

NO: 145

COUNCIL DATE: July 27, 2009

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 21, 2009**

FROM: **Civic Centre Project Evaluation Team**

FILE: **6520-20**

SUBJECT: **Selection of a Consultant Design Team for the Civic Centre Project**

RECOMMENDATION

It is recommended that Council authorize staff to complete negotiations and execute a contract with Kasian Architecture Interior Design and Planning in association with Moriyama + Teshima Architects for the design of the Civic Centre Project in Surrey City Centre based on the description provided in this report.

BACKGROUND

In April 2009, City Council approved funding for the work associated with the design of a Civic Centre project in City Centre including a City Hall and commercial floor space for the future expansion of City Hall with a total floor area of approximately 300,000 sq. ft. This was consistent with the City's 2009 – 2013 Capital Financial Plan, which included funding for this project. In May 2009 Council approved in principle a partnership between the City and SFU for the construction of a new Science building for the SFU Surrey campus that would be added to the Civic Centre Project but which in part would be used as a business incubator building until SFU is successful in achieving operating funding to take over the full building as part of its Surrey campus. The design and construction of this building is subject to Federal funding being provided. It was estimated that the SFU Science building project would cost \$60 million to design and construct.

City staff and staff of the Surrey City Development Corporation have undertaken an open process toward selecting a design consultant team to design the Civic Centre Project.

DISCUSSION

Evaluation and Selection Process

In May, the Surrey City Development Corporation (SCDC), acting as the City's development consultant, advertised a Request for Qualifications from interested architectural firms. Twenty-six submissions were received.

A review team consisting of the City's General Manager of Planning and Development, SFU's Chief Facility Officer/University Architect and the CEO of the SCDC reviewed the submissions and shortlisted 5 firms for more detailed evaluation. These five short-listed firms were:

- Bing Thom Architects
- Busby Perkins + Will
- Hughes Condon Marler in association with Dub Architects
- Kasian Architecture in association with Moriyama + Teshima
- James Cheng Architects in association with Saucier + Perrotte Architects

Each of these firms was invited to assemble a complete consultant team and submit a detailed proposal to undertake the design of and construction oversight for this project. The following instructions were provided to each proponent:

“The short-listed candidates are required to organize a project team (Project Team) of professionals combining a breadth of skills and experience which include: building architecture and urban design; landscape architecture, public realm, and open space programming; engineering (civil, structural, mechanical, electrical, geotechnical); HVAC, life safety, and security; environment, sustainability, Leadership in Energy and Environmental Design (LEED) certification, and neighbourhood energy systems; interior design and space programming of public buildings; barrier free design; building code; quantity surveying and costing; parking, traffic, and transportation; community consultation; project management; and certified professionals.

The successful candidate of this RFP is expected to play an integral role in the advancement of the vision for Surrey City Centre. It is anticipated that the resulting design concept for the Civic Centre Project will complement the existing buildings and amenities in the immediate area, but will also provide a fresh urban design perspective that will bring new energy to the Surrey City Centre. The project is also expected to provide a strong example of environmental leadership – it is anticipated that the Civic Centre Project will achieve a LEED certification – and will use innovative approaches that result in a building that is cost-effective to construct and operate.

As this is a city-initiated project, the public components are especially important to the overall success. The existing Central City plaza and the future plaza for the Civic Centre Project will become the meeting-place for city activities and celebrations.”

Although they were asked to submit complete proposals (design development through construction), the documents were clear that the contract would be structured in a phased manner (i.e., design phases separate from the construction phases and the SFU component being separate from the City Hall/commercial component).

Each of the five short-listed firms submitted a full proposal.

Evaluation Process

A team consisting of the Deputy City Manager, the General Manager Planning and Development, the General Manager of Engineering, SFU's Chief Facility Officer/University Architect and the CEO of the SCDC evaluated the proposals.

The evaluation was based upon Qualifications and Experience, Technical Abilities, and Costs. Within these categories, consideration was given to the experience of the proponent in terms of the design of city halls and university laboratory buildings, their experience and approach to public spaces and plazas, their ability and experience in the area of sustainability, their vision for the project, their understanding of issues and opportunities related to the project and Surrey's goals and objectives and their approach to working with stakeholders through the design process. The evaluation team also considered the ability, strength and capacity of the proponent to successfully undertake and complete the assignment. One of the proponents was eliminated from further consideration due to a variety of concerns with respect to their proposal and the overall costs in comparison to the others.

In addition to carefully evaluating the written proposals of each proponent team, the evaluation team also received a presentation from and interviewed representatives of the remaining four proponents as part of the evaluation process.

Although all proposals were competent and complete and well within our cost expectations, the evaluation team unanimously agreed that the team of Kasian Architecture and Moriyama + Teshima were the best team to undertake this work. This team brings all of the design and technical skills that this project requires but in particular brings an intense focus on and understanding of the importance that the public open spaces will play in the City Centre. They also bring a very fresh focus on this part of the Surrey City Centre and come with an open, communicative and collaborative approach to the planning and design process. The evaluation team is confident that they will do a superb job.

Budget Considerations:

The 2009 budget, as amended, includes sufficient funding for the 2009 phases of the design work of the consultant design team. Additional funding will be included in the 2010 budget to allow for the completion of the design phases and for the start of construction phases of the work. The contract will be structured so that the work of the consultant design team is undertaken in phases and the City has the right to terminate the contract at any phase of the project. If all the phases of design and construction are completed, the contract has a value of approximately \$12 million. The design phases of the work have a value of approximately \$4 million and the construction phases the remainder.

CONCLUSION

Based on the above discussion, it is recommended that Council authorize staff to complete negotiations and execute a contract with Kasian Architecture Interior Design and Planning in association with Moriyama + Teshima Architects for the design of the Civic Centre Project in Surrey City Centre based on the description provided in this report.

Dan Bottrill
Deputy City Manager

Jean Lamontagne
General Manager
Planning and Development

A handwritten signature in black ink, appearing to read 'Jean Lamontagne'.

Vincent Lalonde
General Manager
Engineering

Jim Cox
CEO
SCDC