



City of Richmond

Report to Committee

To: General Purposes Committee
From: Greg Scott, P. Eng., LEED A.P.
Director, Major Projects
Re: Richmond Olympic Oval- change in scope of Architectural services

To General Purposes - May 15, 2006

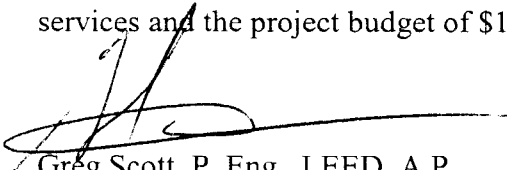
Date: May 5, 2006

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Xr: 06-2052-50-01

Staff Recommendation

The scope of the architectural services be modified to include accelerating seven tender packages with the cost of this effort to remain within the cost plan of \$17.3 million for architectural services and the project budget of \$178 million.


Greg Scott, P. Eng., LEED A.P.
Director, Major Projects
(4372)

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CONCURRENCE OF GENERAL MANAGER

REVIEWED BY TAG

YES

NO



REVIEWED BY CAO

YES

NO



Staff Report

Origin

The project has been reviewing opportunities to advance some construction activities for two reasons; schedule and escalation. City policy required that a scope change of this nature requires Council approval hence staff are presenting this report for Council's consideration.

Analysis

In the fall of 2004 the City requested proposals from qualified architectural firms to deliver the Richmond Oval to the City using a conventional process; design, tender, construct. The City received responses and awarded the project to Cannon Design in the fall of 2004 on the basis of delivering the whole design package at once. In the summer of 2005 staff knew that there was a possibility that we would have to advance some of the packages and as such set funding aside in the case it was warranted. With the assistance of our Construction Manager and the completion of the Schematic Design, a new schedule was developed. After working on further design elements this year, the project team and Oval Building Advisory Committee recommend that the best way to deliver the project is to accelerate seven of the tender packages. This would meet our milestone dates and assist in lowering escalation risk.

The project team propose to advance seven of the design packages and issue them for tender prior to the completing the entire design. These packages will require extra effort to advance.

Advantages

The delivery of early construction packages affords the project the opportunity to reduce risk in the following areas:

- Compact the overall construction schedule in order to mitigate the extended site development schedule and deliver the project in 2008.
- Capture significant escalation savings by engaging sub-trades' pricing earlier than it would be typically engaged.
- Lock in sub-trades, in a currently competitive labour market.

Accelerated Packages and Schedule

There are seven accelerated packages representing 50% of the construction cost of the project.

Accelerated Package	Description	Date Required for Tender
Piling	Tendering of all foundation piles located between existing soil densified stone columns	May 8, 2006
Hollowcore	Tendering of all structural concrete hollowcore components	May 23, 2006
Accelerated	Description	Date Required for

Package		Tender
Long Span Roof /Glulams	Tendering of all elements of the glulam roof structure including steel supports and bracing elements	May 30, 2006
Underground Electrical	Tendering of all electrical that will be installed below grade, under building and plaza slabs	June 15, 2006
Underground Mechanical	Tendering of all mechanical/plumbing that will be installed below grade, under building and plaza slabs	June 15, 2006
Concrete	Tendering of all concrete work and rebar constituting 90% of the building structure	July 14, 2006
Elevators	Tendering of all elevators including equipment and finishes.	July 14, 2006

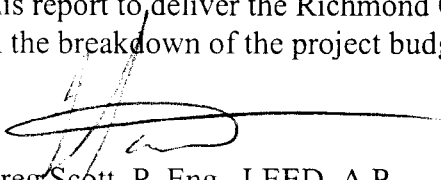
The fee to deliver these packages early is \$1,089,825. Cannon Design’s fee which includes the parking structure and reimbursables is \$15,241,586. Staff and the project manager have reviewed the fee and have compared it to the AIBC tariff of fees which recommends that a factor of 20% be applied to the entire fee when the architect is required to advance four or more trade packages. Using the AIBC tariff the fee would be \$1,227,064.

Financial Impact

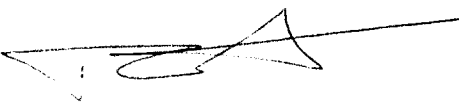
None, as this level of effort was allotted for consulting as a line item in the cost plan in July of 2005 and has been carried in the budget to date.

Conclusion

The project manager and staff recommend that Cannon’s design fee be adjusted as reflected in this report to deliver the Richmond Olympic Oval. The budget for soft and hard costs as outlined in the breakdown of the project budget of \$178 million does not change.



Greg Scott, P. Eng., LEED A.P.
 Director, Major Projects
 (4372)



Tom Andersson
 Business Process Analyst
 (4194)

GS:gs