



City of Richmond

## Report to Committee

*To Closed Council - Feb 27, 2006 Closed**To Closed General Purposes - Feb 20, 2006*

To: General Purposes Committee  
 From: Greg Scott, P. Eng., LEED A.P.  
 Director, Major Projects

Date: February 14, 2006

File: 06-2082-SD-04/2006-Vol 01

Re: Richmond Olympic Oval- roof structure design

## Staff Recommendation

That pending further investigation and a positive response from the Construction Manager and Project Manager, that staff begin negotiations with StructureCraft with regard to their proposal for a wood roof structure for the Oval (as described in the report dated February 14, 2006 from the Director, Major Projects).

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

Att. 4

REVIEWED BY TAG

YES



CONCURRENCE BY CAO

YES



## Staff Report

### Statutory Closed Meeting Criteria:

This report meets the following statutory closed meeting criteria:

90(1)(j) Information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act

90(2)(b) The consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party

### Origin

Further to earlier updates on the topic of choices for a roof structure, the City received a non-solicited proposal for a wood roof structure. This proposal was received by the City along with a proposal from the Forestry Innovation Investment Ltd., a provincially owned corporation, to assist the City with funding the possible cost gap between a wood product solution and metal product solution to a maximum of \$1.5 million. The purpose of this memo is to update General Purposes Committee members of the process of these two proposals and to obtain concurrence as to the character of the design, and if the City should proceed further with the proposals.

### Analysis

On January 19, 2005 StructureCraft, a local BC company known for its innovative wood solutions, presented the City with a proposal to design and construct a wood roof panel system for the Richmond Olympic Centre. The proposal is for a panel system that is best characterized as a "wood wave" constructed out of pine beetle-kill wood with plywood backing. This solution is copyright protected and would be the first of its kind in the world for long span wood structures. As this was a unsolicited proposal, staff are unable to evaluate the competitiveness of the proposal without testing the industry. Therefore staff issued a pre-qualification notice to industry to solicit wood design build roof systems. The results were that StructureCraft was the only company to respond. The design team is reviewing this proposal in detail with initial results being positive. The Architectural team is recommending that the proposal be pursued from both an architectural and cost competitive point of view. The Construction and Project Manager will be reviewing the proposal from a cost and constructability point of view and will provide a recommendation this week.

For the City to consider this sole source proposal, the staff must follow policy 3102 whereby elements of the facility must be tendered publicly. The Oval Project has a provision under this policy where "*there are insufficient qualified vendors, the Chief Administrative Officer, upon recommendation from the General Manager, Engineering & Public Works and the project Manager, may authorize the use of less than 3 written quotation,*"

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Council is to be notified by memorandum immediately if this provision is used.

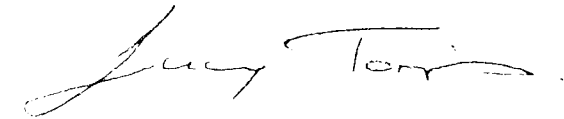
Staff's position is this proposal meets our objectives from many directions; sustainability, supporting local business, employment, investment in innovation, supporting the forest industry, natural and renewable resources, and meeting building needs. Hence, staff support the proposal pending cost neutrality and support from a constructability point of view.

### **Financial Impact**

There is no financial impact of this decision as the FII is providing the additional funding required to provide this wood solution.

### **Conclusion**

As time is of the essence for this project (it is currently two months behind schedule), we are requesting comments for the General Purposes Committee regarding the architecture of the wood roof structure.

A handwritten signature in black ink, appearing to read "Greg Scott".

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

GS:gs