



# CORPORATE REPORT

NO: 129

COUNCIL DATE: June 28, 2021

## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **June 24, 2021**  
FROM: **General Manager, Planning & Development** FILE: **0760-20**  
**General Manager, Parks, Recreation & Culture**  
**General Manager, Engineering** (Cloverdale Sport and  
Ice Complex)  
SUBJECT: **Cloverdale Sport and Ice Complex – Re-engagement Approval for Architectural  
Design and Construction Administration Services**

## RECOMMENDATION

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

1. Receive this report for information;
2. Approve re-engagement of Contract No. 1220-030-2016-007 with Taylor Kurtz Architecture + Design Inc. in association with Rounthwaite, Dick and Hadley Architects Inc. (“TKA+RDH”) in the amount of \$1,050,000.00 (including GST) for completion of the architectural design process and construction administration services for Cloverdale Sport and Ice Complex (“the Project”);
3. Set the expenditure authorization limit for Contract No. 1220-030-2016-007 at \$1,155,000.00 (including GST and contingency); and
4. Authorize the General Manager, Planning & Development, or his delegate, to execute the contract agreement.

## INTENT

The intent of this report is to obtain Council approval to re-engage TKA+RDH to complete providing architectural design and construction administration services related to the Project.

## BACKGROUND

Following the completion of a competitive procurement process in 2016 (Request for Proposal [“RFP”] No. 1220-030-2016-007), Council approved the Corporate Report recommendation to award TKA+RDH with the architectural design and construction administration services related to the Cloverdale Sport and Ice Complex project in April 2016 (Corporate Report No. Ro83; 2016). The consultancy services also included a review of the Cloverdale Fairgrounds master planning and site analysis to identify the best location for the new arena facility.

TKA+RDH worked closely with City staff and stakeholders through the different design phases, up to the design development phase, just before proceeding to the following construction documentation and procurement phase. A City Building Permit application was submitted.

As part of the City's capital budget review process, the Project was paused in November 2018. As a result, the Project design did not fully complete which would have allowed proceeding further to design completion, followed by construction safe for related civil offsite infrastructure upgrades that were committed to as part of the Project and were in progress as of 2018.

## **DISCUSSION**

As part of the Surrey Invest Program and to accommodate the need for additional community ice arenas in the City, Council has now approved completing the design and starting construction of the Cloverdale Sport and Ice Complex as part of their Five-Year (2021-2025) Financial Plan – Capital Program (Corporate Report No. Foo2; 2020).

The Cloverdale Sport and Ice Complex will provide additional ice in Cloverdale to meet the community's needs for ice hockey, figure skating, public lessons, skating sessions, and dry-floor summer use for sports such as a lacrosse and ball hockey. The facility will serve not only the Cloverdale community with additional ice sports and programming but will add ice capacity to the City overall. The facility will be high quality in architecture and materials. Site development will include a new roadway extension with related engineering utility services, onsite parking, construction, and landscaping interfaces to support the building and compliment the adjacent park spaces.

To facilitate the advancement of this Project and following the City's prior selection of TKA+RDH through a competitive selection process, it is recommended the City re-engage TKA+RDH to complete their original design scope, including construction administration services and completion of the Project. TKA+RDH and their consultants' team have successfully completed the master planning, programming, public consultation, schematic, and design development, making them well-suited to take on the Project from its current status to the next phases more efficiently and in a timely manner. This approach will ensure that the Project can be delivered expeditiously, whereas the selection of a different firm of consultants to deliver this Project will require an additional eight to 10 months longer to complete. TKA+RDH's performance has proven to be professional and has met the City's expectations,

### **Scope of Work**

Utilizing the design work that has already been completed, TKA+RDH and their design team will bring the Project back online, completing the design development, construction documentation and procurement, construction administration services, and finally, Project completion.

The services will include updating the design and documentation that were previously completed to ensure compliance with the current BC Building Code in effect (2018), which was not applicable to the Project at the time when it was first initiated. A new Building Permit application package will be submitted, as per the current BC Building Code requirements, which will include design revisions that address accessibility, seismic, climatic data, energy efficiency standards, fenestration performance, and water efficiency standards. In addition, the scope will include design and construction administration services for the new 177B Street and associated improvements.

TKA+RDH's re-engagement fees include services that were part of the original scope and have yet to be completed, in addition to design revisions and the new Building Permit submission needed to meet the current BC Building Code requirements, as well as related offsite civil works associated with the new 177B Street. TKA+RDH's fees for the re-engagement services are consistent with the original fee structure that was established through the prior competitive procurement process.

## Funding

Funding for this contract is available within the approved 2021 Five-Year (2021-2025) Financial Plan – Capital Program.

## Timeline for the Project

Design completion for the Project will commence immediately upon approval from Council and execution of a contract, followed by Building Permit submission and the construction procurement process. It is estimated the Project will be completed within 18 to 24 months following Council approval of this assignment.

## Finance and Legal Services Review

This report has been reviewed by Finance and Legal Services and they have no concerns.

## SUSTAINABILITY CONSIDERATIONS

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.

## CONCLUSION

Based on the above discussion, it is recommended that Council approve the re-engagement of Taylor Kurtz Architecture + Design Inc. in association with Rounthwaite, Dick and Hadley Architects Inc. in the amount of \$1,050,000.00 (including GST) for the architectural design and construction administration services for Cloverdale Sport and Ice Complex and set the expenditure authorization limit for the contract at \$1,155,000.00 (including GST and contingency).

*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