



## CITY OF VANCOUVER

# A5

### ADMINISTRATIVE REPORT

Report Date: April 15, 2008  
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Meeting Date: April 29, 2008

TO: Vancouver City Council

FROM: Director, Facilities Design & Management in consultation with the  
Director of Civic Theatres

SUBJECT: Award of Environmental Consultant Contract for Queen Elizabeth  
Theatre Redevelopment - Audience Chamber Phase 2

### RECOMMENDATION

- A. THAT, Council waive the normal policy of conducting a Request for Quotation procurement process and approve entering into a sole-sourced agreement with EHS Partnerships Ltd. ("EHSP") for environmental consulting services for the Queen Elizabeth Theatre Redevelopment - Audience Chamber Phase 2 to a maximum value of \$100,000 (plus applicable taxes), with the source of funding to be the Queen Elizabeth Theatre Redevelopment Capital Budget.
- B. THAT, no legal rights or obligations will be created by Council's approval of these Recommendations and no funds are to be expended or services to be performed in respect of the matters contemplated by Recommendation A unless and until all legal documentation required by the Director of Legal Services has been executed and delivered by the Director of Legal Services on terms and conditions satisfactory to her.

### GENERAL MANAGER'S COMMENTS

The General Manager of Business Planning and Services and the General Manager of Community Services RECOMMEND approval of the foregoing.

## COUNCIL POLICY

- Council approval is required for the award of any consulting contract with a value over \$30,000.
- Issuance of a Request for Quotation is required for contracts between \$50,000 and \$100,000

## PURPOSE

The purpose of this report is to seek Council approval to award a contract to EHSP for environmental consulting services for the Queen Elizabeth Theatre Redevelopment - Audience Chamber Phase 2, up to a maximum value of \$100,000 (plus applicable taxes).

## BACKGROUND

The QET Redevelopment project was originally planned and scheduled during dark periods from the start of May to the start of November in 2006, 2007 and 2008 and has been extended through the same period in 2009. The first phase, the Vancouver Playhouse / Queen Elizabeth Theatre Acoustic Separation, was completed between May and November of 2006.

The Audience Chamber work, the second phase of the larger QET Redevelopment project commenced between May and November 2007. That summer's scope included demolition, architectural, structural, mechanical and electrical work associated with the removal of the existing audience chamber ceiling and systems, the installation of new mechanical and electrical systems, infrastructure for new theatre systems, and architectural and structural renovations, including roof truss upgrading, acoustical interventions, and new catwalks, bulkheads, and upper level finishes. Despite the fact that this project encountered delays beyond the contractor's control (including civic work stoppage issues and the discovery and subsequent remediation of potentially hazardous dispersed lead dust) the theatre opened with full environmental clearance on schedule for the 2007- 2008 season.

The Audience Chamber Phase 2 work, already in the initial stages of construction, will include balcony, side box, and seating reconfiguration, acoustical interventions, new finishes, and washroom and lobby renovations. Construction work is scheduled for the summers of 2008 and 2009, and the work planned for summer 2008 is particularly intensive and critical. Phase 2 work is proceeding under contract with Heatherbrae Builders Co. Ltd. ("Heatherbrae") per Council approval granted October 30, 2007.

The unanticipated discovery of the lead contamination during the construction period in 2007 resulted in unplanned remediation and clean-up costs of \$1.5 million as well as construction delays while remediation was carried out.

In March 2008, Facilities Design and Management staff issued a Request for Proposals ("RFP") for environmental consulting services to two invited proponents prequalified by Environmental Services. The RFP was for a pre-construction hazardous materials survey and risk assessment. In conducting the on-site testing, the successful proponent, EHSP, noted concerning levels of lead-bearing dust on surfaces within the facility.

On the basis of their prompt and professional reporting, immediate remediation and ongoing hazard assessment and exposure control measures were implemented. Clearance tests for lead in exposed areas of the building are now below levels of detection.

Testing of areas slated for demolition during the summer of 2008 has shown that there are high levels of lead in concealed spaces such as ceiling cavities, requiring great care in demolition and monitoring of the construction site and surrounding work areas to prevent a repeat of the events of 2007.

## **DISCUSSION**

The overall QET Redevelopment is on a very tight timeline as it must be completed in time for the 2010 Winter Olympics Arts Festival Project while still maintaining access for theatre users during the winter performance season.

Given this tight timeline, the complex nature of the Project, and the seriousness of concerns arising from the re-emergence of lead dust within the QET, Facilities and Civic Theatres staff recommend entering into a sole-sourced agreement with EHSP for comprehensive environmental consulting services to a maximum value of \$100,000 (plus applicable taxes) for the duration of the Phase 2 period, on the basis that they:

- were the successful proponent in the initial limited RFP process for a pre-construction hazardous materials survey
- provided prompt and professional reporting
- utilize real-time testing equipment providing immediate results
- have a now intimate working knowledge of the facility and the issues

## **FINANCIAL IMPLICATIONS**

Funding for EHSP's consulting services to a maximum of \$100,000 (plus applicable taxes) is to be provided from the Queen Elizabeth Theatre Redevelopment Capital Budget approved by Council on October 31, 2006. Based on preliminary pre-construction assessment results, there will be additional implications for the cost of demolition, construction, remediation and clean-up that cannot yet be estimated. The details of these implications will be reported back to Council at a future date.

## **CONCLUSION**

Following an RFP process to two prequalified proponents, EHSP were retained to complete a pre-construction hazardous materials survey for the QET Audience Chamber Phase 2 Redevelopment. Results emerging from this survey identified an urgent requirement for immediate and ongoing environmental consulting and monitoring. EHSP provided a very quick, thorough and professional response which mitigated risk and supported ongoing operation of the theatre. The Director, Facilities Design & Management and the Director of Civic Theatres recommend entering into a sole-sourced agreement with EHSP for environmental consulting services, with the source of funding to be the Queen Elizabeth Theatre Redevelopment Capital Budget.

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