

The following is a copy of **Clause 5, Report No. 5-2010** of the **Executive Committee**, which was **ADOPTED** by City Council at its meeting held on **April 26, 2010**:

**5. River Landing Art Gallery of Saskatchewan – Request for Proposals
Architectural Design Consultant Team and Functional Program Plan
(File No. CK. 4129-15)**

- RECOMMENDATION:**
- 1) that City Council authorize the Administration to release the Request for Proposals to select an architect consultant team to prepare the design construction document and construction administration phases associated with the art gallery, an underground parking garage, and an expansion of the existing Persephone Theatre, as identified in Attachment 2;
 - 2) that City Council approve in principal the functional program plan for the gallery building as identified in Attachment 3; and
 - 3) that the Administration be authorized to release the functional program plan to Infrastructure Canada to begin its analysis of the project and subsequently development of a contribution agreement.

Your Committee has considered and supports the following report of the City Manager dated April 12, 2010:

“BACKGROUND

Capital Project #1788 – River Landing Destination Centre, includes the development of a functional program plan that will include an art gallery, a public gathering space and winter haven for River Landing visitors; areas complementary to an art gallery; an underground parking garage; and, an expansion of the existing Persephone Theatre. Lundholm Associates Architects (LAA) has been retained as the consultant to develop the functional program plan and act as the professional advisor and resource person to the Project Team (City and partners of the project) to develop a two-stage Expressions of Interest/Request for Proposals terms of reference process, for the selection of an Architectural Design Consultant Team.

REPORT

Expressions of Interest (EOI)

The Expressions of Interest (EOI) for provision of full architectural services for the project closed on March 15, 2010. Fifteen submissions were received. On March 24, 2010, the Architectural Design Selection Committee, reviewed the submissions and short-listed five firms (Attachment 1).

Request for Proposals (RFP)

The RFP will require the short-listed firms to provide written proposals and be subject to an interview by the Architectural Design Selection Committee. The Architectural Design Selection Committee will confirm design team qualifications including roles and responsibilities of all participants; workability and effectiveness; understanding of the project; approach to the project; which includes their methodologies to engage the client representatives and interaction with the general public and interest groups; functionality; technical performance; fee proposal; and, schedule. The RFPs will be evaluated according to the following criteria:

Proposed design team	25%
Proposed approach to the project	25%
Understanding of the project	20%
Application of related experience	20%
Fee proposal	10%
TOTAL	100%

LAA has liaised with the Saskatchewan Association of Architects to ensure that the selection process conforms to applicable regulations and recommended procedures and has provided expert professional perspective on the Request for Proposals (Attachment 2), as to conform to project objectives and good museum technical standards. All questions and clarifications regarding the RFP will be handled by LAA and may be requested by the proponents up to May 11, 2010.

The RFP is not a design competition; sketches, images, models, or other representations of design solutions will not be required. Under the Quality Based Selection process the client and the architect, through dialogue, develop a clear understanding of the objectives and expectations before design begins. The following schedule has been established for the review:

- Release of the RFP (following City Council approval to proceed) April 27, 2010
- RFP closes May 18, 2010
- Architectural Design Selection Committee interviews May 20, 2010
- Architectural Design Selection Committee review of submissions June 7, 2010
- City Council approval award of contract June 28, 2010

Request for Proposals Construction Budget

The RFP identifies a construction budget (not including Persephone Theatre expansion) as follows:

Building (including site development and contingencies)	\$44,900,000
Gallery Specific Equipment	\$ 1,500,000
Total Construction Value (including contingency)	\$46,400,000
(net area for gallery building 5,740.8 sq m or 61,793 sq ft)	

Persephone Theatre Expansion

The Persephone Theatre expansion is identified separately from the capital budget provided above. There are two options for the theatre expansion which is illustrated on pages 5-22 of the functional program (Attachment 3). The cost consultant, BTY (Alberta) Ltd., estimated option two costs are \$650,000 for a net area of 194.1 sq m (2,088 sq ft). This estimate includes construction \$522,800 (shell only); contingency allowance \$47,200; and, project administration/design fees \$80,000. Option one which was presented to your Administration by Persephone Theatre is less in square footage and cost compared to option two. Persephone Theatre, under separate contract, will fit-up the expansion space. This expansion is subject to funding by Persephone Theatre and final approval by the Persephone Theatre Board of Directors.

Your Administration will bring forward a report with respect to a Memorandum of Understanding (MOU) between the City and Persephone Theatre regarding the expansion of the building and the land required to facilitate the expansion. Both options can be accommodated within the site. Persephone Theatre has hired KDL Consulting to assist them in their expansion cost assessment for both the envelope and fit up. The development of an MOU is in advance of City Council's award of contract to the Architectural Design Team.

Functional Program

The functional program (Attachment 3) represents a collaborative process that reconciles the program requirements for the new facility at River Landing which includes general requirements and specific detail for the art gallery; expansion of Persephone Theatre; underground parking; program requirements related to River Landing; and, the exterior space. The functional program is a statement of the client's expectations and represents specific instructions to the Architectural Design Team regarding the design program and project requirements. The Architectural Design Team, with this instruction manual in-hand, uses its creativity to explore design solutions to the project requirements.

The functional program is used to hold the Architectural Design Team accountable regarding functionality, circulation, relationship between various functions, and points of access to the building. Section 4.0 and Section 5.0 of the functional program describes the various functions in detail. Some of the highlights of the functional program are as follows:

- The atrium is the public/visitor service area that serves as the arrival and orientation for all users of the building. The atrium contains a series of public functions including food services, gallery shop, community studio/gallery, lecture theatre, multi-purpose area, washrooms, coat facilities, and rest areas. The atrium will be the primary access to the building for both gallery visitors and general users of River Landing. It serves as a lively hub, year-round social destination, and lobby for the gallery. The atrium is one of the largest areas and most complex as it sets the tone for the building as a whole, while serving a number of traffic patterns and multiple modes of operation.

- The Food Services model, recommended by an independent consultant, is a licensed bakery/cafe, with service seating placed opportunistically in the atrium/lobby, multipurpose area, and exterior. This is accompanied by a well-defined catering kitchen at several levels of the building to facilitate catering food events to be coordinated with gallery openings and programs, and theatre performances. The Food Services model of the bakery cafe (located in the atrium with high visibility both inside and from the outside). Provision for catering in additional public locations, including pre-programmed dining, is supported by the food services consultant as having the highest level of success. A continuous full service restaurant has not been found to be economically viable.
- Exhibitions and exhibition support identifies enhanced and expanded gallery capacities that will present the Gallery's collection. A suite of prominently located spaces, dedicated to recognizing the Mendel Legacy, will present the original gift of 13 paintings made by Fred Mendel, as well as feature later donations to the permanent collection by the Mendel and Mitchell families. An antechamber to the Mendel Gallery will present the Perehudoff murals (removed from the Intercom/Maple Leaf Foods and owned by the City) and will tell the story of Fred Mendel and his family, and his contribution to the community. The temporary galleries will be venues for changing and travelling exhibitions and will be outfitted to support all media: paintings, photography, sculpture, and multi-media works. The temporary galleries will be configured as a single, large volume, capable of being subdivided into three or four spaces of various sizes.
- Education and public programming provides art classes, hands-on activities, school programs, and other community activities. This is an activity hub for local artists, public programs, and the community. The provision of a lecture theatre extends the Gallery's program, public programs, and facility rental capacity.
- Collection storage, preparation, art handling, and shipping and receiving is all consolidated in one area of the building for efficiency and security.

The Board of Trustees of the Saskatoon Gallery and Conservatory Corporation at its meeting of April 7, 2010, approved in principle the functional program plan for the art gallery building.

The project has received a funding commitment from the Government of Canada (\$13.02 million), and the Government of Saskatchewan (\$13.02 million) under the Building Canada Fund Major Infrastructure Component. Formal approval is pending the completion of the functional program plan and subsequent review by Infrastructure Canada. The functional program plan is now complete and contains sufficient detail that will allow Building Canada to begin its formal project review. Your Administration is recommending the functional program be released to Infrastructure Canada to begin its analysis of the project and subsequently develop a contribution agreement that will detail project elements, schedule, costs, and funding parameters.

FINANCIAL IMPACT

Project Cost

City Council, at its meeting of November 30, 2009, received an estimated cost for the facility at \$51 million. The financial contribution breakdown for the facility was estimated as follows:

Art Gallery	
Government of Canada	\$ 13,020,000
Government of Saskatchewan	\$ 13,020,000
Saskatchewan Building Communities Program	\$ 4,093,000
City of Saskatoon	\$ 12,867,000
Fundraising	\$ 8,000,000
Sub-total	\$ 51,000,000
Parking Garage (Reallocation of Federal and Provincial funds)	\$ 7,000,000
TOTAL	\$ 58,000,000

Your Administration secured the services of BTY (Alberta) Ltd. to prepare a capital cost estimate for the project based on completion of the function program document developed by Lundholm Associates Architects. Attachment 4 provides the estimated project cost prepared by BTY (March 2010). Your Administration continues to work toward the design and construction allocations identified to City Council at its meeting of November 30, 2009. A summary of the cost is as follows:

Art Gallery Construction	\$ 40,700,000
Site Development	\$ 800,000
Contingency Allowance 8%	\$ 3,400,000
Project Administration/Design Fees	\$ 6,300,000
Fit-up Costs	\$ 1,800,000
Sub-Total	\$ 53,000,000
Parking Garage	\$ 5,000,000
TOTAL	\$ 58,000,000

The underground parking budget allocation has been revised to \$5 million, as your Administration has held the remaining \$2 million in the contingency allowance. Preliminary estimates, generated by the cost analyst, indicate the previous budget (\$7 million) is not able to fully fund the parking expectation of two levels of underground parking. The program plan, included in the RFP release, identifies maximizing a single below grade parking scheme. The actual number of underground parking stalls will be better understood once detail design concepts are submitted (following the commissioning of the successful consultant team).

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

ATTACHMENTS

1. Architectural Design Committee Representatives and Short-listed Firms
2. Request for Proposals Art Gallery of Saskatchewan and Related Facilities
April 9, 2010
3. Art Gallery of Saskatchewan Functional Program
4. Art Gallery of Saskatchewan Estimated Project Cost March 2010

Attachment 3, the functional program, is not being copied due to its size, but a copy is available for viewing in the Office of the City Clerk and the main branch of the public library.

Moved by Councillor Dubois, Seconded by Councillor Paulsen,

THAT the recommendation of the Executive Committee be adopted.

CARRIED.

ATTACHMENT 1

The Architectural Design Selection Committee representatives are as follows:

- Saskatoon Gallery and Conservatory Corporation (Mendel Art Gallery), Executive Director, Vincent Varga
- Saskatoon Gallery and Conservatory Corporation (Mendel Art Gallery), Board Chair, Dr. Art Knight
- Art Gallery of Saskatchewan, Capital Campaign Chair, Doug Hodson
- Lundholm Associates Architects, Michael Lundholm
- City Council Representative, Tiffany Paulsen
- City of Saskatoon, Special Projects Manager, Sandi Schultz
- City of Saskatoon, Project Services Representatives, Bruce Wilson and Rob Tomiyama
- Artist at Large, Doug Bentham (appointed by the Mendel Art Gallery Board)
- Member of the Public, Dr. Ali Rajput (appointed by the Mendel Art Gallery Board)
- Persephone Theatre Representative, Sheldon Born

The five (5) short-listed firms that will be invited to proceed to the Request for Proposal stage are as follows:

- Allied Works Architecture (Portland)/Friggstad Downing Henry Architects (Saskatoon)
- Gibbs Gage Architects (Calgary)/Frederick Fisher and Partners Architects (Los Angeles)
- KPMB Architects (Toronto) in Association with Smith Carter Architects and Engineers (Winnipeg)
- Number TEN Architectural Group (Winnipeg)/Klypak Rusick Architects (Saskatoon)/Diamond and Schmitt Architects Inc. (Toronto)
- Teeple Architects Inc.(Toronto)/P3 Architecture Ltd. (Regina & Saskatoon)

THE CITY OF SASKATOON

Request for Proposals

Professional Design Services: Art Gallery of Saskatchewan and Related Facilities

1. Invitation

As previously advised <insert name of team> has been included in the short list of teams to receive this Request for Proposals. Your selection was based on the Expression of Interest you submitted on 15 March 2010. You are invited to submit a Proposal by 18 May 2010 meeting the requirements listed below.

The objective of this Request for Proposals is to enable the City of Saskatoon, in consultation with the Art Gallery of Saskatchewan (Mendel Art Gallery) and the Persephone Theatre, to select and commission a consulting team for this project. An appointment is subject to further approval by City Council.

2. Project Information

The following documents are provided with this Request for Proposals.

FUNCTIONAL PROGRAM, Art Gallery of Saskatchewan at River Landing, dated <insert final date>, Lundholm Associates Architects

Site Survey Drawing Series (five drawings), April 2010, Web Surveys

Geotechnical Investigation and Slope Stability Study, 3 March 2004, P. Machibroda Engineering Ltd.

The Functional Program provides background, defines the project objectives, sets out the spatial, functional, and technical requirements, and should be regarded as a formal part of this RFP. The RFP will continue to be revised and edited during up to the contract negotiation period, but proposers will be notified of any significant changes of scope. Unit Space Sheets containing detailed, room by room requirements will also be issued prior to negotiation of the Owner/Architect agreement.

The total net area requirement for the Art Gallery of Saskatchewan is 5,740.8 sm. The total net area requirement for expansion of the Persephone Theatre is 194.1 sm.

3. Contract Intentions

The City of Saskatoon intends to enter into a contract with the selected design team for full professional services for this project. The intention is to use the Canadian Standard Form of Contract for Architectural Services Document Six, 2006 Edition published by the Royal Architectural Institute of Canada including Schedule B Services of the Architect and

responsibilities of the Client as modified and attached to this RFP.

The City intends to construct the project through a single public tender to pre-qualified General Contractors. The project may have built in phases or time restrictions under the General Contract to respect the operational considerations of the Persephone Theatre.

4. Construction Budget

The construction budget for the project (not including Persephone expansion) is as follows:

Gallery Building including Site Development and Contingencies	\$44,912,000.
Gallery Specific Equipment	1,500,000.

Total Construction Value (equivalent to General Contractor's contract including contingency for changes during construction)	46,412,000.
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The construction budget for the Persephone expansion (shell only) is	\$650,000.
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The above budget figures include provincial taxes but exclude GST.

5. Project Schedule

The major project milestones currently projected are as follow:

Issue RFP	27 April 2010
Deadline RFP	18 May 2010
Interviews	20 May 2010
City Council Approval	28 June 2010
Contract Negotiation	July 2010
Start of Design	<i>tentative</i> 1 August 2010

This schedule is integrated with City approval processes so deadline extensions are very unlikely. The schedule for design and construction is to be developed jointly by the Design Team and City with a target occupancy date in 2014.

6. Project Administration

An Owner Team Steering Committee has been formed to represent the interests of the Art Gallery, Theatre, and City, and to coordinate the project. The Owner Team will be the primary client representation, working with the Design Team, throughout the project. The Project Manager for the City of Saskatoon will be Bruce Wilson. Periodic presentations to the Boards of the Gallery and Theatre, as well as the general public will be required.

Scope of Services

The scope of services is generally intended to be full standard services throughout all phases of the project as defined in RAIC Document Six. Modifications to the standard services are included in the modified version of Schedule B attached to this RFP. The project will be taken through the LEED certification process. The target for the project is LEED Silver. Additional specialized disciplines must be covered in the Design Team and in the proposed fee as listed below:

Architecture	Lighting Design
Landscape Architecture	Food Services Planning and Design
Structural Engineering	Parking Structure and Design
Mechanical Engineering	Cost Estimating
Electrical Engineering	Building Science
Civil Engineering	Acoustics / Vibration

The Owner will engage separately the following disciplines:

Geotechnical Engineering and Testing

LEED Process Management (Design Team will participate fully – but process will be coordinated by City consultant)

Cost Consultant (third party estimates – Design Team to include normal cost estimates required by Document Six)

The Owner Team has retained Lundholm Associates Architects (LAA), Museum Planning Consultants, as Professional Advisor through all phases of the project. LAA will provide full functional and technical design criteria through the Functional Program. Additionally, this resource will be available through the design periods for clarification and advice at no additional cost to the Design Teams. The requirements for Persephone Theatre will be limited to construction of the building shell. Extension of theatre equipment, lighting, etc, will be undertaken by the Persephone as a later phase of construction, using their own consultants. Therefore, no specialist theatre expertise is required to be part of the Design Team.

8. Site Familiarization

The site is an open site and therefore no formal site tours are scheduled. Proposers are encouraged to become familiar with the site conditions. It is assumed that a construction staging area can be made available within the utility easement at the west side of the building area

9. Requirements for the Proposals

It is emphasized that this is not a design competition. No sketches, images, models, or other representations of design solutions are required. Inclusion of such material will be regarded as a negative and could lead to rejection of the proposal. The City of Saskatoon wishes, through this process, to select a Design Team that will enter into a collaborative approach to the design

process with appropriate involvement of the client throughout the design periods.

It is strongly suggested that proposals be structured according to the following outline for ease of review:

A. Proposed Design Team

Proposers should restate the composition and organization of the complete team and clarify roles and responsibilities of all participants. The proposals do not need to repeat the general presentation of credentials and body of work of the principal architects submitted in the Expression of Interest. However, it is important to elaborate on the team composition and organization, division of responsibilities, where the work will be done, and what individuals will actually do what work. The credentials of the engineering and specialist consultants must be included.

B. Understanding of Project

Summarize your understanding of the project intentions and context. In particular, focus on the key formative design issues you perceive that are critical aspects of the design problem. Comment on what you find to be the important aspects of the Functional Program. Comment on what you imagine to be the biggest challenges in the project as defined.

C. Proposed Approach to The Project

Define how your team will approach this project in reference to your understanding of the project expressed in section (2). What methodologies will you use to engage the participation of the client representatives, the professional expertise of the Gallery and Theatre, and the various interests of the City? What approach would you take to communication and interaction with the general public and arts interest groups? How will you approach budget and schedule control?

D. Application of Related Experience

Using one or more examples of projects completed by the lead design architect, explain how you have dealt with related design problems in the past. Use the actual project experience to elaborate on the approach you will take on this project. Focus on form and aesthetic decisions, function and planning, and technical solutions. This should be a detailed look at one or a small number of projects to explore details of the approach.

E. Fee Proposal

Submit your fee proposal for all services defined for this project, based on the scope of work and construction budget defined in this document and the Functional Program. Use the form provided. Provide upset amounts for disbursements in the categories indicated. Disbursements will be paid at actual cost with no mark up for administration. Fees will include all of the services listed including the work of specialist consultants. Fees will be broken down by service breakdown as indicated in the form.

Proposal Logistics

Proposals are limited to 25 pages of text, 8.5x11, 12 pt Times equivalent. Please use common sense on size and choice of font and background for legibility. Image pages and C.V.s may be additional to the given page count.

Submit 11 printed copies plus electronic file to

Sandi Schultz
City Manager's Office
City Hall
222 Third Avenue North
Saskatoon, Saskatchewan
SK S7K 0J5

phone: (306) 975-7952

by 4:00 P.M. Saskatoon time 18 May 2010.

11. Interviews

Proposers are required to attend a one hour presentation / interview on Thursday 20 May 2010. Proposers have been notified of the time previously. Times were selected by random draw.

The location is

Committee Room E
City Hall
222 Third Avenue North
Saskatoon, Saskatchewan
SK S7K 0J5

Proposers will have access to the room ten minutes prior to the appointed time to arrange the presentation. A computer and projector will be available and the suggested method is for presenters to bring a Powerpoint or PDF presentation on flash drive or CD. A City staff person will be available to assist.

Presentations will be strictly limited to 30 minutes. Presentations should focus on items B, C, and D in the proposal. This is the opportunity to give emphasis to what you feel are the important aspects of your proposal. Participation of the team members with whom the Owner Team will have the most contact during the project is encouraged. The presentation will be followed by a 30 minute period for questions by the Selection Committee members. Some questions will be standardized for all teams and some will arise from the written proposals.

Proposal Evaluation

Proposals will be evaluated according to the following criteria:

A. Proposed Design Team	25%
B. Understanding of Project	20%
C. Proposed Approach to The Project	25%
D. Application of Related Experience	20%
E. Fee Proposal	10%

The fee proposal will be evaluated in relation to the Saskatchewan Association of Architects By-Law 18.04 Recommended Minimum Fee Schedule.

13. Requests for Clarification

Contact for clarification purposes:

Questions and clarifications may be requested up until 11 May 2010. Answers will be distributed as addenda by e-mail.

Address questions to
Lundholm Associates Architects
mlundholm@lundholm.ca
with Saskatoon River Landing in subject line

14. Schedule B (attached)

Fee Proposal Form

Fixed fee proposals are required conforming to the following breakdown:

Fee for Basic Services

Schematic Design Phase	_____
Design Development Phase	_____
Construction Documents Phase	_____
Tender Phase	_____
Construction phase – Contract Administration	_____
 Total Basic Services	 _____

Fee for Additional Services

(indicate N/A if covered in Basic Services fee)

Landscape Architecture	_____
Civil Engineering	_____
Lighting Design	_____
Food Services Planning and Design	_____
Parking Structure and Design	_____
Cost Estimating	_____
Building Science	_____
Acoustics / Vibration	_____
 Total Additional Services	 _____

Total Fees _____

Expenses

Upset amounts, including basis of calculation, are to be quoted for each category – expenses will be accountable, total not to exceed the quoted amounts:

Travel _____	
Printing	_____
Courier	_____
Communication	_____
3-D Renderings (assume two exterior, one interior)	_____
3-D Walk-through	_____
Other _____	_____
Other _____	_____
Other _____	_____
 Total Expenses	 _____

**Schedule B to Document Six, 2006 Edition
Services of the Architect and Responsibilities of the Client**

Architect:

Client: City of Saskatoon

Project: Art Gallery of Saskatchewan and Related Facilities

Project No:

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Architect's Services

1.0 Architect's Services

1.1 The *Architect's* services consist of those services performed by the *Architect*, the *Architect's* employees, and the *Architect's Consultants* set forth herein and any other services included in Article A.18. They include the provision of normal structural, mechanical and electrical engineering services by professional engineers when these *Consultants* are engaged by the *Architect*.

1.2 The *Architect's* services include *Consultant Coordination* required to integrate all parts of the services.

1.3 The *Architect's* services include the following specialist disciplines:

- landscape architecture
- civil engineering
- lighting design
- food services design
- parking structure planning and design
- building science
- acoustics / vibration

1.4 The *Architect*, including the engineering consultants, will cooperate, participate, and prepare information for the LEED certification process to be led by an independent consultant engaged by the City. <insert specific LEED work prior to issue>

2.0 Schematic Design Phase

The *Architect* shall:

- 2.1 review the program of requirements furnished by the Client and characteristics of the site;
- 2.2 review and comment on the Client's *Construction Budget* in relation to the Client's program of requirements;
- 2.3 review with the Client alternative approaches to the design of the *Project* and the types of construction contracts;
- 2.4 review applicable statutes, regulations, codes and by-laws and where necessary review the same with the Authorities Having Jurisdiction;
- 2.5 based on the mutually agreed upon program of requirements, schedule and *Construction Budget*, prepare for the Client's review and approval, schematic design documents to illustrate the scale and character of the *Project* and how the parts of the *Project* functionally relate to each other; and
- 2.6 prepare and submit to the Client an estimate of probable *Construction Cost* based on current area or volume unit costs.

3.0 Design Development Phase

Based on Client approved schematic design documents and agreed estimate of probable *Construction Cost*, the *Architect* shall:

- 3.1 prepare for the Client's review and approval, design development documents consisting of drawings and other documents appropriate to the size of the *Project*, to describe the size and character of the entire *Project* including the architectural, structural, mechanical, and electrical systems, materials and such other elements as may be appropriate;
- 3.2 prepare and submit to the Client for approval a revised estimate of probable *Construction Cost*, and
- 3.3 continue to review applicable statutes, regulations, codes and by laws as the design of the *Project* is developed.

4.0 Construction Documents Phase

Based on the Client approved design development documents and agreed estimate of probable *Construction Cost*, the *Architect* shall:

- .5 forward all instructions from the Client to the contractor;
- .6 carry out the *Field Review / General Review* of the Work;
- .7 examine, evaluate and report to the Client upon representative samples of the Work;
- .8 keep the Client informed of the progress and quality of the Work, and report to the Client defects and deficiencies in the Work observed during the course of the site reviews;
- .9 determine the amounts owing to the contractor under the construction contract based on the *Architect's* observations and evaluation of the contractor's application(s) for payment;
- .10 issue certificates for payment in the value proportionate to the amount of the construction contract, of Work performed and products delivered to the *Place of the Work*;
- .11 in the first instance, interpret the requirements of the construction contract documents and make findings as to the performance thereunder by both the Client and contractor;
- .12 render interpretations in written and graphic form as may be required with reasonable promptness on the written request of either the Client or the contractor.
- .13 render written findings within a reasonable time, on all claims, disputes and other matters in question between the Client and the contractor relating to the execution or performance of the Work or the interpretation of the construction contract documents;
- .14 render interpretations and findings consistent with the intent of and reasonably inferable from the construction contract documents; showing partiality to neither the Client nor the contractor; but shall not be liable for the result of any interpretation or finding rendered in good faith in such capacity;
- .15 have the authority to reject Work which does not conform to the construction contract documents, and whenever, in the *Architect's* opinion, it is necessary or advisable for the implementation of the intent of the construction contract documents, have the authority to require special inspection or testing of Work, whether or not such Work has been fabricated, installed or completed;

- .16 review and take other appropriate action with reasonable promptness upon such contractor's submittals as shop drawings, product data, and samples, for conformance with the general design concept of the Work as provided in the construction contract documents;
- .17 prepare change orders and change directives for the Client's approval and signature in accordance with the construction contract documents;
- .18 have the authority to order minor adjustments in the Work which are consistent with the intent of the construction contract documents, when these do not involve an adjustment in the contract price or an extension of the contract time;
- .19 furnish supplemental instructions to the contractor with reasonable promptness or in accordance with a schedule for such instructions agreed to by the *Architect* and the contractor;
- .20 determine the date of *Substantial Performance of the Work*;
- .21 receive from the contractor and forward to the Client for the Client's review the written warranties and related documents;
- .22 verify the validity of the contractor's application for final payment and issue a certificate of final payment; and
- .23 prior to the end of the period of one year following the date of *Substantial Performance of the Work*, review any defects or deficiencies which have been reported or observed during that period, and notify the contractor in writing of those items requiring attention by the contractor to complete the *Work* in accordance with the construction contract.

7.0 Construction Budget and Estimate of Probable Construction Cost

7.1 The Architect shall review and comment on the Client's Construction Budget and shall prepare the estimate of probable Construction Cost as set out in this contract.

Client's Responsibilities

1.0 The Client shall provide:

1.1 full information regarding the requirements for the *Project* including a program setting forth the Client's *Project* objectives, constraints, schedules, and criteria, including:

- .1 spatial and functional requirements and relationships,
- .2 flexibility and expandability,
- .3 special equipment and systems, and
- .4 site requirements;

1.2 a *Construction Budget* for the *Project*; and

1.3 information, surveys, reports and services as set out below, the accuracy and completeness of which the *Architect* shall be entitled to rely upon and such contracts for the provision of information, surveys, reports and services, whether arranged by the Client or the *Architect*, shall be considered direct contracts with Clients unless explicitly provided otherwise:

- .1 surveys describing physical characteristics, legal limitations and utility locations for the *Project* site, and a written legal description of the site and adjoining properties as necessary showing the following survey and legal information, as applicable: grades and lines of streets, alleys, pavements and adjoining property and structures; adjacent drainage; rights of way; restrictions; easements; encroachments; zoning; deed restrictions; boundaries and contours of the site; locations, dimensions and data pertaining to existing buildings, other improvements, and trees; and information concerning utility services, both public and private, above and below grade, including inverts and depths;
- .2 subsurface investigation and reports which include but are not limited to test borings, test pits, determination of soil bearing values, percolation tests, a list of and evaluations of toxic and hazardous substances and materials present at the *Place of the Work*, ground corrosion and resistivity tests, including necessary operations for anticipating subsoil conditions, with reports and appropriate professional recommendations;
- .3 reports and appropriate professional recommendations of specialist Consultants when required by the *Architect*;
- .4 air and water pollution tests, tests for toxic and hazardous substances and materials, structural, mechanical, chemical, and other laboratory and environmental tests, inspections, laboratory and field tests and reports as required by the *Architect*, the *Architect's* Consultants, the authorities having jurisdiction or the construction contract documents; and

9 April 2010

- .5 all legal, accounting and insurance counselling services as may be necessary at any time for the Project, including such auditing services as the Client may require to verify the contractor's applications for payment or to ascertain how or for what purpose the contractor uses the monies paid by or on behalf of the Client.

Document Six, 2006 Edition

Schedule B

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A Gallery of Saskatchewan Functional Program

March, 2010

ESTIMATED PROJECT COST

Component	Area (m2)	Estimated Cost
Visitor Services/Events	1565.0	8,200,000
Exhibitions/Exhibition Support	1,588.0	8,400,000
Education/Public Programs	244.0	1,200,000
Collections/Preparation	1,502.9	7,300,000
Administration/Operations	840.9	3,500,000
Building Grossing (1:1.50)	2,870.4	12,100,000
Sub-total (Art Gallery)	8,611.2	\$ 40,700,000
Site Development		800,000
Sub-total		\$ 41,500,000
Contingency Allowances (8 %)		3,400,000
Sub-total (Construction Cost)		\$ 44,900,000
Project Administration, Design Fees and Disbursements (14%)		6,300,000
Sub-total		\$ 51,200,000
Fit-up Costs:		
Furniture/Fixtures		300,000
Storage Equipment/Installation		700,000
Gallery and Theatre Lighting		300,000
AV Equipment		200,000
Security System (Cameras/Devices)		300,000
Sub-total		\$ 53,000,000
Below Grade Parking (including design fees and contingencies)		5,000,000
TOTAL ESTIMATED PROJECT COST		\$ 58,000,000