

NO: R097

COUNCIL DATE: May 31, 2021

---

## REGULAR COUNCIL

**TO: Mayor & Council** **DATE: May 25, 2021**

**FROM: General Manager, Planning & Development** **FILE: 0760-20**  
**General Manager, Parks, Recreation & Culture** **(Newton Community**  
**General Manager, Engineering** **Centre)**

**SUBJECT: Newton Community Centre Facility Project – Award of Architectural Design**  
**and Construction Administration Services**

---

## RECOMMENDATION

The Planning & Development Department, Parks, Recreation & Culture Department, and the Engineering Department recommend that Council:

1. Receive this report for information;
2. Award Contract No. 1220-030-2021-023 to TKA+D Architecture + Design Inc. (“TKA+D”) in association with MacLennan Jaunkalns Miller Architects Ltd. (“MJMA”) in the amount of \$4,357,069.50 (including GST) for the Newton Community Centre (“the Project”);
3. Set the expenditure authorization limit for Contract No. 1220-030-2021-023 at \$4,725,000.00 (including GST and contingency); and
4. Authorize the General Manager, Planning & Development, or his delegate, to execute Contract No. 1220-030-2021-023.

## INTENT

The intent of this report is to obtain Council approval to award a contract related to TKA+D in association with MJMA to design and manage the construction of the Project.

## BACKGROUND

As part of the Surrey Invest Program and to accommodate for population growth in the Newton community, Council has approved the design and construction of a new community facility as part of their Five-Year (2021-2025) Financial Plan – Capital Program outlined in Corporate Report No. F002; 2020.

The Newton Community Centre Facility will offer a state-of-the-art community hub for Newton residents of all ages to learn, exercise, and to enjoy a fun and healthy environment.

The Newton Community Centre Facility is proposed to be energy efficient and will be designed to meet the City's goals under the Sustainability Charter, the Wood First Policy, and accessibility initiatives. The new facility will support the City's Greenhouse Gas Emissions reduction targets.

## **DISCUSSION**

In February 2021, a Request for Expression of Interest and Statements of Qualifications ("RFEI-SOQ" No. 1220-050-2021-003) was issued to initially prequalify consultants. Eleven submissions were received, of which three consulting firms were then shortlisted to receive a Request for Proposals.

In March 2021, a Request for Proposals ("RFP" No. 1220-030-2021-023) was issued to the shortlisted consultants' firms for the purpose of retaining professional services related to the design and construction administration of Newton Community Centre Project. The RFP closed on April 9, 2021. Proposals were received from the following firms:

- TKA+D in association with MJMA;
- Stantec Architecture Inc.; and
- HCMA Architecture + Design.

## **Evaluation**

The proposals were evaluated using the following criteria:

- Strength of project managers and project teams;
- Level of effort;
- Expertise with similar projects; and
- The City's Purchasing Policy.

The three submissions received were carefully reviewed for accuracy and completeness by a panel of staff members, following a structured and standard evaluation process in accordance with City Purchasing Guidelines. Staff from the Planning & Development Department, Parks, Recreation & Culture Department, Surrey Libraries, Engineering Department, and Finance Department formed the evaluation team.

Upon completion of the evaluation process and considering the responses to the questionnaires and the outcome of the interviews, the evaluation team concluded that the proposal submitted by TKA+D in association with MJMA offers the best value to the City. Staff therefore recommended that TKA+D in association with MJMA be awarded Contract No. 1220-030-2021-023.

## **Schedule**

Design for the Project will commence immediately upon approval from Council and execution of a contract, with public consultation as the first phase of the Project, followed by design and construction expected to commence in 2022. The Project is expected to be completed in 2024.

## **SUSTAINABILITY CONSIDERATIONS**

The City recognizes the value of creating a sustainable facility, especially in the Newton neighbourhood. The Project will be certified under a sustainable building standard, such as LEED or Passive House.

The Project supports the objectives of the City's Sustainability Charter 2.0. In particular, they relate to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods and Infrastructure. Specifically, they support the following Desired Outcomes ("DO"):

- Buildings and Sites DO11: Surrey is at the forefront of sustainable and restorative building design and technology.
- Buildings and Sites DO13: Buildings are healthy and energy and resource efficient.  
Buildings and Sites DO15: All new buildings, public places, and outdoor spaces are welcoming. They are safe and universally accessible.
- All Infrastructure DO1: City facilities and infrastructure systems are well managed, adaptable, long lasting, and are effectively integrated into regional systems.
- Energy and Climate DO10: Buildings in the community are energy-efficient and offset energy use with onsite energy generation.

*Original signed by*  
Jean Lamontagne  
General Manager, Planning & Development

*Original signed by*  
Laurie Cavan  
General Manager, Parks, Recreation & Culture

*Original signed by*  
Scott Neuman, P.Eng.  
General Manager, Engineering

AA/ab/ss