

ADDITIONAL AGENDA #2

FOR THE REGULAR MEETING OF RED DEER CITY  
COUNCIL, TO BE HELD IN THE COUNCIL CHAMBERS,  
CITY HALL, MONDAY, JULY 23, 1990, COMMENCING  
AT 4:30 P.M.

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- 1) ✓ Fire Department, Fire Station #1 Replacement -  
Architect's Selection.

DATE: JULY 11, 1990

TO: CHARLIE SEVCIK - CITY CLERK

FROM: DENNIS A. DUBOIS  
DEPUTY FIRE CHIEF  
I/C OPERATIONS

RE: FIRE STATION NUMBER ONE REPLACEMENT  
ARCHITECT SELECTION

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As Council may recall, budgetary funds were set aside in the 1990 Fire Department Budget to allow for soils testing and preliminary architectural work to be started in anticipation of the projected construction of the station in 1991.

In early spring of this year a building committee was formed to evaluate the present and future needs and requirements for the new building. After extensive investigation of the various departmental requirements, a proposal was developed. This document was sent to a total of ten architectural firms. The department has received a total of six proposals which have been evaluated based on a number of criteria.

Architectural proposals were received from the following firms:

F.T. Holman Architect Ltd., Red Deer

John Murray Architect, Red Deer

Stephens Kozak Architects, Edmonton

Group 2 Architects, Red Deer

Pakarnyk/Swinton Architects, Calgary

Donnelly, Quinn, Young Architects, Calgary

Proposals sent to all the above, and in addition to the following firms who chose either not to submit a proposal or chose to submit a joint proposal with one of the other firms:

Reid Crowthers & Partners, Red Deer

Ferguson Semek Clark Architects, Edmonton

UMA Engineering, Red Deer

Terry Bearden, Red Deer

Project Budget	1.8 million dollars
Land Cost	\$408,000

## F.T. HOLMAN ARCHITECT

## Project Team:

Frank Holman  
 Alvin Fritz  
 Colin Campbell  
 Rob Rae

Principal-in-charge  
 Project Design Architect  
 Structural Engineer  
 Professional Engineer,  
 Consulting Engineer; Ray  
 McClay, McLean, McClay &  
 Associates

Thomas McClay

Principal, Rae, McClay,  
 McLean & Associates Ltd.

Shiona Dancocks

Senior Electrical De-  
 signer, Rae, McClay,  
 McLean & Associates

Project team has worked on firehall projects eg.  
 Edgemont Fire Hall, Calgary; Granum; Magrath; Red Wood  
 Meadows; Highwood, Turner Valley; Rocky Mountain House,  
 Lacombe.

Mechanical, electrical, structural components of project  
 team reside in Calgary.

Considers budget adequate to construct building and site  
 improvements including furnishings.

Professional fees - 6% of the value of construction not  
 including: travel  
 tendering  
 soils testing

JOHN MURRAY ARCHITECT

## Project Team

John Murray	Principal-in-charge
Jacobson Hage	
Engineering	Edmonton, Structural
G.T. Henderson	
Engineering	Calgary, Mechanical
TWS Engineering Ltd.	Edmonton, Electrical

Project team has worked on firehall projects in Edmonton, Inuvik, Ponoka, Red Deer, High Level, Viking, Alberta Fire Training School.

Professional Fees - 5.25% of construction cost  
\$63,000 fixed fee

Not including:  
cost of soil survey  
printing costs  
long distance telephone  
cost of advertising for tender  
cost of building permit

Budget: 1.2 million, not including professional fees

STEPHENS KOZAKS ARCHITECTS

## Project Team

Victor Kozak	Principal-in-charge
Reid Crowther & Partners	Electrical, Mechanical, Structural
J.C. Perreault & Sons	Building Envelope
Norman Lux	Cost Control
Roland Pollard	Job Captain

Project team has worked on firehall projects in Red Deer, Inuvik, Arctic Red River, Paulatuk.

Professional Fees: 7.5% (\$96,000.00)

Projects Building Construction Cost:

\$1,604,800 (\$118 sq. ft.)

Not including:      land  
                         survey  
                         soils testing  
                         building permits etc.

GROUP 2 ARCHITECTS

## Project Team

Ron Chikmoroff	Principal-in-charge
Ron Morrison	Job Captain
Bearden Engineering	
Consultants	Structural Engineering
UMA Engineering	Project Engineers, Me-
	chanical & Electrical
	Engineers

Project team has been involved with firehall projects in Rocky Mountain House, City of Calgary, Sunchild Band firehall, Lumsden, Kelvington, Wadena, Stettler, Drumheller, Lethbridge Airport, LaCrete, Groverdale, plus others.

Resident engineering services provided by Group 2.

Estimated Building and Site Development Costs  
\$1,590,000.

Professional fees - \$80,000 or 5% x cost of construction. Does not include costs for:

- soils testing
- legal survey
- material testing
- reproduction of tender/construction sets

PAKARNYK/SWINTON ARCHITECTS

## Project Team

Jack Swinton	Design Consultant & Coordinator
Sam Pakarnyk	Project Manager
Peter Swinton	Project Architect
Stelinicki Cassie & Associates	Calgary, Electrical Consultants
Olsen KR Engineering	Calgary, Mechanical Consultants
Carswell Collins	Calgary, Structural Consultants

Project team has been involved with Fire Station 29 in Calgary.

Estimates construction budget: \$1.8-\$2.0 million dollars. GST could add 4% to this.

Consultant Fees: 7.48% first \$1.2 million dollars; 6.5% the balance. Total fee: \$137,000, plus:

Fine tune present program	\$ 500.00
Commission building systems	\$14,000.00
Land Survey	\$ 300.00
Soils Test	\$ 3,500.00
Thermograph, smoke tests and other performance tests	\$12,000.00



DONNELLY, QUINN, YOUNG ARCHITECTS

Donnelly, Quinn, Young	Architectural
Simpson Lester Goodrich Partnership	Calgary, Structural Engineers
LEW Engineering	Calgary, Mechanical Engineer
NW Associates Engineering	Calgary, Electrical Engineer
Cost Plan Management Ltd.	Calgary, Cost Consultant

Project team has been involved with fire stations in Calgary, Waterton, Rankin Inlet, Black Diamond, Canmore.

Estimated construction cost including land \$1,797,500.  
Fees and contingencies not included.

Resident engineer (Clerk of the Works) will be provided.

Professional Fees: 6.97% of construction cost

Clerk of the Works	\$55.00 per hour (\$65,000)
Disbursements	Cost + 15%
Messenger, Courier, Long Distance, Fax,	
Printing, Photocopying, other forms of repro-	
duction, Computer plotting of drawings, per-	
mits, fees required by local authority, GST.	

Hourly rates for principals and professional employees:

Principals	\$100 per hour
Senior Architect	\$ 75 per hour
Project Coordinator	\$ 65 per hour
Senior Designers	\$ 65 per hour
Senior CAD Technicians	\$ 60 per hour
Intermediate	
CAD Technician	\$ 50 per hour
Clerk of Works	\$ 55 per hour
Clerical Staff	\$ 35 per hour

An evaluation of the foregoing proposals has been made based on a number of relevant factors. The criteria applied in the selection process are outlined below:

**PREVIOUS INDICATED EXPERIENCE:** The number of fire station projects completed by each firm were noted and compared in relation to the Red Deer station project.

**LOCATION OF FIRM:** The location of the offices of the Principal-in-charge was noted as to distance from the project.

**PROJECT TEAM:** The members of each proposed project team have been evaluated based on similar project experience and location of the various offices.

**PROJECT COST:** A comparison has been made as to the total estimated cost of the project specifically as those estimates relate to each other as well as to the total project budget.

**PROFESSIONAL FEES:** Each proposal contained a Professional fee structure based either on a fixed percentage of construction costs or a flat fixed fee.

**ADDITIONAL FEES:** A comparison has been made on any additional fees not included in the percentage and/or fixed professional fees quoted by each firm.

A table is attached which compares the above noted factors.

It is imperative that all factors be taken into consideration when choosing an Architectural firm for a project as unique and user specific as a fire station. Previous experience in the design of fire stations is an absolute prerequisite.

It is necessary that the firm chosen make themselves available for ongoing on site inspections during the construction process in order that required changes, alterations and/or deficiencies may be addressed in a timely fashion. Accessibility to the Principal-in-charge and other members of the project team is another matter of concern. All proposals include as additional fees those costs associated with travel, long distance telephone charges etc. It is for these reasons that a local firm is preferred.

An evaluation of the estimated project costs quoted in the various proposals are in the range of 1.6 million to 2.0 million dollars with the exception of the proposal made by John Murray, Architect of 1.2 million dollars. Given the considerably higher estimates quoted by the five other firms it is cause for considerable concern as to the appropriateness of the projected 1.2 million dollar project cost made by John Murray, Architect. It would appear that this firm has seriously underestimated the cost of the project.

Therefore, based on the foregoing information; condensed in the attached table; it is recommended that:

1. Group 2 Architects of Red Deer be retained as architects for this project.
2. It is further recommended that preliminary architectural work be started within budgetary limits as soon as possible.

All of which is respectfully submitted for your consideration and decision.



Dennis A. Dubois  
Deputy Fire Chief  
I/C Operations

ARCHITECTURAL PROPOSAL COMPARISON TABLE

ARCHITECTURAL FIRM	# OF FIRE PROJECTS	ESTIMATED PROJECT COST	FIXED FEE	PERCENTAGE FEE	FEE BASED ON PERCENTAGE
F.T. HOLMAN	8	\$1,800,000	\$0	6.00	\$108,000
JOHN MURRAY	7	\$1,200,000	\$63,000	5.25	\$63,000
STEPHENS KOZAK	4	\$1,604,800	\$0	7.50	\$120,360
GROUP 2	11	\$1,590,000	\$80,000	5.00	\$79,500
PAKARNYK/SWINTON	1	\$2,000,000	\$137,000	7.48	\$137,000
DONNELLY, QUINN, YOUNG	5	\$1,797,500	\$0	6.97	\$125,286

COMMISSIONERS' COMMENTS

The attached report outlines an evaluation of a number of architectural firms who submitted proposals for the design of the new #1 Fire Hall. Based on the factors used to evaluate these proposals, the three local firms would appear preferable in terms of both experience and fees. As indicated in the report, we too are concerned that John Murray Architect has underestimated the cost of the building and his fixed fee option reflects this. The average estimated project cost is approximately \$1.6 million and the fixed fee equivalent based on this estimated project cost for each of the local firms is as follows:

F.T. Holman	\$ 96,000
Group 2	80,000
John Murray	84,000

We would therefore concur with the recommendation of the Deputy Fire Chief and recommend Council approve Group 2 Architects for this project.

"R. J. McGHEE"  
Mayor

"M. C. DAY"  
City Commissioner

X  
October 19, 1981

TO: City Clerk

FROM: FIRE CHIEF

Re: John Murray, Architect  
Policy letter

On August 11, 1981 I had ten letters hand delivered to the addresses of local consultants/architectural firms inviting proposals to provide the necessary services for the design and construction of the new fire hall.

On the basis of the proposals received a "short list" of five of these firms was prepared and representatives of these firms were interviewed.

The commissioning of a firm to meet our requirements depended upon the cost of consulting fees, resident engineering services, familiarity with fire station design and services and the flexibility of the firm to allow us to appoint specific sub-contractors if required, etc.

I recommended the firm of Stephens Kozak Architects be commissioned as I felt they most closely met our requirements.

RO/cb

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R. Oscroft, FIRE CHIEF

X

October 21, 1981

TO: City Clerk

FROM: Construction Co-ordinator

RE: Letter from J. Murray, Architect  
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I have the following comments relating to Mr. Murray's letter of October 9, 1981.

The advertisement in the Red Deer Advocate for consulting services for the design of the Normandeau Daycare Centre invited Architectural firms to submit information on their capabilities to act as prime consultant for the design, contract documents and construction supervision of the Daycare facility. To expedite the procedure, I consulted the Red Deer phone directory and under "Architects" with Red Deer phone numbers made a list of seven (7) and delivered a package to them comprising of a copy of the ad and a specification sheet. On Monday, June 22, 1981, the City Clerk opened five (5) submissions. The Normandeau Daycare Building Committee agreed to interview representatives from the five (5) firms on June 29, 1981. Due to prior commitments Mr. Murray was unable to attend. The information in his brochure was very thorough and his absence did not have any bearing on our selection. Based on past experience with the Stephens - Kozak group we felt they could do the job. Stephens - Kozak worked on the Stores and Purchasing Building and Parks Building and both projects progressed favorably and on budget. My experience with Mr. Murray was the construction of the E. L. & P. Building and Transit Garage.

During Daycare discussions, I was not aware that Stephens - Kozak had closed their Red Deer field office but still maintained a Red Deer phone answering service. The firm is presently negotiating for Red Deer office space and will be in operation shortly.

The procedure for obtaining a Prime Consultant for the Fire Hall was similar to that for the Daycare, however, it was decided to include Engineering firms with offices in Red Deer together with the previous list of Architects. This resulted in a list of ten (10) that received the information package for the Fire Hall proposal. Five (5) of the ten (10) firms were interviewed by the Fire Chief, City Commissioner and myself on September 18, 1981.

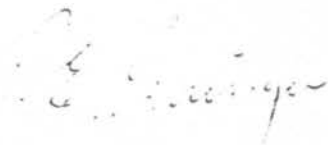


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The selection of Stephens - Kozak was aided by the fact that the sub-consultants, Vinto Engineering and Reid, Crowther & Partners, engaged by Stephens - Kozak were very knowledgeable in fire hall design and construction. My previous experience with all three (3) consultants working together and individually on various projects indicated that they should be able to give the City a good finished product. Both Vinto and Reid, Crowther and Partners also have Red Deer offices. Incidentally, I received a letter from Reid, Crowther and Partners stating they would not be submitting a proposal for the Prime Consultant role but agreed to be a sub-consultant to Stephens - Kozak.

Mr. Murray's group comprised of sub-consultants outside Red Deer so the "local" flavor was in fact more in favor of Stephens - Kozak although this was only a minor factor in the selection.

Submitted for Council's information.



P. E. Grainger  
Construction Co-ordinator

PEG/emg

cc - Recreation Supt.

cc - P.S.S. Director

cc - Fire Chief





## THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-8195

City Clerk's Department 342-8132

August 8, 1990

John Murray  
102, 4915 - 54 Street  
Red Deer, Alberta  
T4N 2G7

Dear Sir:

RE: FIRE DEPARTMENT/FIRE STATION NO. 1 REPLACEMENT - ARCHITECTS  
SELECTION

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At the City of Red Deer Council meeting held on August 7, 1990, your letter dated July 25, 1990, concerning the above topic was presented to Council.

On behalf of Council, I would like to take this opportunity to thank you for bringing this matter to Council's attention and for attending the meeting.

Sincerely,

K. Kloss  
Assistant City Clerk

KK/ds

c.c. Fire Chief  
Dir. of Financial Services