

NO: R035

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: **1220-030-2016-007**

SUBJECT: **Increase Scope of Work for Contract No. 1220-030-2016-007  
Cloverdale Sport & Ice Complex –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. 1220-030-2016-007 with Taylor Kurtz Architecture + Design Inc. in association with Rounthwaite, Dick and Hadley Architects Inc. (“TKA+RDH”) by \$1,502,311.65 from \$1,126,755.00 to \$2,629,066.65 (including GST) for the Cloverdale Sport & Ice Complex;
3. Set the revised expenditure authorization limit for Contract No. 1220-030-2016-007 at \$2,900,000.00 (including GST and contingencies); and
4. Authorize the General Manager, Planning & Development to execute Contract No. 1220-030-2016-007.

## INTENT

The intent of this report is to obtain Council approval to increase the expenditure authorization limit on Contract No. 1220-030-2016-007 with TKA+RDH for the architectural design and construction administration services related to the Cloverdale Sport & Ice Complex (the “Project”).

## BACKGROUND

On June 28, 2021, Council approved the re-engagement of TKA+RDH for Contract No. 1220-030-2016-007 to complete the design and commence construction of the Cloverdale Sport & Ice Complex (Corporate Report No. R129; 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 Cloverdale Sport & Ice Complex will provide two ice sheets with spectator seating supporting amenities space and site development to accommodate the need for a community ice arena in the City.

Following the Contract award, TKA+RDH, in collaboration with City staff and stakeholders, conducted further design and cost analysis with the intention to reduce construction costs that have been significantly impacted by the current market economy and cost escalation. In addition, the design analysis included shifting the building site to accommodate the Warner Bros movie production set and lease area, described in further detail below, and exploring the potential for reducing the footprint of the proposed development, while optimizing the overall Cloverdale Fairgrounds land usage. As a result, additional effort is required from the TKA+RDH to complete the design and construction administration services.

The additional services include providing few modified design concepts for the arena facility, value engineering, an updated site layout to accommodate current site conditions, and optimize land usage. The modified concept will result in a more efficient facility with simpler structure and access. The arena facility will be energy efficient and designed to accommodate a potential future addition of a third and fourth ice sheet should they be required to meet demand.

## **DISCUSSION**

The Cloverdale Sport & Ice Complex will accommodate the community's needs for ice sports and programming, offering ice hockey, figure skating, public lessons, skating sessions, and dry-floor summer use for sports, such as lacrosse and ball hockey.

The Project includes site development that consists of 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. The offsite scope is being tendered now with the intention to start construction in March 2022 with completion in early Summer 2022.

The original design of the arena building was developed in 2017-2018 with the intention to have a strong architectural presence along 64 Avenue. As such, the configuration of the arena building was basically a long rectangular shape with the two ice sheets placed in tandem with full height glazing fronting 64 Avenue. The facility layout and configuration were possible at the time due to availability of land; however, since the Project was paused in November 2018 as part of the City's capital budget review process, a portion of the land on the east side of the proposed site with access to 64 Avenue was leased to Warner Bros for their movie productions in Summer 2019. This resulted in reducing the available land for the Project. It is to be noted that the Warner Bros lease agreement has economic benefit to the City.

To accommodate Warner Bros movie production operations setup and to avoid encroachment into their leased area, City staff, in collaboration with the consultants' team, explored various options for repositioning the arena facility on the available land utilizing the original design and configuration. Various site testing studies and value engineering were conducted to reduce the overall footprint of the arena facility while maintaining the original programs and optimizing the available land. The outcome of those studies and analysis indicated that the most feasible design option is to reconfigure the arena building to be more compacted with the two ice sheets side-by-side instead of being in tandem, as per the original design concept and to shift the building to the east towards the new roadway. The new arena building configuration and design will result in a smaller overall footprint for the development, simpler structure, less costly, and operationally more efficient. Designing the arena facility with the new configuration requires additional effort and coordination from the consultant's team.

TKA+RDH's fees for the required services are consistent with the original fees structure that were established through a competitive procurement process.

### **Timeline for the Project**

Design advancement for the Project will commence immediately upon approval from Council and execution of a revised Contract, followed by a Building Permit submission, and the construction procurement process. It is estimated the project will be completed in early 2024.

### **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 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, 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; 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 the increasing this expenditure authorization limit for Contract No. 1220-030-2016-007 for Cloverdale Sport & Ice Complex.

Ron Gill  
Acting General Manager,  
Planning & Development

AA/cc

Appendix "I" – Corporate Report No. R129; 2021

NO: R129

COUNCIL DATE: June 28, 2021

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## REGULAR COUNCIL

TO: Mayor & Council

DATE: June 24, 2021

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

FILE: 0760-20  
(Cloverdale Sport and  
Ice Complex)

SUBJECT: Cloverdale Sport and Ice Complex – Re-engagement Approval for Architectural  
Design and Construction Administration Services

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## 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 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, where as 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).



Jean Lamontagne  
General Manager, Planning & Development



Laurie Cavan,  
General Manager, Parks, Recreation & Culture



Scott Neuman, P.Eng.  
General Manager, Engineering