

ITEM 6
MANAGER'S REPORT NO. 48
COUNCIL MEETING 1983 07 11

RE: FOREST GROVE SCHOOL/COMMUNITY FACILITY PROPOSAL -
AUTHORIZATION BY-LAW FOR LOAN FROM CAPITAL WORKS FINANCING FUND

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation as contained in the report of the Director Recreation & Cultural Services be adopted.

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1983 JULY 07

TO: MUNICIPAL MANAGER
FROM: DIRECTOR RECREATION & CULTURAL SERVICES
RE: FOREST GROVE SCHOOL/COMMUNITY FACILITY PROPOSAL -
AUTHORIZATION BY-LAW FOR LOAN FROM CAPITAL WORKS
FINANCING FUND

RECOMMENDATION:

1. THAT Council approve in principle the establishment of a by-law to borrow approximately \$260,000. from the Capital Works Financing Fund, for the funding of the Forest Grove School/Community Facility.

REPORT

At its meeting of 1983 July 06, the Parks and Recreation Commission received the attached report on the above subject.

As indicated in the report, it is the Commission's intent to include the funds to repay the loan from the Capital Works Financing Fund in its 1984 Capital Budget.

The Commission approved the following recommendations:

1. THAT the Commission approve the construction and funding of the 'Community Facility' as proposed in this report.
2. THAT the Commission request that Council approve in principle the establishment of a by-law to borrow approximately \$260,000. from the Capital Works Financing Fund, for the funding of the project.
3. THAT the Commission so advise the Burnaby School Board.



DENNIS GAUNT
Director Rec. & Cultural Services

Attach.

c.c. Director Finance

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ITEM 5
DIRECTOR'S REPORT NO. 15
~~COMMISSION MEETING 83 07 06~~

RE: FOREST GROVE SCHOOL PROPOSAL

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RECOMMENDATIONS:

1. THAT the Commission approve the construction and funding of the "community facility" as proposed in this report.
2. THAT the Commission request that Council approve in principle the establishment of a by-law to borrow approximately \$260,000 from the Capital Works Financing Fund, for the funding of the project.
3. THAT the Commission so advise the Burnaby School Board.

REPORT

Background

The Burnaby School District has received approval to construct an elementary school to serve the residents of the Burnaby 200 community. The school is scheduled to open September 1984. The anticipated enrollment for September 1984 is between 200 and 250 students, from kindergarten to grade 7. The proposal is to develop the school in two phases: phase one containing ten classrooms; phase two allowing for up to an additional twelve classrooms.

The Burnaby School Board is interested in designing and constructing the school for the purpose of serving both the school-age children and the non-school population. It has been mutually agreed between the School Administration and the Recreation and Cultural Services staff that the community could be well served through this approach, particularly with the addition of some basic community program space that will accommodate day-time programming needs and an adult clientele. Elementary schools are typically not well suited to adult use and day-time access is usually not possible.

The architect's drawings reflect the total facility concept. The additional space required to accommodate community needs is the areas shaded on the drawing. The drawing will be posted at the Commission meeting.

Community Elements and Floor Area - To be funded by Commission

1. Community room and storage	-	1,597.85 sq. feet
2. Kitchen	-	179.6 sq. feet
3. Lobby - design/circulation	-	832.25 sq. feet
4. Office community	-	80.6 sq. feet
5. Storage gymnasium	-	225.80 sq. feet
Total Additional Area	-	<u>2,916.129sq. feet</u>

School Space Designed for Community Use - Funded as part of school cost

1. Gymnasium
2. Multi-purpose room
3. office general
4. Dressing rooms-showers - Outside access for fields

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These elements have been designed to accommodate general community needs. These school elements are located in proximity to the community rooms and kitchen. Together they form a comprehensive accessible community facility. The other school classrooms and library will also be available for compatible community use as required.

Rationale for Community Space

- Burnaby 200 is physically removed from easy access to existing or probable future community facilities. Cameron Centre can only be reached by auto from Burnaby 200.
- The parents in the area are very reluctant to allow their children to walk over to Cameron because of the distance and secluded walkways. Representatives of the co-op housing in Burnaby 200 were very supportive of developing a basic facility in their area.
- Cameron Centre's multi-use space is currently fully utilized and demand for more space is continuing to grow.
- The current population is approximately 1,300 persons. Projected population by 1986 is 3,100 persons. Projected population at saturation is 3,600 persons. Student enrollment K to 7 is anticipated to be 250.
- The composition of the community at present is primarily young families and couples and it is anticipated that this will continue to be the makeup.
- The type of demands for recreation space anticipated is for activities such as preschool activities, parent and child programs, fitness classes, children's social and sport activities, child art and dance programs, community meetings and special events.
- These are fairly typical demands from most communities and we anticipate this community will require these services, based on its size, makeup and particularly because of its isolated physical location. The cooperative development will provide a unique, efficient and effective method of providing recreation services to a small community.
- On the basis of neighborhood census statistics to year 2001, the Burnaby 200 community ranks in population 19th out of 31 neighborhoods. Using this criteria for providing community facilities, there are other neighborhoods of a higher statistical priority.
- These other neighborhoods #1 to #18, however, generally have various and reasonable program facility opportunities at present, and do not afford the present opportunity for constructing needed community facility at a nominal cost.
- It is therefore recommended that this neighborhood and project be given a first priority because of the present and future needs in this neighborhood and particularly because of the unique opportunity available at this time to acquire a good neighborhood facility at minimal cost through the cooperative development of a new school facility. It is not likely that the opportunity to participate in the initial development stage of a new school facility will exist again for many years.

Option of Phasing Construction of Community Space

- The facility is designed with the community space as an integral part of the structure.
- The community elements relative to the changerooms, kitchen, office and lobby areas must be constructed in the initial phase as they cannot be separated from the school structure.
- The community room could be added at a later date, however, this would negatively affect the exterior appearance of the school and result in additional costs of minor reconstruction of existing exterior walls and relandscaping of property on front side of school, plus inflated building costs.
- It is anticipated that there will be by September of 1984 sufficient demand for recreation services in the area to justify the provision of this space as of that date.

Cost

The approximate square footage of community space is 2,916.

The architect's guesstimate for our cost is \$260,000, or approximately \$90.00 per square foot.

Because of the cooperative approach we will realize savings in terms of architectural fees. This cost is being absorbed by the School Board.

Funding

The Director of Finance has been consulted and it is his recommendation that the cost be financed through the Capital Works Financing Fund under a by-law. This would allow the Commission to commit the funds in advance of the 1984 fiscal year and allow the funds to be repaid through the operating budget over ten years. Another option would be to fund through the 1984 C.I.P. This would possibly require prior approval from Council as funds are not released until after May 15.

On the basis of a ten year amortization of \$260,000 at an estimated interest rate of 10% per annum, the payment on the principal and interest in the first year would be \$52,000. This amount would reduce each year as the principal would be reduced by \$26,000 each year (e.g. second year payment \$49,000 principal and interest).

The third option which staff recommend is that a by-law be drawn for the estimated \$260,000 in 1983 and that the Commission pay this debt through their 1984 Capital Budget. This will allow the funds to be committed and available for the project as required in 1983 and will avoid carrying the debt over 10 years.

Agreements

The total school facility, including the community space, would be legally owned by the Burnaby School Board. The Municipal Act, Section 682 provides allowance for the Municipality to directly fund School Board facilities that will directly provide a Municipal service (i.e. recreation services).

A legal agreement will be drawn between the School Board as the owners and the Corporation that will protect our interests. Elements to be covered are:

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1. Insurance
2. Guaranteed control of allocation and access of community room and office space by the Recreation and Cultural Services Department.
3. Reciprocal and cooperative use of total school facility.
4. Cost sharing of maintenance, heat and light cost.
5. Length of agreement

Objective of agreement will be to protect our investment and access to the Corporation-funded space and provide a mutually beneficial basis for sharing the total school facility. Basically, we will receive control of scheduling and use of the community room, i.e. first options, and the school will be accommodated as time and priorities are established by the recreation staff. Reciprocally, the school facility during the day may be available to the public.

The School Board Administration will be drafting the proposed agreement for consideration by the Commission.

Summary

Staff view this project as an excellent opportunity to provide a quality recreation facility at a minimal cost to the Corporation. The cooperative approach with the School Board is unique and will provide exciting programming benefits and opportunities to the community, School Board and Corporation.

Because of the many years of positive experiences with respect to cooperative development and use of facilities with the School Board and their staff, we are confident this proposal is viable and will meet our expectations.

ND/se0

cc - Director Finance
Municipal Solicitor

