

RE: JOINT NORTHEAST LIBRARY/RECREATION CENTRE COMPLEX
CAMERON AVENUE
(ITEM 28, REPORT NO. 54, 1978 JULY 31)
(SUPPLEMENTARY ITEM 34, REPORT NO. 54, 1978 JULY 31)

On 1978 July 31, Council adopted the following recommendations in connection with the joint Northeast Library/Recreation Centre Complex:

A. Supplementary Item 34

- "1. THAT the Treasurer make application for the following Recreation Facilities Assistance grants:

Eastburn Community Facility	\$383,992
Recreation section of joint Northeast Burnaby Library/Recreation Centre Complex	400,000
Library section of joint Northeast Burnaby Library/Recreation Centre Complex	192,715"

B. Item 28

- "1. THAT Council approve the preliminary design of the Northeast Burnaby Library/Recreation Centre building as prepared by Ronald Howard, Architect; and
2. THAT Council authorize continuation of design of the project for further review by the Parks and Recreation Commission, Library Board and the Municipal Council before the project budgets are finalized; and
3. THAT copies of this report item and Items 27 and 28 be forwarded to the Parks and Recreation Commission and the Library Board."

Following are comments from the Chief Librarian in regard to this matter:

"Please note that I have communicated to members of the Burnaby Public Library Board the revised project budget for the library portion of the joint Northeast Library/Recreation Centre Complex, that is to say an increase of \$65,656 over the authorised estimate of \$512,490. Board members are also aware that the receipt of a recreation facilities grant in the amount of \$235,431 will more than offset the anticipated increase of the cost of the project thus permitting a decreased cost to Burnaby of \$169,775. I must inform you that members of the Library Board concur with these estimated costs as outlined by the project coordinator and included in Item 34 (Supplementary) of the Manager's Report #54.

Please note that members of the Library Board also recommend that Municipal Council authorise the architect to proceed with working drawings for this project.

The approval of these items by Library Board members was carried out by telephone. Six Library Board members were contacted and agreed. One member was unable to be contacted. This matter will be placed before the Library Board for ratification at its next meeting."

A report from the Parks and Recreation Administrator is attached.

RECOMMENDATIONS:

1. THAT Council approve the preliminary design of the Northeast Burnaby Library/Recreation Centre Building as prepared by Ronald Howard, Architect, and as amended by the deletion of two racquetball courts as more specifically outlined in the attached report from the Parks and Recreation Administrator; and
2. THAT the Architect, Ronald Howard, be authorized to proceed with working drawings.

* * * * *

ITEM 10
MANAGER'S REPORT NO. 56
COUNCIL MEETING 1978 08 14

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1978 AUGUST 03

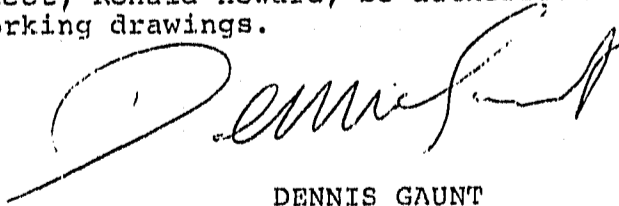
TO: MUNICIPAL MANAGER
FROM: PARKS AND RECREATION ADMINISTRATOR
RE: NORTHEAST BURNABY RECREATION COMPLEX
MUNICIPAL MANAGER'S REPORT NO:54,
ITEMS 28 & 54, 1978 JULY 31

Further to the above report, the Parks and Recreation Commission, at its meeting of 1978 August 02, received the attached report from staff along with the attached correspondence from the Project Co-ordinator and the Architect for the above project.

The Commission approved the recommendations contained in this report.

RECOMMENDATIONS:

1. THAT Council approve the preliminary design of the Northeast Burnaby Library/Recreation Centre Building as prepared by Ronald Howard, Architect and as amended by the deletion of two racquetball courts.
2. THAT the Architect, Ronald Howard, be authorized to proceed with working drawings.



DENNIS GAUNT
Administrator

C.C.
Chief Building Inspector
Director of Planning
Chief Librarian
SB:hh

ITEM	10
MANAGER'S REPORT NO.	56
COUNCIL MEETING	1978 08 14

ITEM 13 (SUPPLEMENTARY)
 ADMINISTRATOR'S REPORT NO. 18
 COMMISSION MEETING 78 08 02

RE: NORTHEAST BURNABY RECREATION COMPLEX

At a special meeting on 1978 July 19 the Commission gave authority to the Capital Development Committee in conjunction with the representatives from the Library Board to give final approval to the above plans and forward a joint recommendation to Council.

The Committee met on 1978 July 26 and a copy of their minutes are included on this Agenda. The Committee expressed concern that the project was obviously going to exceed the existing budget and therefore agreed that the design plans should be forwarded to Council for the sole purpose of receiving permission for the Treasurer to apply for a grant to the Provincial Government and on the understanding that additional work would be carried out by staff and the Architect on the floor space and funding. A recommendation to Council to proceed with working drawings would not be made until the Committee and Commission had satisfied themselves on the matter of budget.

The results of staff discussions with the Architect are attached in a letter from the Chief Building Inspector and dated 1978 08 02. The adjustments include reduction of the inflation contingency from 8% to 6% and elimination of two handball courts. The new project budget of \$1,951,001.00 is an increase of \$19,001.00 over the C.I.P. Budget item of \$1,932,000.00

Staff would recommend that the Corporation go through to working drawings and tender call on this basis with a further review to take place upon receipt of tender prices.

Also attached to the Commissioner's Agenda only are the following reports submitted to Council at its meeting of 1978 July 31.

- Item 27 - Eastburn Community Centre - Approved by Council.
- Item 28 - Financing Eastburn Community Facility - Joint Northeast Burnaby Library/Recreation Centre Complex - Cameron Avenue
Approved by Council
- Supp. Item No. 34 - Joint Northeast Library/Recreation Centre Complex Cameron Avenue.
Approved by Council.

These are for the information of the Commission.

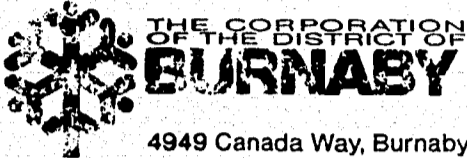
RECOMMENDATIONS

1. THAT the Commission approve the preliminary design of the Northeast Burnaby Library/Recreation Centre Building as prepared by Ronald Howard, Architect and as amended by the deletion of two racquet ball courts.
2. THAT the Architect, Ronald Howard, be authorized to proceed with working drawings.
3. THAT the Commission so recommend to Council.

ITEM (SUPPLEMENTARY)
ADMINISTRATOR'S REPORT NO.18
COMMISSION MEETING 78 08 02

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THE CORPORATION
OF THE DISTRICT OF
BURNABY

4949 Canada Way, Burnaby, B.C. V5G 1M2

Building Department

Telephone (604)
294-7158

1978 08 02

Mr. Dennis Gaunt, 
PARKS & RECREATION ADMINISTRATOR

Mr. Bryan Bacon,
CHIEF LIBRARIAN

**Subject: Northeast Library/Recreation Centre,
Budget Analysis**

Ronald Howard, Architect, and the consulting engineers have made a review of the preliminary cost estimates for the above project and wish to confirm the unit costs which have been provided with the recent budget summary of 1978 07 12.

The Architect and the consulting engineers have looked at the inflation factor previously recommended and now believe that a 6% factor can be carried, provided the job can progress without delay to a tender call as soon as working drawings are completed.

The only other area of saving, which the Architect can propose without radical curtailment of the building, is the postponement of construction in the initial phase of two (2) of the handball courts. At this time the design can be modified quite simply by omitting the two westerly courts, but by retaining the storage area on the main floor and the widened corridor for seating and waiting on the lower floor. The tender call can be made to show the courts as a separate price which might be added to the base tender price if circumstances at the time would allow.

The foregoing is all covered in the Architect's letter of 1978 08 01 attached, and his preliminary budget cost estimate also attached. Project budgets based on the foregoing total of \$2,228,419 become:

ITEM 13 (SUPPLEMENTARY)
ADMINISTRATOR'S REPORT NO. 18
COMMISSION MEETING 78 08 02

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Northeast Library/Recreation
Centre, Budget Analysis

1978 08 02

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Library - Area Assessment for
Construction: 7,367 s.f.

Construction Estimate	\$494,976
Fees @ 7.5% (Approximate adjusted for construction estimate.)	37,124
Furnishings	51,020
Miscellaneous	<u>2,000</u>
	\$585,120

Parks - Area Assessment for
Construction, less two handball
courts: 14,129 s.f.

Construction	\$1,733,443
Fees @ 7.5% (Approximate adjusted for construction estimate.)	130,008
Furnishings (adjusted 78 07 31)	84,550
Miscellaneous	<u>3,000</u>
	\$1,951,001

MJJ:lm
Enc.

c.c. MUNICIPAL MANAGER
MUNICIPAL TREASURER
PLANNING DIRECTOR
RONALD HOWARD, ARCHITECT

Frank R. Melling
for M.J. Jones,
PROJECT CO-ORDINATOR.

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ADMINISTRATOR'S REPORT NO.18
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Ronald Howard / architect

SUITE 2 - 1161 MELVILLE STREET, VANCOUVER, B.C. V6E 2X7 CANADA 688-8254

August 1, 1978

7605

Building Department
Corp. of Burnaby
4949 Canada Way
Burnaby, B. C.

Attention: Mr. M. Jones, Chief Building Inspector

RE: Lougheed Community Centre Library
Burnaby, B. C.

Dear Sir:

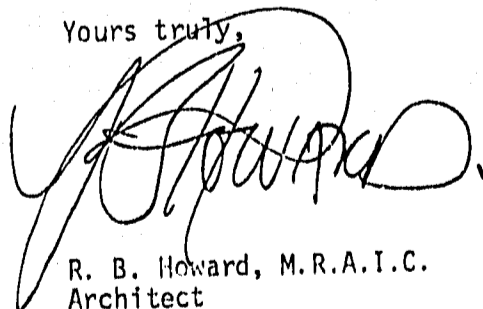
As requested, my office and the structural, mechanical and electrical consultants have reviewed the estimated costs for the above project. A copy of the "Preliminary Cost Estimate" is attached for your reference. The estimate summarizes as follows:

Basic Building (August 1978)	\$2,168,320.00
Inflation/Contingency Allowance:	130,099.00
Cost Estimate:	<u>\$2,298,419.00</u>
Possible Alternate	70,000.00
Delete 2 Handball Courts:	<u>\$2,228,419.00</u>

The above are the minimum figures that we would recommend adopting and are based on a continuing climate of competitive bidding. We would be pleased to proceed on the basis of showing the handball court deletion as an alternate allowing it to be constructed should tenders be favourable.

It must be stressed that the above estimate reflects a tightly designed building and that restraint must be exhibited by the users during the finalization of building detail.

Yours truly,



R. B. Howard, M.R.A.I.C.
Architect

Enclosure

RECEIVED

AUG 2 1978

BUILDING INSPECTOR'S
OFFICE

ITEM 13 (SUPPLEMENTARY)
 ADMINISTRATOR'S REPORT NO. 18
 COMMISSION MEETING 78 08 02

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COUNCIL MEETING	1978 08 14

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Lougheed Community Centre Library
 Burnaby, B. C.

Preliminary Budget/Cost Estimate Based on October 1978 (Start) BUILDING INSPECTOR'S OFFICE

	22,400 Community Centre Library, Ball Courts	24,000 Sports Hall	TOTAL
Architectural: (Incl. Cont.)	\$25.10 \$ 562,420.00	\$11.37 \$ 272,880.00	\$ 835,120.00
Structural:	\$15.00 336,000.00	\$10.45 250,800.00	586,800.00
Mechanical: (A.C. Library Only)	\$ 4.25 95,200.00	\$ 2.08 50,000.00	145,200.00
Plumbing:	\$ 3.25 72,800.00	\$.75 18,000.00	90,800.00
Electrical:	\$ 5.00 112,000.00	\$ 2.08 50,000.00	162,000.00
Total:	\$52.60 \$1,178,240.00	\$26.73 \$ 641,680.00	\$1,819,920.00
Overhead & Profit:	\$ 5.00 112,000.00	\$ 2.98 71,600.00	183,600.00
Total:	\$57.60 \$1,290,240.00	\$29.71 \$ 713,280.00	\$2,003,520.00
Services:	\$ 2.00 23,000.00 23,000.00	In Main Building	23,000.00 23,000.00
Site Works/ Landscaping:	\$ 4.50 100,800.00	.75 18,000.00	118,800.00
	\$64.100 \$1,437,040.00	\$30.46 + \$ 731,280.00	= \$2,168,320.00
Inflation/ Contingency: (6%):	86,222.00	+ 43,877.00	= 130,099.00
Cost Estimate:	1,523,262.00	+ 775,157.00	= \$2,298,419.00
Alternate To Deduct Construction of 2 Handball Courts (1,600 sq. ft.):			70,000.00
			\$2,228,419.00

R. B. Howard, Architect
 August 1, 1978