

## **COMMITTEE OF THE WHOLE - MARCH 1, 2004**

### **VAUGHAN CIVIC CENTRE EXTENSION OF SERVICES THE VENTIN GROUP ARCHITECTS**

#### **Recommendation**

The Commissioner of Community Services, in consultation with the Director of Purchasing, recommends that:

1. Notwithstanding the Purchasing Policy, The Ventin Group Architects' retainer with the City of Vaughan BE EXTENDED, for the design phase of Vaughan Civic Centre Project, in the role of "Advocate Architect";
2. That the upset fee for such services be set at \$50,000.00, sourced from the City Hall Reserve Fund; and
3. That the inclusion of this matter on a Public Committee or Council agenda for the additional funding request identified as the *Vaughan Civic Centre, Extension of Services, The Ventin Group*, is deemed sufficient notice pursuant to Section 2(1) c) of By-law 394-2002.

#### **Purpose**

The purpose of this report is to obtain Council approval to extend the Ventin Group Architects' retainer with the City beyond the Civic Centre Design Competition, through the design phase of the project, in the new role of "Advocate Architect".

#### **Background – Analysis and Options**

On May 12, 2003, Council authorized the retention of the Ventin Group Architects, as the Professional Advisor for the Vaughan Civic Centre Design Competition. With the successful completion of the competition, the City is poised to embark on the next and more detailed level of design for the Civic Centre with the winning architectural firm.

Ventin's retainer with the City formally ended on February 9, with Council's ratification of the Competition Jury's selection of KPMB as the winning firm. However, given its history with the project, the City would benefit from maintaining the relationship with Ventin through the critical design phase of the project.

Ventin is well positioned to be of assistance given its continuity of experience. The firm was involved in the initial City Hall Cost-Benefit Analysis conducted by KPMG LLP. As the City's Professional Advisor in the design competition, it played a lead role in the preparation of the Request for Expression of Interest and Request for Proposal documents. Ventin Staff was present at the jury deliberations and attended the public meetings and staff open houses. It also conducted the analyses of the short listed design submissions prior to the jury deliberations.

This experience and its understanding of both the City's needs and interests and the winning design would be a valuable resource to the management team during the design development phase of the project.

A further procurement process would be costly and may potentially delay work on the project. It would also be time-consuming from the City's perspective to bring a new architect up to the same level of project knowledge as the Ventin Group. These factors

preclude any benefits that might accrue to the City from pursuing a new procurement process.

The role envisioned for Ventin is that of an "Advocate Architect". Staff has had discussions with the Ventin Group about assuming this role during design development and the preparation of construction drawings up to the issuance of the construction tender. The advocate architect would fulfill the following functions:

1. Attend bi-monthly meetings of the project team, through to tender.
2. Monitor production schedule for drawings and advise the City on progress.
3. Advise the City of any concerns and the necessary methods to resolve them.
4. Detailed review of the drawings during final design, at 30%, 70% and 100% completion. Review mechanical, electrical and structural systems and advise the City of the appropriate fit for Vaughan.
5. Review design, planning, systems, materials and methods and finishes and advise the City of possible pros and cons and alternatives.
6. Review the LEED approach.
7. Review cost estimates and advise the City of any concerns.
8. Review specifications and advise the City of any concerns.
9. Review specialty consultants and report to team on design issues affecting the findings.
10. Advise on permit applications from various authorities, including York Region.

Ventin's work with the City has been led by Peter Berton. In addition to his work with Vaughan, Mr. Berton has recently been involved in a number of similar projects. These include: Municipal buildings in Lennox and Addington, Orangeville and Halton Hills; a functional analysis of the York Region Headquarters in Newmarket; and participation in a value engineering exercise for the new Federal Court House in Ottawa.

Ventin has provided a cost breakdown for a twelve-month extension of its relationship with the City. This assumes three days of work per month, including two half-day meetings. Based on their 2004 rates, this would amount to \$42,390.00 plus an estimated \$4,000.00 in disbursements. The resulting cost to the City would be approximately \$50,000.00.

An advocate architect can be an important resource to the management team. It can assist in anticipating, identifying and resolving problems to the benefit of the City. While it is the purpose of the advocate architect to promote the City's interests, it is not in an adversarial relationship with the project architect. The advocate architect would work collaboratively with the management team and project architect to ensure that the City's best interests are maintained.

The design and construction of the new city hall will be a complex and challenging undertaking. Ventin can support the City's management team with its specialized expertise in the design and construction of this type of municipal facility. This will build on the capabilities already available on staff, with potential benefits in terms of savings in both cost and time. Therefore, it is recommended that Ventin be added to the management team as the "advocate architect" in accordance with the terms specified above.

#### **Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council. Section 4. "Planning and Managing Growth" of Vaughan Vision identifies the following priorities:

#### **4.2     *Develop a new Vaughan Civic Centre that encourages a “people place”***

- 4.2.1   Undertake the necessary process to develop a new Vaughan Civic Centre.
- 4.2.2   Investigate funding options.
- 4.2.3   Design and build a new Vaughan Civic Centre.

This report provides for interim funding from the City Hall Reserve Fund, for the retention of the necessary services to continue design-development, prior to the completion of a financing plan to take the project to completion.

#### **Conclusion**

The work of the Ventin Group Architects, under the direction of Peter Berton, was critical to the success of the Vaughan Civic Centre Design Competition. The competition was completed within the timeframe approved by Council and within the budget limit assigned to the Ventin Group.

Staff is recommending that the City continue its relationship with the Ventin Group by retaining it as “advocate architect, through the design phase of the project to the issuance of the construction tender. Ventin’s presence will expand the expertise available to the City’s management team and assist in ensuring that the Civic Centre is developed in a timely and cost-effective manner.

Should Council concur with this proposed additional funding request, this action would be considered as an amendment to the Capital Budget. Pursuant to the Municipal Act 2001, Section 291 (1), a municipality shall give notice of its intention to amend the budget at a Council meeting. Where a capital project has been subject to a public meeting and where additional funding is required to complete the approved works, inclusion of the matter in a staff report requesting additional funding on a public Committee or Council agenda is deemed to be sufficient notice, pursuant to Section 2 (1) c) of By-law 394-2002. Therefore, no additional notice period is required.

#### **Attachments**

N/A

#### **Report Prepared by:**

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Respectfully submitted,

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Commissioner of Community Services