

RE: MONEY BYLAW FOR THE CONSTRUCTION OF CONFEDERATION
RECREATION CENTRE ADDITION

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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1987 MAY 20

TO: MUNICIPAL MANAGER

FROM: DIRECTOR RECREATION & CULTURAL SERVICES

RE: MONEY BYLAW FOR THE CONSTRUCTION OF CONFEDERATION
RECREATION CENTRE ADDITION

RECOMMENDATION:

1. THAT a bylaw be brought forward to appropriate \$735,000 from the capital reserves to finance the Confederation Recreation Centre addition.

REPORT

Included in the Corporation's 1987 - 1991 Capital Budget is an expenditure of \$800,000 for an addition to Confederation Recreation Centre. Of this, \$65,000 was provided from 1986 general revenue funds carried forward and \$735,000 will be provided from capital reserves as part of the \$20,900,000 Capital Program approved by Council on 1985 July 15.

The initial program planned by the Commission was for the construction of a large, simple hall to be attached to the existing centre. It was originally estimated at \$565,000.

Since July of 1985 the Commission has visited the site several times, met with representatives of the senior citizens groups and thoroughly discussed their needs with them. From this has resulted a more sophisticated program which is geared to preserve the current ambience of the centre, which is presently enjoyed by so many, provide the large open room area and renovate part of the existing structure to provide a much better layout and more useable space. This includes a new kitchen, which will put the centre on a par with Edmonds Centre, the equipment for which the senior citizens will be funding themselves.

ITEM	6
MANAGER'S REPORT NO.	36
COUNCIL MEETING	87/05/25

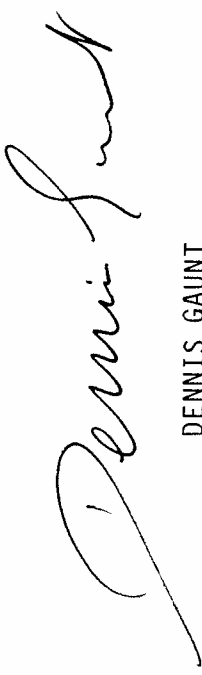
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The new estimate for this addition is \$800,000 and the Commission has adjusted its capital spending priorities to allow for this increase. No increase is being requested in the \$20,900,000 Capital Program for this purpose. The adjusted items are smaller park developments which will be phased into future Capital Programs.

The Commission will now start the process of hiring an architect to design the addition and it is necessary to put in place a bylaw to appropriate the \$735,000 from capital reserves. The funds borrowed from capital reserves will be repaid over a 20 year period at prevailing interest rates.

At its meeting of 1987 May 20 the Parks and Recreation Commission received item no. 3, report no. 11 "Construction of Confederation Recreation Centre Addition" (copy attached) and approved the recommendation contained therein.



DENNIS GAUNT
DIRECTOR RECREATION &
CULTURAL SERVICES

DG/seo
Attach.

cc - Director Finance

ITEM	6
MANAGER'S REPORT NO.	36
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ITEM 3
 DIRECTOR'S REPORT NO. 11
 COMMISSION MEETING 87 05 20

RE: CONSTRUCTION OF CONFEDERATION RECREATION CENTRE ADDITION

RECOMMENDATION:

1. THAT Council be requested to bring forward a bylaw to appropriate \$735,000 from the capital reserves to finance the Confederation Recreation Centre project.

REPORT

The Commission included in the Major Capital Expansion Program \$500,000 for the expansion of Confederation Centre. This Capital Program is to be funded from capital reserves as part of the \$20,900,000 approved by Council on 1985 July 15.

The Commission, as part of the 1987 capital budget, reallocated the funds within the Capital Program and have approved an expenditure of \$800,000 for the Confederation project. There is \$65,000 approved in the 1986 Capital Program for parking at Confederation Centre.

The Commission, at its meeting of 1986 November 05, approved the reallocation of the \$65,000 to cover design fees for the Confederation project. As a result of this shift, a bylaw for \$735,000 is required to cover the remaining estimated cost for the total project. Therefore, in summary:

\$ 65,000 from 1986 C.I.P. tax draw
 735,000 borrowed from capital reserves

Estimated Project Total \$800,000
 =====

The cost of the project increased from \$500,000 to \$800,000 as a result of a detail planning process carried out in conjunction with the seniors using the Centre. Their needs have been clearly defined and a re-estimation of cost and proposal was submitted to the Commission for information on 1987 February 02 (Attachment #1). The new proposal was adopted by the Commission as part of the 1987 Capital Program.

The additional \$275,000 estimated to complete the project is provided through deletions of various smaller projects within the Major Capital Program. These smaller projects will be funded from the tax draw in future Capital Programs or as proposed, from the parkland acquisition levy fund.

It is intended to have the construction start in the late summer. The completion date is expected to be February 1988. The project is being initiated now so that the favourable summer weather can be taken advantage of.

The architect selection process has been started and the selection of the project architect should be completed with Commission approval in June.

The \$735,000 borrowed from the capital reserves will be repaid over a 20 year period at prevailing interest rates.

It is recommended that the Commission request Council to establish a bylaw in the amount of \$735,000 for the Confederation Recreation Centre project.

ND/seo
Attach.

ITEM

DIRECTOR'S REPORT NO. 11

COMMISSION MEETING 87 05 20

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RE: CONFEDERATION HOUSE - EXPANSION PROJECT

ATTACHMENT #1

RECOMMENDATION:

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1. THAT this report be received for information purposes.

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PURPOSE OF THIS REPORT

The Commission is aware that included in its building program is a major addition to Confederation House. The purpose of this report is to provide the Commission with some preliminary information on the thinking that has gone into the planning of the floor space program to date and its impact on the budget.

The material is provided for information at this time to give the Commission an opportunity to discuss the building program on its Parks tour of February 14th, when we will be visiting Confederation House.

Final decisions on the floor space program and budget will be considered by the Finance and Capital Development Committee and then by the Commission as part of the upcoming Annual Budget process.

REPORT

The Commission's 1986 Capital Bylaw included \$500,000 to expand Confederation House. The estimate included the cost of constructing approximately 4,600 sq.ft. of new facility and making minor alterations to the existing spaces.

The proposed new additions were an activity hall of 3,000 sq.ft., preparation kitchen of 400 sq.ft., new entrance and administration offices of 900 sq.ft., and 300 sq.ft. of storage space.

There was also an additional \$65,000 approved from the tax draw for the construction of a parking lot to relieve pressure on the Library's lot on the adjoining property. This was planned before a centre expansion was considered, therefore there was \$565,000 allocated for the total project.

The members of the seniors program at Confederation Centre have been working with the staff in refining the proposed additions,, to ensure it will meet their needs. The result of their deliberations with staff is a proposal that exceeds the original estimate.

The recommended program is:

A. New construction

- | | | |
|------------------------------------|---------------------|---------------|
| 1. Activity hall | 3,350 sq.ft. | |
| 2. Preparation kitchen | 500 sq.ft. | |
| 3. Administration offices/entrance | 610 sq.ft. | |
| 4. Storage room | 300 sq.ft. | |
| | <u>4,760 sq.ft.</u> | \$ 476,000 |
| 5. Architects fees 8% | | 38,080 |
| 6. Parking/Landscaping | | <u>80,000</u> |
| | | \$ 594,080 |

BALANCE FORWARD FROM PAGE 1:

\$ 594,080

B. Renovations to the existing building

- 1. Division of existing main hall to create a program room, and a sitting/coffee area \$ 11,200
- 2. Relocate, construct new gift shop 13,500
- 3. Convert existing kitchen to storage for kitchen 3,000
- 4. Convert storage area to janitor room 5,000
- 5. Architect fees 15% 4,905
- 6. Remove stage 1,000
- 7. Carpet entrance, circulation and seating area 12,000
- 8. Provide shelving for storage rooms 5,000

55,605

C. Contingency - 10%

64,969

D. Equipment and furnishings

7,000

THE REVISED PROJECT COST IS ESTIMATED AT:

\$ 721,654
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This estimate is \$156,654 over the 1986 estimate for the building and parking lot.

The facility revisions are necessary to meet the identified program needs of the seniors and to effectively utilize the existing main hall. The existing main hall must be renovated to create a coffee and social seating area in association with the new kitchen, also to retain a program space.

When the plan was first considered the main hall was to be kept. The seniors now set a higher priority on a social area. The division of the main hall results in a number of necessary renovations. The probable location of the new activity hall and entrance cause the existing main hall to be ineffective in its present layout.

The centre has functioned well over the past years but has reached its capacity. There is a proven need to broaden the program opportunities and to make the facility more appealing to its growing membership.

The seniors have worked closely with staff and have agreed the proposed plan is functional and that it will meet their needs.

The details of the layout of the rooms will be refined by the architect and may result in some changes to the conceptual layouts.

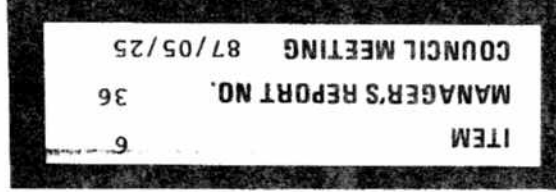
Options for timing and funding of the project

The proposed construction cannot proceed with the existing dollars. The staff have looked at what options may exist.

One option is to fund the total project in 1987 and complete the program. This is preferred so that disruption to the seniors is minimized and to avoid any problems related to the seniors' fund raising campaign. They are currently raising funds to finance the cost of all new furnishings and equipment of the program spaces. Their target is to raise \$100,000. If delays occur the membership may lose momentum in this fundraising campaign which could result in them not raising the necessary funds.

A second option is to try and build the additions and renovations in two stages. The effect of this approach would be to increase the cost of construction, and increase the disruptions to the centre services and membership.

A third option would be to delay construction until the total funds are available for the complete project. Delaying the project does not solve the problem of having to reallocate funds from other projects. It does allow a wider range of options on what projects could be deferred.



The seniors feel delaying the project totally even for one year would be very disturbing and would run the risk of losing the members involvement in their fund raising campaign. They would prefer the construction be completed in stages.

Staff conclude that the preferred option is to reallocate funds in 1987 and complete the project in 1987. If this is not possible then have an architect look at the feasibility of a staged construction. If a staged construction is not physically or economically viable, then delay the project one year or whatever period of time is necessary to commit the total funds required. It is recognized that delaying the project will likely increase the cost of the project.

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ND/DG:ps

MOVED BY COMMISSIONER McLEAN, SECONDED BY COMMISSIONER GORDON:
"THAT the recommendation be approved."

CARRIED UNANIMOUSLY