

NO: R034

COUNCIL DATE: February 14, 2022

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **February 10, 2022**

FROM: **Acting General Manager, Planning & Development** FILE: **1220-030-2021-023**

SUBJECT: **Increase in Scope of Work for Contract No. 1220-030-2021-023  
Newton Community Centre –Design and Construction Administration  
Services**

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## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Increase the expenditure authorization limit for Contract No. 1220-030-2021-023 with TKA+D Architecture + Design Inc. (“TKA+D”) in association with MacLennan Jaunkalns Miller Architects Ltd. (“MJMA”) - (“TKA+D + MJMA”) by \$2,744,630.99 from \$4,357,069.50 to \$7,101,700.49 (including GST) for Newton Community Centre (the “Project”);
3. Set the revised expenditure authorization limit for Contract No. 1220-030-2021-023 at \$7,900,000.00 (including GST and contingency); and
4. Authorize the General Manager, Planning & Development to execute Contract No. 1220-030-2021-023.

## INTENT

The intent of this report is to obtain Council approval to increase the expenditure authorization limit for Contract No. 1220-030-2021-023 with TKA+D + MJMA to complete the architectural design and construction administration services related to the Project.

## BACKGROUND

On May 31, 2021, Council approved awarded Contract No. 1220-030-2021-023 for the architectural design and construction administration services for the Project to TKA+D + MJMA (Corporate Report No. R097; 2021, attached as Appendix “I”), as part of the Five-Year (2021-2025) Financial Plan – Capital Program outlined in Corporate Report No. F002; 2020. Being part of the Surrey Invest Program, the Newton Community Centre will be designed to address the Newton community’s needs and to accommodate for population growth in the Newton area.

Following the award, TKA+D + MJMA, in collaboration with City staff and stakeholders, completed the first phase of public engagement and area study and demand analysis to determine the services and program needs of the Newton community. The public engagement included various outreach techniques and methodologies, such as creating a project webpage, newsletters, online surveys (in English and Punjabi), internal and external stakeholder workshops, targeted external stakeholder direct emails, social media advertisement, and posters and displays at strategic locations. The second public engagement phase will commence in parallel to programming, concept, and schematic design development.

In response to the Newton community's needs and demand, Council has approved the programming and increasing the Project budget by \$37 million for a total revised budget of \$100 million in the 2022 Five-Year (2022-2026) Financial Plan – Capital Program, outlined in Corporate Report No. Foo2; 2022. As a result, additional effort is required from TKA+D + MJMA to complete the design and construction administration services based on the increased budget and scope.

## **DISCUSSION**

The Newton Community Centre project was initiated in early Summer 2021. The originally approved budget for the project was developed to accommodate creating various community services and programs. The potential services and amenities included gymnasiums, fitness spaces, weight room, indoor cycling, fitness studio, licensed preschool and childcare, community kitchen, multi-purpose rooms, youth and seniors' spaces, library, virtual art studio, rehearsal room, music room, outdoor plaza with fitness element, and playground area for children and youth. Upon engagement of the consultants' team, the pre-design phase commenced.

Being an essential component of the design process, City staff, in collaboration with the consultants' team, created a creative and interactive engagement plan and process utilizing the framework of the City's Public Engagement Strategy. This engagement process involved the project team, internal and external stakeholders and the public. The intent was to help guide the creation and development of a design that best reflects the Newton communities needs and aspirations. Several thousands of community members participated through various engagement means.

The outcome of the engagement process indicated that the Newton community supports the Newton Community Centre project. Recognizing the fact that Newton is multi-cultural and is the most populated neighbourhood in Surrey with continuous growth, the Newton Community Centre is seen as a very important investment that is due. During the budget process for 2022 Five-Year (2022-2026) Financial Plan, Council approved advancing the award of an aquatic program, which includes a swimming pool with leisure components and water attractions, to the Newton Community Centre project as the first development phase.

The updated scope of the Project will include aquatic programming which includes a 10 lane, 50 metre lap competition pool, leisure pool, water attractions, family hot tub, sauna, steam room, jacuzzi, fitness centre, childcare centre and other amenities, as well as support and multi-purpose spaces. The new facility will be designed with provisions for future additional community services and programs including recreation, culture and library.

Aquatic facilities design is known to be more sophisticated, and complex compared to designing community facilities with no aquatic components. Compliance with stringent health regulations and guidelines, combined with sophisticated mechanical and electrical systems require more attention to detail and coordination amongst the various engineering disciplines, making aquatic facilities more demanding and challenging to design.

In addition to extra effort required from the consultant's team, the additional services will include further engagement of City aquatic staff and swimming clubs, master planning, engagement of an aquatic consultant specialist, programming, and schematic analysis to accommodate a potential future addition of community services and spaces.

TKA+D + MJMA's fees for the required services are consistent with the original fee structure that was established through a competitive procurement process.

### **Timeline for the Project**

Design for the Project will commence immediately upon approval from Council and execution of a revised Contract, followed by design development and the construction procurement process. It is to be noted that additional time is required for further consultation with City aquatic staff and swimming clubs to develop and confirm the aquatic programming and required supporting spaces. This engagement process, combined with the complexity of designing an aquatic facility, will delay the design development and eventually the construction start and completion dates that were originally established for the project based on the original scope. It is anticipated that the Newton Community Centre will be completed in 2025.

### **FUNDING**

Funding for this Contract is available within the approved 2022 Five-Year Financial Plan – Capital Program (Parks, Recreation & Culture Services Capital budget).

### **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, Passive House, or Net Zero Carbon Building.

The Project supports the objectives of the City's Sustainability Charter 2.0. In particular, this Project relates to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods, and Infrastructure. Specifically, this project supports 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; and
- 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 increasing the expenditure authorization limit for Contract No. 1220-030-2021-023 with TKA+D + MJMA as described above to work toward completion of the Newton Community Centre.

Ron Gill  
Acting General Manager,  
Planning & Development

AA/cc

Appendix "I" – Corporate Report No. R097; 2021

## CORPORATE REPORT

NO: R097

COUNCIL DATE: May 31, 2021

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### REGULAR COUNCIL

TO: Mayor & Council

DATE: May 25, 2021

FROM: General Manager, Planning & Development  
General Manager, Parks, Recreation & Culture  
General Manager, Engineering

FILE: 0760-20  
(Newton Community  
Centre)

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

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### 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 ("RFEOI-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.



Jean Lamontagne  
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Scott Neuman, P.Eng.  
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