice consultants of Kasian Kennedy. Although a third proposal was received from Gustavson Wylie that would provide a further \$18,700 or 7% fee reduction the committee considered the overall selection and ranking between the second and third selection outweighed the marginal fee advantage

Kasian Kennedy, although having no direct experience in court renovations, have undertaken significant projects involving Police and Correctional facilities and have in-house Interior Design expertise capable of interpreting the needs relevant to this type of renovation project. Consequently Staff believes the appointment of Kasian Kennedy will not seriously impact the quality of this project and is supportable due to the significant fee advantage over Toby Russell Buckwell.

Architects	Ranking	Fees
Toby Russell Buckwell	(1)	\$388,650
Kasian Kennedy	(2)	\$264,500
Gustavson Wylie	(3)	\$245,800
Grant & Sinclair	(4)	\$507,715

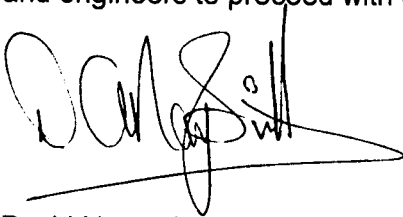
The fee proposal submitted by Kasian Kennedy of \$264,500 represents 7.25% of the estimated construction budget and is included in the \$5 million renovation budget. This percentage compares favourably with the 9.2% recommended by the Architectural Institute of British Columbia.

FINANCIAL IMPACT

Funding for the renovation of the Interim City Hall facility to provide Court facilities is included in the draft 2001 Capital Plan. In the event that a lease is not negotiated and agreed between BCBC and the City of Richmond, BCBC have previously committed to contributing up to \$50,000 towards architectural planning costs. Therefore, should the project not proceed there will be no financial impact.

CONCLUSION

A lease acceptable to the Attorney General, BCBC and City staff has been agreed to in principle and awaits formal acceptance from the Provincial Treasury Board and BCBC prior to presenting to Council. In order to proceed to the next stage of development to meet the Court's estimated December 2001 occupancy date, it is necessary to appoint and instruct the consultant architects and engineers to proceed with detail drawings.



David Naysmith, P. Eng.
Manager, Facilities Planning & Construction

DN:cmm