Agenda – Executive Policy Committee – March 16, 2011

REPORTS

Item No. 7 Single Source Negotiations for Professional Consultant Services: Peguis Pavilion Upgrades and Entry Addition Project - 2021 Main Street

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

That the Executive Policy Committee authorize single source negotiations with Terry Cristall Architect Inc., Robert A. Eastwood Architect Inc., Doug Hanna Architect Inc., Barry R. Cosgrave Architect Inc., Barrie J. Ottenbreit Architect Inc., partners, dba Number Ten Architectural Group for Professional Consultant Services for the Peguis Pavilion Upgrades and Entry Addition Project, 2021 Main Street in an amount not to exceed $200,000 plus GST and MRST, pursuant to the Materials Management Policy B4.1 (f) the compatibility of supply with existing services is the paramount consideration.

ADMINISTRATIVE REPORT

Title: Request for Approval for Single Source Negotiations for Professional Consultant Services: Peguis Pavilion Upgrades and Entry Addition Project- 2021 Main Street
870-2010B

Critical Path: Executive Policy Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Kiernan	D. Joshi	M Ruta	M Ruta

RECOMMENDATIONS

That the Executive Policy Committee authorize single source negotiations with Terry Cristall Architect Inc., Robert A. Eastwood Architect Inc., Doug Hanna Architect Inc., Barry R. Cosgrave Architect Inc.,Barrie J. Ottenbreit Architect Inc., partners, dba Number Ten Architectural Group for Professional Consultant Services for the Peguis Pavilion Upgrades and Entry Addition Project, 2021 Main Street in an amount not to exceed $200,000 plus GST and MRST, pursuant to the Materials Management Policy B4.1 (f) the compatibility of supply with existing services is the paramount consideration.

REASON FOR THE REPORT

As the total amount to be paid by the City for the proposed Consultant Service single source contract is estimated to exceed $100,000, authorization for the single source negotiation is required from the Executive Policy Committee pursuant to Administrative Standard FM-002.

IMPLICATIONS OF THE RECOMMENDATIONS

Single-source award to Number Ten Architectural Group will permit substantial cost and project scheduling benefits to the City of Winnipeg due to:

- Their unique history and experience with the Peguis Pavilion as Architects of Record on the original facility design;
- Their understanding of the Peguis Pavilion's current building condition issues and accessibility upgrade needs through recent building assessment and conceptual design

work carried out in conjunction with the Kildonan Park Urban Oasis and Kildonan Park Master Plan projects.

Funding for this assignment to be provided by Public Works- Parks Improvements Capital Program
Acct No: 003-181000-180605-1853000208.

HISTORY

A brief summary of Number Ten's history and involvement with the Peguis Pavilion is as follows:

- In 1965, Number Ten Architectural Group was the prime consultant for the design of the Peguis Pavilion in Kildonan Park. The pavilion is considered an 'icon' example of the modern architectural style within the City of Winnipeg.

- In 2007, Number Ten Architectural Group was awarded a contract for Architectural / Consultant Services through a competitive RFP process under RFP 131-2007 for the Kildonan Park Urban Oasis. Over the course of that contract, Number Ten was asked to develop building condition assessments, conceptual designs and costing for the redevelopment of the Peguis Pavilion that included a potential addition of an Urban Oasis indoor water play facility. In 2008, the contract was terminated by Council.

- In June, 2008 the Director of Planning Property and Development awarded a single-sourced consultant assignment to Scatliff & Miller & Murray Inc. for the development of a Master Plan for Kildonan Park. Number Ten Architectural Group served as an architectural sub-consultant on the team, providing architectural and engineering consulting service related to the potential redevelopment of the Peguis Pavilion.

- Through the Kildonan Park Master Planning process, the redevelopment of Peguis Pavilion and its surrounding grounds has been identified as the number one priority for re-investment in Kildonan Park.

- Number Ten Architectural Group has unique experience and understanding of the Peguis Pavilion and the issues associated with its design and deterioration and is best suited to oversee the redevelopment of the facility.

- It is the opinion of the Public Service that any other consultant would require significant time and analysis to come to the same level of understanding on this facility, resulting in additional costs to the City.

- Consultant fees of approximately $200,000 are anticipated, which are below Manitoba Architectural Association Fee Guidelines for a project of this scale and represent cost savings for the City of Winnipeg based on conceptual design and building assessment work completed to date.

- The Public Service has reviewed the work with the recommended consultant and is satisfied that they have the necessary resources and experience to perform the work of the contract.

Council has approved over $3 million in the 2007 to 2009 Public Works Department- Park Improvements Capital Program towards improvements in Kildonan Park. Approximately $2.0 million of this approved Capital funding has been prioritized towards upgrades to the Peguis Pavilion building.

The project will be funded by and be delivered in collaboration with the Public Works –Parks and Open Space Division.

Scope of work under this consultant assignment will include preparation of design development drawings, construction documents and contract administration services for the development of:

- A new entry addition for Peguis Pavilion including expanded foyer, new washrooms and elevator, all meeting current universal design standards.

- Existing building upgrades including building envelope (roof, windows, masonry repairs), lighting, interior finishes, heating and electrical system upgrades.

- Upgrades to kitchen HVAC and electrical to meet current code and facilitate a viable restaurant operation.

The anticipated $200,000 in fees includes all engineering sub-consultants including mechanical, electrical and structural engineering required for both the overall building redevelopment and kitchen upgrades.

The project will be led by Municipal Accommodations Division staff, with support from Parks, Waterways and Community Initiatives Division to ensure coordination with other site development works planned within Kildonan Park.

FINANCIAL IMPACT

Financial Impact Statement **Date:** February 23, 2011

Project Name: **First Year of Program** **2011**

Request for Approval for Single Source Negotiations and Award for Professional Consultant Services: Peguis Pavilion Upgrades and Entry Addition - 2021 Main St. - Project No. 2010-067

	2011	2012	2013	2014	2015
Capital					
Capital Expenditures Required	$ 216,636	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	216,636	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ 20,624	$ 20,624	$ 20,624	$ 20,624
Less: Incremental Revenue/Recovery	12,436	-	-	-	-
Net Cost/(Benefit)	$ (12,436)	$ 20,624	$ 20,624	$ 20,624	$ 20,624
Less: Existing Budget Amounts	(12,436)	20,624	20,624	20,624	20,624
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Capital expenditures consist of the anticipated contact amount of $200,000+ MRST of $4,200 + Municipal Accommodations (MA) charges of $6,126 + interest and admin charges of $6,310. Funding is provided from Public Works Parks Improvement Capital Program 003-181000-180605-1853000208. The MA charges are offset by an equal recovery in the Municipal Accommodations current budget. The interest and admin charges are offset by an equal recovery in the Corporate Finance current budget. Direct costs beginning in 2012 represent debt and finance charges on the 2011 capital expenditures and will be charged to the current budget of the Public Works department.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

CONSULTATION

In preparing this report there was consultation with:

Legal Services
Materials Management

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Parks, Riverbanks and Community Initiatives Division
Prepared by:	Ken McKim, Project Management Coordinator
Date:	February 22, 2011
File No.	O:\Reports Directive\Planning and Land Use\Parks, Riverbanks and Community Initiatives\Ken McKim\2011\Approval for Single Source Negotiations - Professional Consultant Services - Peguis Pavilion Upgrades and Entry Addition - 2021 Main.doc