



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: 18 October 2008
Contact: Garrick Bradshaw
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VanRIMS No.: 08-2000-20
Meeting Date: October 28, 2008

TO: Vancouver City Council

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

SUBJECT: Orpheum Theatre Redevelopment - Consultant Contracts

RECOMMENDATION

- A. THAT Council authorize the Director of Facilities Design & Management to solicit and evaluate proposals on a sole source basis from the consultants listed in Appendix A for the provision of professional services for the renovation and refurbishment of the Orpheum Theatre.
- B. THAT Council authorize the General Manager of Business Planning and Services and the Director of Legal Services to negotiate contracts with the consultants listed in Appendix A, to a sum not to exceed \$800,000 plus GST, for provision of professional services for the renovation and refurbishment of the Orpheum Theatre; source of funds to be the Civic Theatre Redevelopment Capital Budget.
- C. THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City, all legal documents required to implement Recommendation B.
- D. THAT all such legal documents be on terms and conditions satisfactory to the General Manager of Business Planning and Services and the Director of Legal Services, and further that no legal rights or obligations will be created or arise from 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 Managers of Business Planning and Services and Community Services recommend APPROVAL of the foregoing noting that the design team is effectively the same one approved for previous phases of the Cultural Precinct Redevelopment Program and recently for Phase 1 and 2 of the Queen Elizabeth Redevelopment. This design team has worked on the feasibility study for the Orpheum scope of work. This knowledge and their performance on previous phases and their familiarity with the City's processes and the facilities positions them very well to enable completion of this project within the short time period prior to the 2010 Olympic Games.

COUNCIL POLICY

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

PURPOSE

The Director of Facilities Design and Management and Director of Civic Theatres are requesting approval to engage the consultants listed in Appendix A to provide professional services for the design development and supervision of renovations and redevelopment of the Orpheum Theatre.

BACKGROUND

During 1992 - 1993, Civic Theatres engaged a team of consultants and undertook a detailed analysis of the capital requirements of the Queen Elizabeth Theatre, the Playhouse, and the Orpheum with the intent of bringing them up to date. The Development Plan that was produced as a result of that analysis included recommendations regarding schematic architectural design as well as structural/seismic, electrical, mechanical, and acoustical improvements.

In October 2006, Council approved (in camera) the funding strategy for Phase One of the Cultural Precinct Plan which included:

- The acoustical separation of the Playhouse and Queen Elizabeth Theatres
- The redevelopment of the lobbies, auditorium and plaza at the Queen Elizabeth Theatre (QET)
- Restoration and refurbishment of the Orpheum Theatre

The acoustical separation project has been completed and Phase 1 of the redevelopment of the QET has been completed. The design and implementation of Phase 2 of the redevelopment of the QET is in progress.

DISCUSSION

Proscenium Architecture & Interiors Inc. (PAI) has been the lead consultant involved in the development of the Civic Theatre Development program from its early inception. PAI and the majority of the consultants listed in Appendix A have been involved in the design and supervision of the acoustical separation project and Phase 1 and 2 of the QET Redevelopment

projects as well as previous Orpheum projects. Their past work on conceptual designs, their familiarity with our Civic Theatre facilities and operations, and the City's construction and contract administration process enables them to provide an exceptional level of service, capable of delivering the design work within the limited time available. Engaging a new design team at this time would jeopardize the City's ability to complete this work prior to the 2010 Olympic Games.

The feasibility study and scope determination phase of the Orpheum restoration project is nearing completion. With Council's concurrence, the Director of Facilities and the Director of Civic Theatres wish to issue a call for proposals from the consultant team listed in Appendix A based on the finalized scope of work and then negotiate agreements for the corresponding professional services for execution by the General Manager of Business Planning and Services and the Director of Legal Services, as required. The professional services to be included in these contracts includes:

- Engineering and design services
- Preparation of tender documents
- Evaluation of tender submissions
- Construction supervision and certification of the construction contracts to be tendered and awarded at a later date

FINANCIAL IMPLICATIONS

A preliminary review of the proposed renovations has yielded an estimated upset limit of \$800,000 plus GST for consultant fees. Funding is available within the Civic Theatres Redevelopment Capital Budget as approved in an October 2006 Council report RTS # 06098.

CONCLUSION

In order to meet the tight timelines for completion of renovations of the Orpheum Theatre prior to the 2010 Olympic Games, it essential that the detailed design process be undertaken as soon as possible. Proscenium Architecture & Interiors Inc. has been the primary consultant involved with the planning, design and implementation of the Civic Theatres Redevelopment Plan. Staff are recommending the consultants listed in Appendix A as the design team for the renovation and refurbishment of the Orpheum. The majority of these consultants have been involved with previous phases of the Civic Theatre Redevelopment project. In order to facilitate the completion of this project, Council is being asked to authorize the General Manager of Business Planning and Services and the Director of Legal Services to negotiate, award and execute agreements with the consultant firms listed in Appendix A following a receipt and evaluation of their proposals.

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Orpheum Renovation and Refurbishment Project - Proposed Design Team

Proscenium Architecture & Interiors - architecture, interiors, coordinating consultant

Aercoustics Engineering Ltd - acoustics

Doug Welch Design Associates Limited - theatre design, architectural lighting

RJC Ltd. - structural engineering

Schenke/Bawol Engineering Ltd - electrical engineering

Stantec - mechanical engineering

James Bush & Associates - cost, quantity surveying

Commonwealth Historic Resource Management Limited - heritage design

LMDG - code consultancy

Engineering Harmonics - theatre sound

EHS Partnerships - environmental