

NO: R214

COUNCIL DATE: November 16, 2009

REGULAR COUNCIL

TO: Mayor & Council

DATE: November 16, 2009

FROM: City Centre Library Project Evaluation Team

FILE: 6520-20 (City Centre)

SUBJECT: Selection of a Consultant Design Team for the City Centre Library Project

RECOMMENDATION

It is recommended that Council authorize staff to complete negotiations and execute a contract with Bing Thom Architects for the design and construction coordination of the new City Centre Library Project based on the description provided in this report.

BACKGROUND

In April 2009, Council approved funding to commence the design work associated with the design of a Civic Centre project in City Centre, including a City Hall, a City Centre Library, a Performing Arts Centre and other public and private facilities, consistent with the vision developed earlier for City Centre.

Subsequently, staff proceeded with an infrastructure grant application for the City Centre Library project that would form part of the new Civic Centre in the Surrey City Centre.

The City was successful in achieving a \$20 million grant from the federal and provincial governments toward the construction of a new flagship library in Surrey City Centre. In follow-up to receiving confirmation of the grant, staff has undertaken a process toward selecting a design consultant team to design and coordinate construction of the City Centre Library Project.

DISCUSSION

Evaluation and Selection Process

Due to the very aggressive timeline of the project (i.e., completion by April, 2011) four architectural firms were invited to submit detailed proposals for the design and construction coordination of the Project.

A staff review team consisting of the City's Chief Librarian, Deputy City Manager, General Manager, Planning and Development, General Manager, Engineering and the CEO of the Surrey City Development Corporation was assembled for the purpose of reviewing the proposals and conducting interviews with the proponents.

The four short-listed firms were:

- Bing Thom Architects;
- Busby Perkins + Will Architects in association with Shore Tilbe Irwin & Partners;
- Hughes Condon Marler Architects; and
- James Cheng Architects.

Each of these firms was invited to assemble a consultant team and submit a detailed proposal to undertake the design of and construction coordination for this project.

Each of the four firms submitted a full proposal.

Evaluation Process

The evaluation of each proposal was based primarily upon:

- the qualifications and experience of the firm in relation to delivering a quality project within a defined timeframe;
- the firm's ability and experience in the area of sustainability;
- the firm's vision for the project; and
- the fees that would be charged.

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

Although all of the proposals were competent and complete and well within the anticipated cost expectations, the evaluation team unanimously agreed that the team of Bing Thom Architects were the best team to undertake this work.

Budget Considerations

The total project budget is currently set at \$30 million. The costs for architectural services including design and construction coordination will amount to approximately \$3 million, including disbursements.

CONCLUSION

Based on the above discussion, it is recommended that Council authorize staff to complete negotiations and execute a contract with Bing Thom Architects for the design and construction coordination of the new City Centre Library Project based on the description provided in this report.

Original signed by
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