

ITEM 16

MANAGER'S REPORT NO. 57

COUNCIL MEETING Sept. 3/74

Re: Edmonds House - Completion of the Lower Floor
(Item 30, Report No. 92, December 10, 1973)
(Item 24, Report No. 94, December 17, 1973)

As noted in the following report from the Chief Building Inspector, tenders may now be called for the proposed completion of the lower floor of Edmonds House.

On August 7, 1974, the Parks and Recreation Commission:

1. Approved plans for the work, subject to an assurance from staff that an adequate sound system, a telephone extension and zone heat control are installed on the lower floor.
2. Moved that Council call for tenders, subject to a confirmation of estimates being made before the actual tender advertisement is placed, and should confirmation indicate a marked discrepancy between budget and current costs, modification of finishes to be undertaken before calling tenders to avoid a budget over-run.

The Chief Building Inspector's report confirms that provision has been made for each of the components listed in Item No. 1, and in addition, includes information on the estimates as requested by the Commission.

RECOMMENDATIONS:

THAT Council authorize a call for tenders in accordance with the timetable and estimates as noted in the Chief Building Inspector's report; and

THAT Council authorize the execution of a Client/Architect agreement with Robert F. Harrison/Zolton S. Kiss, Associated Architects, 955 Richards Street, Vancouver, B.C.; and

THAT a copy of this report be sent to the Parks and Recreation Commission for information.

29 August, 1974

Mr. M. J. Shelley
MUNICIPAL MANAGER

Dear Sir:

Subject: Edmonds House - Completion of Lower Floor
Harrison/Kiss, Architects

Plans for finishing of remaining rooms on the lower floor of Edmonds House, prepared by Harrison/Kiss, Architects, were received and approved by the Parks and Recreation Commission at a meeting of 7 August, 1974. The finishing work is that reported to Council in Manager's Report No. 92, 10 December, 1973, and briefly includes a large meeting room for group meetings, dinners, carpet bowling, bingo or other gatherings up to 200 persons; storage rooms; a games room for shuffleboard, billiards, darts, with a small attached area for preparation of coffee by senior citizens; a cloak room with benches; installation of the passenger elevator between the two main floors of the building; finishing of both men's and women's lavatories on the lower floor.

1. During consideration of the plans, the Parks Commission specifically asked that an adequate sound system be incorporated for the lower floors, that phone extension be provided to the lower floor and that zone heat control for the lower floor be provided.

On these points the building is presently equipped with a sound system capable of extension for service to the lower floor; rough-in for telephone extension will be provided.

(cont'd)

Heating on the lower floor was installed at the time of the initial construction of the building. The lower floor is served by a continuous ventilation system with separate thermostat control for heat requirement. All convectors, duct work, furnace equipment and thermostat controls are presently installed.

- 2. At the meeting of 7 August, the Commission approved the recommendation that Council call for tenders subject to a prior confirmation of construction estimates.

The budget for the proposed work is:

Building finish estimate	\$90,234.
Fees	6,677.
Furnishings	6,500.
Contingency Fund	5,096.
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TOTAL	\$108,507.
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Sources of Revenue are:

Elderly Citizens' Aid Grant	\$36,169.
Balance required from Senior Citizens' Housing Reserve	72,338.
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	\$108,507.
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The building finish estimate has been checked and is judged to be sufficient for the work proposed. However, we have been cautioned that the immediate bidding climate is still quite poor due to the effects of the major strike earlier this summer, resulting in continuing material and labour shortages. Advice received is that better response to a tender call would result if bidding could take place in September. On this basis, the following timetable is submitted for Council's consideration.

Report to Council	3 September, 1974
Advertise Call for Tenders	7 September, 1974
Close Tenders	25 September, 1974
Report Tenders to Council and Contract Award	30 September, 1974
Construction Completion	20 December, 1974

3. Recommendations

That Council authorize call for Tenders in accordance with above timetable and above estimates.

That Council authorize execution of a Client/Architect Agreement with Robert F. Harrison/Zolton S. Kiss, Associated Architects, 955 Richards Street, Vancouver, B.C.

Respectfully submitted,
M. J. Jones
M. J. Jones
CHIEF BUILDING INSPECTOR

MJJ:cmg
cc: Municipal Treasurer
Parks & Recreation
Administrator