



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: May 19, 2005
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TO: Vancouver City Council

FROM: General Manager of Engineering Services

SUBJECT: Award of Contract for Manitoba Works Yard Building Renovation Planning

RECOMMENDATION

- A. THAT Council authorize the General Manager of Engineering Services to enter into a contract with Omicron Architecture Engineering Construction Ltd. for:
- i. Condition Assessment Study at a total cost of \$15,320 plus applicable taxes; and,
 - ii. Programming and Design as outlined in this report at a total cost of \$36,156 plus applicable taxes,
- with funding to be provided from the 2003 Yards Basic Capital Budget.
- B. THAT the General Manager of Engineering Services be authorized to execute and deliver the contract on behalf of Council once the contract is in a form which is satisfactory to the Director of Legal Services.
- C. THAT no legal rights are hereby created and none shall arise unless and until the contract is approved as to form by the Director of Legal Services and executed and delivered by the General Manager of Engineering Services.

GENERAL MANAGER'S COMMENTS

The City Manager and the General Manager of Engineering Services RECOMMEND approval of A, B, and C.

COUNCIL POLICY

Council must approve consulting contracts that exceed \$30,000.

PURPOSE

The purpose of this report is to seek Council approval to award a condition assessment, programming and conceptual design contract to Omicron Architecture Engineering Construction Ltd. for proposed renovations to the Manitoba Works Yard Operations, Sanitation Relay and Central Stores buildings.

BACKGROUND

In the last decade, the Operating Branches working out of the main Operations Building of the Manitoba Works Yard have expanded. Most of the Branches have increased personnel to handle increased service levels; Waterworks to install new services for sprinkler systems at new developments, Sewers to handle increased infrastructure, and Human Resources to improve support in the Yards area. The existing Operations Building could not accommodate the increase in staff and, as a consequence, increased office space was provided by portable trailers.

With the completion of the new National Works Yard, Streets Operations has moved to that location which provides the opportunity to accommodate, in the main Operations Building, personnel currently housed in the temporary trailers. A reorganization of the office layout in the building will be required in order to effectively use the vacated space and to locate all the staff into their respective Branches. As the Yard and buildings were constructed over 40 years ago, some general upgrades are required to the plumbing, electrical, heating and window systems which should also improve energy efficiency. An improvement to existing washroom arrangements, security, staff circulation, and provision of a fitness facility is also required.

The Sanitation Relay Building is also in need of renovations in order to provide adequate washrooms, building systems and office layout to support the office uses that have developed. The current review of the Vancouver South Transfer Station infrastructure may result in the need to expand the operation of that facility into the area presently occupied by the Relay Building. Therefore options involving relocation of the Relay Station office facilities also need to be developed.

A downsizing and consolidation in the Central Stores Building has freed up space to allow consideration of relocating the Relay Station offices to that area. There is also the option for some independent activities of the Operations Building to be accommodated there as well.

The need for the Operations building renovations was recognized and funded in the current 2003-2005 Capital Plan. The completion of City's National Works Yard has delayed this work as it required a portion of the funding originally planned for the project. The required funding is now being requested as part of the 2006-2008 Capital Plan. Sufficient funding is available for the initial building programming, conceptual design and costing, and a request for proposals was issued in March 2005.

DISCUSSION

The request for proposals described the building programming and conceptual design requirements for the Operations and Sanitation Relay buildings, and the opportunity to use space in the Central Stores building. This was identified as a first phase that would determine new floor layouts and preliminary cost estimates for the renovations and any upgrades required. The proposal included a request for recommendations on the feasibility of carrying out the renovations under the LEED™ Commercial Interiors program and the cost implications.

The following seven firms responded to the City's request for proposals:

- Andrew Terrett Architect and Revay and Associates Ltd.
- Iredale Group Architecture
- J. Robert Thibodeau
- Larry McFarland Architects Ltd.
- Mnemosyne Architecture
- Omicron Architecture Engineering Construction Ltd.
- PBK Architects Inc.

A Review Committee of the involved Branches was established to evaluate and determine the preferred proposal. This evaluation considered the demonstrated ability of the firm and project team, project appreciation, methodology and work program, schedule, financial proposal and general quality of submission. Based on the evaluation, the General Manager of Engineering Services recommends Omicron Architecture Engineering Construction Ltd.

Omicron has worked on the design and construction of the National Yards Facility as well as other operations yard facilities in the Lower Mainland.

FINANCIAL IMPLICATIONS

The Consultant's proposal was split into two categories consisting of a Condition Assessment Study for the buildings involved at a cost of \$15,320 and Programming and Design at a cost of \$36,156 representing a total fixed fee of \$51,476 plus GST. Funding for the above work is available in the 2003 Yards Basic Capital Budget, order group CB1EF. As noted in the Background section, the required funding to complete the renovation work is being requested

as part of the 2006-2008 Capital Plan. The Consultant has agreed that the Building Assessment study will be completed initially and the Programming and Design can be held until the results of the Capital Plan review and plebiscite are known in November. The Programming and Design would be deleted from the contract at that time if the renovation project is not to proceed as planned. An up to date building condition assessment is necessary, in any case, in order to address any urgent building needs.

CONCLUSION

Staff has completed a public proposal call and thorough proposal evaluation for the phase one programming, conceptual design and costing for renovations to the Manitoba Yards Operations and Relay Station buildings. Omicron Architecture Engineering Construction Ltd. is recommended for this phase of the renovation project. Omicron's experience and knowledge will provide good value to the City.

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