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| ITEM | 23 |
| MANAGER'S REPORT NO. | 50 |
| COUNCIL MEETING | 1980 08 05 |

RE: WILLINGDON RECREATION CENTRE EXPANSION
 NEIGHBOURHOOD IMPROVEMENT PROJECT
 (ITEM 22, REPORT No. 83, 1979 DECEMBER 10)

Following is a report from the Project Coordinator on the expansion of the Willingdon Recreation Centre.

RECOMMENDATION:

1. THAT the recommendation of the Project Coordinator be adopted.

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TO: MUNICIPAL MANAGER 1980 JULY 30

FROM: CHIEF BUILDING INSPECTOR

RE: WILLINGDON RECREATION CENTRE EXPANSION
NEIGHBOURHOOD IMPROVEMENT PROJECT

RECOMMENDATION:

1. THAT Council authorize the call for construction tenders for additions and alterations to the Willingdon Heights Community Centre, with tenders closing with the Municipal Purchasing Agent at 15:00 h, 1980 August 27.

REPORT:

1.0 Background

1.1 At its meeting of 1979 December 10, Municipal Council adopted the following recommendations:

1. THAT Council approve the plans and budget for the expansion of the Willingdon Recreation Centre.
2. THAT Council authorize Mr. Joe Wai, Architect, to proceed with the working drawings and tender call for the expansion of Willingdon Recreation Centre.

1.2 Working drawings and specifications for the proposed addition and alterations to the Willingdon Recreation Centre have now been completed by the Architect, Joe Y. Wai.

1.3 Chartered Quantity Surveyors, Brooks Wedge Associates Ltd., have monitored estimated costs for the Architect during preparation of drawings, and have prepared a pre-bid construction estimate.

2.0 Budget

2.1 Estimated Expenditures

| | 1979 Dec. Est. (Report 79.12.10) | Pre-Bid 80 June Est. | |
|--------------------------------|-------------------------------------|-------------------------|---------------|
| Bldg. Cost | 343,000 | \$365,100 | |
| Site Devl./L.S. | 40,000 | 42,100 | |
| Design Conting. | 35,000 | | |
| Inflation All'ce | | 10,200 | |
| Total Constr. Cost | 418,000 | | \$417,400 |
| Architectural Consult. Fees | 42,000 | 45,988 | |
| Soils, Surveys | 5,800 | 2,857 | |
| Quantity Surveyor | | 3,300 | |
| Furnishings | 25,000 | <u>72,800</u> | <u>77,145</u> |
| | | 490,800 | \$494,545 |

2.2 Source of Funds

| | | |
|--|--------------|----------------|
| Original NIP Allocation | \$400,000 | |
| Additional NIP Allocation Towards Furnishings and Landscaping | 50,000 | |
| From NIP Program Contingency | 35,000 | |
| From Parks & Recreation 1979 Capital Budget Allowance for Handicapped Access | <u>6,680</u> | <u>491,680</u> |
| Overrun | | \$ 2,865 |

The Willingdon Height NIP budget can absorb this overrun amount if called upon to do so.

3.0 Summary

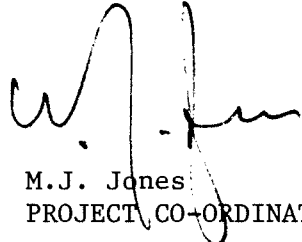
- 3.1 The foregoing construction estimates are drawn for a July '80 construction start-up and are based upon a 6-month construction period. These dates will, of necessity, have to be advanced by a month or five weeks.
- 3.2 The estimates allow for an increase of labour costs pending outcome of current negotiations, and the inflation allowance is intended to cover material cost increases.

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3.3 Market conditions are expected to provide good competition through to bid closing, provided a strike action does not result from a breakdown in current negotiations.

3.4 It is RECOMMENDED:

THAT Council authorize the call for construction tenders for additions and alterations to the Willingdon Heights Community Centre, with tenders closing with the Municipal Purchasing Agent at 15:00 h, 1980 August 27.



M.J. Jones
PROJECT CO-ORDINATOR

MJJ:lm

c.c. MUNICIPAL TREASURER
PARKS & RECREATION ADMINISTRATOR
NIP CO-ORDINATOR
PURCHASING AGENT

