



Corporate

NO: R161

Report

COUNCIL DATE: July 22, 2002

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	July 17, 2002
FROM:	General Manager, Engineering Chief Librarian	FILE:	0760-20
SUBJECT:	Semiahmoo Library/RCMP District Office		

RECOMMENDATIONS

That Council:

1. Direct staff to enter into negotiations with Norson Construction Ltd. for a contract not to exceed \$6,800,000 including GST, and,
2. Authorize funds for the Library Collection in the amount of \$750,000, to allow for the purchase of the book collection concurrent to building construction, with funding from existing sources as outlined in this report.

INTENT

The intent of this report is to enter into negotiations with Norson Construction Ltd. to conclude a Design-Build contract to deliver the Semiahmoo Library / RCMP District Office.

BACKGROUND TO PROPOSED BUILDING

The Semiahmoo Library / RCMP District Office was approved to be developed on the existing Fire Hall No. 13 site located on the north/west corner of 18th Avenue and 152nd Street in South Surrey.

The new structure would be a maximum of 3-storey building plus a parking structure. The project would provide 9,000 square feet for RCMP District Offices on the ground floor, with 22,000 square feet for the library on one or two floors. The existing Fire Hall would remain in its current configuration and remain operational throughout the

construction period.

DISCUSSION ON PROPOSED BUILDING

A Request for Expression of Interest from qualified Design-Build teams was issued and sixteen responses were received. The project steering committee reviewed the submissions and selected four teams to respond to the Request for Proposals to submit a Design-Build bid to deliver the Semiahmoo Library / RCMP District Office. The project steering committee consists of representatives from Engineering, Fire Services, RCMP and Surrey Public Library.

Four Design-Build proposals were received from:

Norson Construction Ltd./Musson Cattell Mackey Partnership	\$ 6,323,000 plus GST
Stuart Olsen Constructors Inc / CJP Architects	6,886,000 plus GST
D&T Construction Developments Ltd. / DGBK Architects	6,908,300 plus GST
Smith Bros. & Wilson Ltd. / Architectura	8,641,000 plus GST

The proposals were reviewed on the principles of best value, including the design-build price, builder's qualifications, building design and specifications, and approaches to sustainable building design and public art opportunities. Based on an evaluation point rating system, the Steering Committee has identified the Norson submission as being the proposal providing the best value, and best opportunities for ongoing operational cost efficiencies.

Through the design-build process staff will be working with Norson to identify cost saving measures in order to reduce the overall cost of construction.

Design Features

The building proposed by the Norson team is a two-storey building with one level of underground parking (Please see attached drawing). This is achieved by taking advantage of the natural slope of the site and still maintaining fire truck circulation. The RCMP would occupy approximately 9,000 square feet on the ground level, and the library would occupy approximately 22,000 square feet on the second level. The public, through a shared 1,200 square foot ground floor lobby, would access both areas. The 21,000 square foot underground parking level provides for both staff parking and for public parking for library patrons.

There are many advantages for the library to be accommodated on a single floor. These include ease of use for the public, efficiency of collection organization, more effective security for both people and collections, and streamlined operations through reducing the number of staff required on duty. This translates into a cost avoidance of approximately \$100,000 per year for library operating costs. The other three proposals were for 3-storey buildings with either one or two levels of underground parking.

The building materials are proposed to be of concrete and curtain wall glazing. Fronting 152nd street, a two-storey glazed lobby atrium provides a common public lobby to the RCMP and the Library. Entry at either end of the lobby atrium, offers a weather protected and enclosed alternative to the sidewalk. A gentle transition of orientation, rooflines and use of materials focus the various elements in the design to the corner of 18th and 152nd offering an opportunity for public art at the corner. The transition from curtainwall to architectural concrete walls anchor the design and reinforces the importance of the corner. This transition and use of architectural concrete also effects a change in the scale and design of the building which is consistent with the adjacent Fire Hall. The design differentiates the building from the surrounding commercial and residential structures and creates a distinctive civic presence on this high profile corner.

The proposed building design has included among its goals to meet the standards of a LEED's Certified building. Leadership in Energy and Environmental Design (LEED) is a internationally recognized building rating system that evaluates building performance over a building's life cycle. This is a point system which rates a wide range of environmental goals associated with a "green" building. The fundamental goal of green building design is enhanced quality, healthy, flexible, efficient and long-lived buildings that serve occupants' needs and protect the environment at the least cost. The total building design proposed has incorporated a variety of sustainable building features based on this international recognized LEED Green Building Rating System. These sustainable building features have very significant benefits which generally reduce the operation and maintenance costs resulting in substantial and significant savings over the life of the building. These features improve the indoor environmental quality of the building for the occupants and improve productivity.

The proposed building is designed to achieve sufficient points for LEED Certification. The base bid includes the provision of this level of sustainable features to take advantage of the increased short- and long-term benefits. Additional features could be incorporated at additional initial capital costs for LEED Silver designation however this is not proposed at this time. The proposal has not included for the actual application, monitoring and paperwork required to submit for official LEED's certification. It is estimated that the costs involved for LEED's application are approximately \$30,000. A number of municipalities in both Canada and the US have adopted municipal policy for new buildings to achieve LEED's certification, including Vancouver and White Rock. The issue of seeking official LEED's certification will be considered as the design-build process continues and all project costs are more definitively known.

Funding for Proposed Building

Preliminary project estimates were used to establish a budget of \$8,200,000 which is included in the 2002 Five-Year Capital budget. This estimate was established to deliver the design, construction and fit-out of the building but did not include the cost of the Library collection.

BACKGROUND TO COLLECTIONS FOR SEMIAHMOO LIBRARY

In order to allow sufficient time to build an opening day collection of 80,000 items, the Library needs to begin developing the collection immediately and needs access to funds to order materials and have them processed. The cost of such a collection is around \$1,500,000. To ensure that a sizeable component of the collection is purchased and on the shelves for the opening in fall 2003, acquisition of books should start immediately.

Projections were made to City Council over two years ago by the previous Library Administration to raise up to \$2,000,000 towards a new library in South Surrey. Funds were allocated by the City to enable this study to be done as well as to provide a budget for an actual fundraising campaign.

In the Spring of 2002, Surrey Library commissioned Angel and Associates to conduct a planning study to determine the feasibility of a capital campaign for the Library. The consultant determined that the original goal was much too ambitious and suggested that a more modest, but still ambitious goal of \$750,000 might be achievable if certain conditions were met.

The timeline for the campaign as proposed in the study begins in July 2002 and continues through December of 2004. Funds would be realized from early in 2003 through 2005, if pledges are made over three years as recommended in the study. The details of the capital campaign will be presented to the Library Board on July 18th, 2002 for their decision on whether to proceed.

Funding for the Proposed Collection

In order to have sufficient time to order and process the materials and in order to maximize funds through obtaining the best possible discounts on current materials, selection and ordering must begin immediately. The total cost of the desired library collection is \$1.5 Million. The following funds are currently available for the purchase of books:

NCP funds for Library books	\$450,000
Sundry capital funds for Library purposes	<u>\$300,000</u>
Total	<u>\$750,000</u>

The additional \$750,000 required for the book collection will be generated by fund raising and if any shortfall in this occurs the collection funding could be included in the Surrey Library Capital requirements over the next several years as staff continues to explore other funding options. The \$750,000 from existing sources dedicated for library books will allow the commencement of the assembly of the collection for the Semiahmoo Library.

CONCLUSION

Following detailed review of the Design-Build proposal received, the proposal by Norson Construction Ltd. is the proposal offering not only lowest initial capital cost but also best value through provision of ongoing reduced operating cost opportunities.

The remaining \$750,000 will be secured through the Library's fundraising efforts, with any shortfall being requested through capital funds.

Beth Barlow	Paul Ham, P. Eng.
Chief Librarian	General Manager, Engineering

Attachments

Cc: General Manager, Finance, HR & IT

OIC, Surrey RCMP

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APPENDIX “A”

Project Budget Semiahmoo Library / RCMP District Office

Pre-design Costs \$ 60,000

Design and Construction 6,550,000

Municipal Costs and Charges (Permits & GVRD DCC's)	80,000
+ FF&E (including IT) Library	650,000
FF&E (including IT) RCMP	200,000
Public Art	75,000
Post Construction (including Commissioning, opening)	30,000
Contract Administration	80,000
* Project Contingency	
Soils & foundations contingency	275,000
General building contingency	200,000
Total Project Budget	\$ 8,200,000

+ Any unused Library FF&E/IT contingency to be used for Book Collection.

* Any unused project contingency to be returned to Capital Program.

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