



Corporate NO: R200

Report COUNCIL DATE: September 5, 2000

REGULAR COUNCIL

TO: Mayor & Council **DATE: August 25, 2000**

FROM: General Manager, Engineering

General Manager, Parks, Recreation & Culture
Acting General Manager, Finance, Technology & Human Resources

FILE: 0523-720-03

SUBJECT: Surrey Arts Centre Redevelopment Retention of Architectural Consulting Services

RECOMMENDATION

It is recommended that Proscenium Architecture + Interiors Inc. be retained to provide full architectural consulting services in the amount of \$716,460.00 plus \$50,152.20 GST for a total contract price of \$766,612.20.

BACKGROUND

In accordance with the Cultural Strategic Plan, the Surrey Arts Centre Redevelopment is a renovation/addition to the existing facilities to improve and expand the current facilities located in Bear Creek Park. The redevelopment will be adding an additional 13,000 sq.ft. to the existing 32,000 sq.ft. The project includes a refurbished theatre, improved and expanded dressing rooms, public spaces, a new multi-purpose/studio theatre space, a new class A gallery, expanded ceramics studios and classrooms, and efficient administrative spaces.

Selection Process

A Request for Qualifications was published requesting interested architectural teams to submit their portfolios of past work, resumes and a proposed assembled consulting team for consideration for this project. Seventeen submissions were received. These submissions were reviewed based on the experience of past projects of the firms and their consulting team of engineers and specialists. An initial five teams were selected for interviews. After extensive interviews and reference checks, three firms were invited to submit fee proposals.

When the fee proposals were received and initial cost estimates for the proposed redevelopment completed, the

totals were exceeding the current available budget. As a result, none of the received fee proposals were accepted. The functional building program was reviewed and amended to better reflect the needs of the theatre, visual arts, and administrative components which could be achieved within the budget established for this project.

With these revised parameters, a new shortlist of four proponents was selected to be interviewed and submit fee proposals for full architectural and engineering services. These firms were Ankenman Associates, Hotson Bakker Architects, Proscenium Architects, and Roger Hughes and Partners. Two of the firms, Hotson Bakker and Proscenium, have had previous experience with the Surrey Art Centre project. Hotson Bakker carried out an assessment of the facility as part of the Cultural Strategic Plan, and Proscenium recently carried out the development of the Functional Building Program. Both these documents were available to all firms involved in the process. The four firms were evaluated on the following five criteria.

- past experience of similar type and size of projects
- track record of completing projects on time and on schedule
- demonstrated understanding of this project and their proposed design approach
- ability to work as a team with owners, contractors, etc.
- fee

The fee proposals received were:

<i>Architectural Firm</i>	<i>Total Fee *</i>
Proscenium Architecture	\$ 716,460
Hotson Bakker Architects	\$ 718,800
Ankenman Associates	\$ 719,550**
Roger Hughes +Partners	\$ 786,300

*The Total Fee includes the full complement of engineering consultants, landscape architects, speciality consultants and an estimated budget for disbursements.

**This Total Fee is an extrapolated estimate based on the other submissions, as this firm did not submit fees for all of the components requested.

All of the above figures do not include GST.

After evaluating all of the five criteria, Proscenium Architecture + Interiors and their proposed complement of consultants, is best suited to provide the architectural and engineering design services for the completion of the redevelopment of the Surrey Arts Centre through all phases of design and construction. They have extensive experience in cultural projects and also had the lowest overall fee.

Project Schedule

It has been confirmed that Surrey will host the BC Festival of the Arts in late Spring of 2002. It would be

desirable to have a completed expanded facility for this event. As a result, the project timeline is a very aggressive one, requiring a team which best understands the parameters of a performing and visual arts facility and has the ability to fast track the development of architectural and engineering drawings. The proposed firm must have a track record of achieving projects on time as well as on budget. The work done by Proscenium on the Functional Building Program will assist them in meeting the aggressive timetable.

Funding

The required funding (\$7,200,000) for the construction phase of the Surrey Arts Centre addition will be ranked in the 2001 Budget process. The architectural work has to begin now in order for this project to proceed as scheduled in order to be ready in time for the BC Festival of the Arts in 2002.

There is currently approved funding of \$300,000 available for the design development work. A provision in the contract with Proscenium Architecture + Interiors Inc. has been made to provide services in accordance with this funding availability. Once the design phases are completed, the remaining work can be put on hold until the construction phase has been approved.

CONCLUSION

After careful consideration of all of the criteria and review of the fee proposals submitted, it is concluded that Proscenium Architecture + Interiors Inc. is the best suited firm to provide the full architectural and engineering services for the Redevelopment of the Surrey Arts Centre. It is recommended to award the contract for these services to Proscenium Architecture + Interiors Inc. in the amount of \$716,460 (excluding GST).

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