

ITEM	12
MANAGER'S REPORT NO.	28
COUNCIL MEETING 1973 04 10	

Re: 1978 C.I.P. ADVANCE APPROVAL  
JAMES COWAN CENTRE - STAGE I - BUILDING RENOVATIONS

Following is a request from the Parks and Recreation Commission for authority to proceed with renovations at the James Cowan Centre in the immediate future.

The Parks and Recreation Commission on 1978 April 05 requested that Council be asked to approve the subject expenditure of funds prior to approval of the Capital Improvement Program.

RECOMMENDATION:

1. THAT Council approve the expenditure of \$130,000.00 for the building renovations at James Cowan Centre prior to adoption of the 1978 Capital Improvement Program.

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TO: MUNICIPAL MANAGER 1978 APRIL 05  
FROM: PARKS AND RECREATION ADMINISTRATOR  
RE: 1978 C.I.P. ADVANCE APPROVAL  
JAMES COWAN CENTRE - STAGE I - BUILDING RENOVATIONS

In 1977 the Commission requested a study of James Cowan Centre by a firm of Consulting Engineers. This followed a staff request for the correction of acoustical problems associated with the Centre.

On 1977 June 15, the Commission received a Building Report from Robertson, Kolbeins, Teevan and Gallaher Ltd., which stated that the building could be made to serve another twenty-five years or more in its present form and at its present level of service, providing that certain recommended repairs and maintenance were carried out.

At its meeting of 1977 September 21, the Commission received a staff report and adopted the following recommendations:

1. THAT the Commission approve the extended use of James Cowan Centre for theatre and ancillary purposes for an estimated twenty-five years.
2. THAT the Commission approve, in principle, the building maintenance recommendations included in the Report and refer them to the Building Department as a guide for the future maintenance of the building.
3. THAT the Commission approve, in principle, the program of optional building improvements in the amount of \$129,900 as recommended by the Consultants.
4. THAT the optional building improvement program be phased over two years, 1978 and 1979, with the amount of \$69,500 being considered for 1978 C.I.P. and the amount of \$60,400 for 1979 C.I.P.

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5. THAT the Commission approve, in principle, the subdivision of the main hall into two rehearsal halls at an estimated cost of \$60,000 to be considered for 1978 C.I.P.

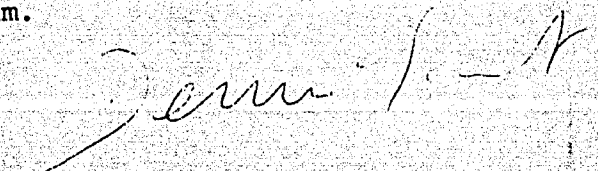
At the time of preparation of the Provisional Budget an amount of \$130,000 was included in the 1978 C.I.P. for Stage I of the building renovations as per Recommendations 4 and 5.

As there is a considerable amount of work involved in organizing this project, some of which will be done with municipal forces and some by contract, plus the scheduling of the work to cause the least disruption of programs, it is necessary to commence work immediately. The Commission, therefore, requests advance approval for the expenditure of \$130,000 from the 1978 C.I.P. budget.

For the information of Council, the James Cowan Centre will be closed for the period June 1 to July 15 inclusive to allow for most of the work to be carried out.

RECOMMENDATION:

THAT Council approve the expenditure of \$130,000 for the building renovations at James Cowan Centre prior to adoption of the 1978 Capital Improvement Program.

  
Dennis Gaunt

AG:gl