

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

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.

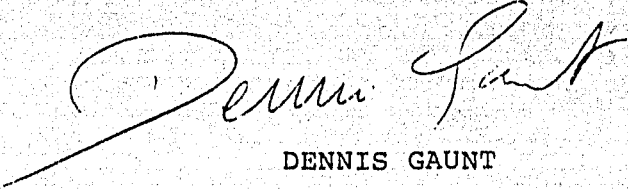
4. The per diem rates for Ron Howard Architect are as follows:

	<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

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

WHB:mh