

ITEM	8
MANAGER'S REPORT NO.	55
COUNCIL MEETING	Aug. 15/77

Re: RIVERWAY SPORTS COMPLEX FIELDHOUSE

Following is a report from the Acting Parks and Recreation Administrator on the proposed construction of the Riverway Sports Complex Fieldhouse.

Attached for Council's information are two previous reports that Council received on this matter. The recommendations contained in Item 14 were adopted on January 17, 1977.

RECOMMENDATIONS:

1. THAT Council authorize the entering into an architect/client agreement with Ronald B. Howard, Architect, for the construction of the Riverway Sports Complex Fieldhouse.
2. THAT Council authorize the calling of public tenders for the construction of Riverway Sports Complex Fieldhouse.

\* \* \* \* \*

TO: MUNICIPAL MANAGER  
FROM: ADMINISTRATOR  
PARKS & RECREATION

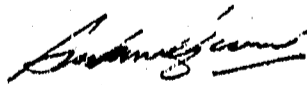
DATE: AUGUST 8, 1977

SUBJECT: RIVERWAY SPORTS COMPLEX FIELDHOUSE

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At its meeting of June 1, 1977, the Parks and Recreation Commission gave direction for the development of working drawings and specifications for the Riverway Sports Complex Fieldhouse. This work has now been completed by the architect, Ronald B. Howard. The Commission at its meeting of August 3, 1977 approved the working drawings as submitted and posted and would request:

- 1: That Council authorize the entering into an architect/client agreement with Ronald B. Howard, Architect, for the construction of the Riverway Sports Complex Fieldhouse.
- 2: That Council authorize the calling of public tenders for the construction of Riverway Sports Complex Fieldhouse.



Gordon Squire  
Acting Administrator

SB:ew

Re: RIVERWAY SPORTS COMPLEX FIELDHOUSE  
(ITEM 20, REPORT NO. 1, JANUARY 10, 1977)

ITEM	14
MANAGER'S REPORT NO.	3
COUNCIL MEETING	Jan. 17/77

On January 10, 1977 Council tabled a report on the Riverway Sports Complex Fieldhouse. Comments raised by Council on that occasion are contained in the following report from the Parks and Recreation Administrator.

The Chief Building Inspector concurs with the reply regarding the inquiry on the construction-management technique, especially in light of the good tendering market at this time.

RECOMMENDATIONS:

1. THAT Council authorize the appointment of Ronald B. Howard, Architect, on a per diem rate to prepare program requirements and preliminary building schematics and costs relative to the construction of a fieldhouse at Riverway Sports Complex; and
2. THAT Council authorize the appointment of a firm of soil consultants on a per diem basis to make all the necessary soil investigation tests relative to the construction of the fieldhouse; and
3. THAT Council authorize the Chief Building Inspector to select the firm of soil consultants for the afore-mentioned tests.

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TO: MUNICIPAL MANAGER January 17, 1977  
FROM: PARKS AND RECREATION ADMINISTRATOR  
SUBJECT: RIVERWAY SPORTS COMPLEX - FIELDHOUSE

At its meeting of the 10th of January, 1977, Council tabled the above report and referred it back for additional information:

1. Will construction be on a construction-management basis?
2. What are the costs involved for the soil consultants?
3. Can we use the standard fieldhouse design?
4. The per diem rates payable to the architect?

In answer to the above questions, please be advised:

1. It is recommended that construction of the complex be tendered under a Stipulated Sum Contract as it is not of sufficient scope to warrant construction/management.
2. Soil consultant costs may be \$2,000.00, however, the firm of Cook, Pickering and Doyle, Ltd. did soil testing for the Parks and Recreation Department in 1974 preparatory to the construction of the sports fields and if this firm was retained to make further studies relative to the construction of a building, much of their earlier information could be used.
3. We have no standard fieldhouse design at this stage. This building will have to be designed so it can be added onto in the future as the park development expands in this area. For instance, the field is designed to accommodate two baseball diamonds and two soccer fields, therefore, the

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immediate requirement is building space to accommodate these activities and public washrooms. Additionally facilities in the future may be more soccer and baseball, tennis, etc., consequently the building should be designed to allow for additional dressing rooms, possible concession for foods, etc.

4. The per diem rates for Ron Howard Architect are as follows:

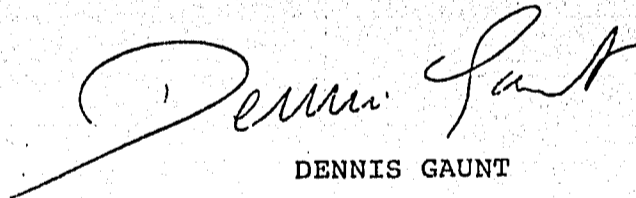
	<u>Per Hour</u>
Principal Architect (R.B. Howard/L. Ehling)	\$45.00
Senior/Project Architect:	35.00
Intermediate Architect	25.00
Junior Architect	17.00
Intermediate Draftsperson	20.00
Junior Draftsperson	15.00
Secretary	13.00

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It is suggested that per diem rates be paid for preliminary work by the architect. The preliminary work would determine the cost of the building relative to available funds. It may well be that costs of services, existing ground conditions, etc. will reduce considerably the monies available for the actual building. In that event, it may be decided that with the balance of funds available we could take one of the following courses of action:

- (a) Abandon the building proposal.
- (b) Reduce the size of the building accordingly.

If it is decided to go ahead with the building, the Architect could then be paid the normal fee of 7.5% of building costs, crediting whatever amount has been paid on the per diem basis.

  
 DENNIS GAUNT

WHD: mh

ITEM	20
MANAGER'S REPORT NO.	1
COUNCIL MEETING	Jan. 10/77

Re: RIVERWAY SPORTS COMPLEX FIELDHOUSE

Following is a report from the Parks and Recreation Administrator regarding the proposed design and construction of a fieldhouse at Riverway Sports Complex.

RECOMMENDATION:

1. THAT the Parks and Recreation Commission's recommendations be adopted.

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ITEM	8
MANAGER'S REPORT NO.	55
COUNCIL MEETING	Aug. 15/77

January 6, 1977

TO: MANAGER  
FROM: PARKS AND RECREATION ADMINISTRATOR  
RE: RIVERWAY SPORTS COMPLEX FIELDHOUSE

The 1971 Referendum Bylaw funds include an amount of \$230,900 for the design and construction of a fieldhouse at the Riverway Sports Complex. The Chief Building Inspector has contacted three architects regarding this project and, in conjunction with the Parks and Recreation Staff, has recommended the appointment of Ronald B. Howard on a per diem rate to prepare program requirements and preliminary building schematics and costs.

Staff further recommended the appointment of a firm of soil consultants (to be selected by the Chief Building Inspector) on a per diem basis to make all the necessary soil investigation tests relative to the construction of the fieldhouse.

At its meeting of Dec. 1/76 the Parks and Recreation Commission adopted the staff recommendations.

RECOMMENDATION:

1. That Council authorize the appointment of Ronald B. Howard, Architect, on a per diem rate to prepare program requirements and preliminary building schematics and costs relative to the construction of a fieldhouse at Riverway Sports Complex.
2. That Council authorize the appointment of a firm of soil consultants on a per diem basis to make all the necessary soil investigation tests relative to the construction of the fieldhouse.
3. That Council authorize the Chief Building Inspector to select the firm of soil consultants for the afore-mentioned tests.

*Dennis Gaunt*  
Dennis Gaunt  
ADMINISTRATOR