

# A10



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: January 16, 2007  
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Meeting Date: January 30, 2007

TO: Vancouver City Council

FROM: Director, Facilities Design and Management, with Director, Civic Theatres

SUBJECT: Queen Elizabeth Theatre Redevelopment

#### RECOMMENDATION

- A. THAT Council authorize the award of contracts, totalling \$5,122,080, for the preparation of contract documents, tender review, and contract administration for the Queen Elizabeth Theatre Audience Chamber and Lobby Redevelopment to the consultants listed and for the amounts listed in Appendix "A"; source of funding to be the Queen Elizabeth Theatre Redevelopment Capital Budget.
- B. THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City, all legal documents required to implement Recommendation A.
- C. THAT all such legal documents be on terms and conditions satisfactory to the General Manager of Corporate Services and Director of Legal Services, and further that no legal rights or obligations will be created or arise by Council's adoption of the recommendations in this report unless and until such legal documents are executed and delivered by the Director of Legal Services.

#### GENERAL MANAGER'S COMMENTS

The General Manager of Corporate Services and General Manager of Community Services recommend APPROVAL noting that Recommendation A is consistent with earlier approvals for progressing this project, and that the design team is effectively the same one originally approved for QET Master Planning and Redevelopment and more recently approved for design

development, so this matter is essentially one of engaging them to continue the work through the tender and construction process.

## **COUNCIL POLICY**

Council must approve the award of consultant contracts in excess of \$30,000.

## **PURPOSE**

Facilities Design and Management and Civic Theatres are seeking authority to award consultant contracts totalling \$5,122,080 million from capital funds previously approved for the Queen Elizabeth Theatre Audience Chamber and Lobby Redevelopment to allow consultants to complete contract documents, tender review, and contract administration for this project.

## **BACKGROUND**

A team of specialist consultants with demonstrated expertise in designing, building and renovating performing arts facilities was approved by Council to carry out the Civic Theatres Master Capital Planning process and implementation. This team has continued to execute the plan at each phase of implementation. Much of the success of the projects completed to date has been due to their expertise and the continuity of their intimate knowledge of the theatres, the Master Capital Plan and the past projects.

The first phase of the QET Redevelopment, the Vancouver Playhouse Acoustic Separation project was completed between May and November of 2006. The project was successful in achieving its objective of eliminating sound transference between the two adjoining theatres such that rock concerts can for the first time be presented in the QET without interfering with a play or recital in the Playhouse. The project was completed on time and on budget.

## **DISCUSSION**

### **A. Queen Elizabeth Theatre Audience Chamber and Lobby Redevelopment**

Schematic design and feasibility analysis was virtually completed a few years ago. Design development was completed late last year and contract documents will take until the end of March 2007 to complete for Phase 1 and until January 2008 for Phase 2, to be in a position to start construction on short notice and to take advantage of the very few summer timeslots available between now and 2010. Construction windows are confined to May through October of each year to facilitate the ongoing access to the theatre by our resident companies and other users.

The total cost for contract documents, tender review and contract administration for this project is estimated at \$5,122,080.

The members of the consulting team and their proposed fees are listed in Appendix "A".

## FINANCIAL IMPLICATIONS

Consultants' fees in the amount of \$5,122,080 for the completed project are consistent with the recommended fee schedules of the various professional associations involved. Funding for this work is to be provided from the Queen Elizabeth Theatre Redevelopment Capital Budget approved by Council on October 30, 2006.

## CONCLUSION

The Director, Facilities Design and Management, with the Director, Civic Theatres, request approval to award Consultant Contracts for Contract Documents, Tender Review, and Contract Administration for the Queen Elizabeth Theatre Audience Chamber and Lobby Redevelopment, from funding previously approved, to the Consultants listed and for the amounts listed in Appendix "A".

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## APPENDIX "A"

## Queen Elizabeth Theatre Redevelopment Fee Proposals

CONSULTANT	Fee
Proscenium Architecture + Interiors (architectural and prime consultant)	\$2,642,526
Aercoustics Engineering Ltd (acoustics)	\$194,810
Doug Welch Design Associates Limited (theatre, lighting)	\$172,350
RJC Ltd (structural)	\$500,000
Schenke/Bawol Engineering Ltd (electrical)	\$405,050
Stantec (mechanical)	\$371,700
James Bush & Associates Ltd. (cost)	\$57,800
Durante Kreuk Ltd. (landscape)	n/a
Commonwealth Historic Resource Management (heritage)	\$30,000
LMDG (code)	\$61,000
Engineering Harmonics (theatre sound)	\$160,200
RWDI (airflow modeling)	\$51,000
ACM (asbestos abatement)	\$10,000
<b>SUBTOTAL</b>	<b>\$4,656,436</b>
Disbursements - allow 10%	\$465,644
<b>TOTAL</b>	<b>\$5,122,080</b>