

ITEM	8
MANAGER'S REPORT NO.	76
COUNCIL MEETING	92/12/14

TO: CITY MANAGER

1992 DECEMBER 01

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: C.G. BROWN POOL EXPANSION

PURPOSE: TO SEEK THE AUTHORITY OF COUNCIL TO ENGAGE THE ARCHITECTURAL SERVICES OF RAYMOND LETKEMAN ARCHITECTS INC. FOR THE PROFESSIONAL SERVICES REQUIRED TO PREPARE TENDER DOCUMENTS FOR THE ABOVE CIVIC BUILDING.

RECOMMENDATION:

1. THAT Council authorize staff to pursue the execution of a Client/Architect Agreement based on the proposal received from the firm of Raymond Letkeman Architects Inc.

R E P O R T

BACKGROUND INFORMATION

In March of 1988 the Architectural firm of Raymond Letkeman Architects Inc. was commissioned to undertake and perform a detailed study analysis of existing community recreational buildings, with the intent to upgrade and modernize the reception and accounting systems along with a renovated administrative office space in some cases.

The Parks Automation Plan included the following buildings initially.

- Willingdon Heights Community Centre
- Burnaby Arts Centre
- Edmonds Community Centre
- C.G. Brown Pool
- Burnaby Mountain Golf Centre
- Eastburn Community Centre
- Cameron Recreational Centre

In March of 1990 a report proceeded to Council advising to defer construction at the C.G. Brown facility. The balance of projects proceeded and substantial performance was achieved on 1991 June 17.

The proposed expansion and renovation of C.G. Brown Pool was postponed to allow for a feasibility study to be undertaken with regard to the addition of curling and ice rink facilities. The Burnaby Lake Sports Complex Feasibility Study was undertaken by C.J.P. Architects in 1991 and is now substantially complete. The feasibility study provides sufficient information for a revised renovation proposal to proceed without conflict with long term plans.

The revised scope of work at C.G. Brown Pool would incorporate a minor office addition (ie. approx. 300 sq. ft.) and renovations to the existing reception and administrative space which is inadequate to suit the current needs of the public and recreation staff.

In 1992 October a request to Raymond Letkeman Architects Inc. was made to outline the scope of work and a fee proposal to prepare a revised set of plans for a down sized renovation from the 1990 proposal, yet still implement the basic requirements of the Parks Automation Plan.

The cost of these architectural services up to the completion of tender documents would be approximately \$17,500, and provided from specifically allocated funds in the 1992 Parks Development Recast Capital Budget. The estimated budget for tender documents is as follows:

Architectural Fees (incl. structural, mechanical & electrical consultants)	\$14,000.00
Cost Analysis.	\$ 1,100.00
Geotechnical	\$ 1,000.00
Disbursements.	\$ 890.00
Subtotal	\$16,990.00
GST (3%)	\$ 510.00
<u>TOTAL</u>	<u>\$17,500.00</u>

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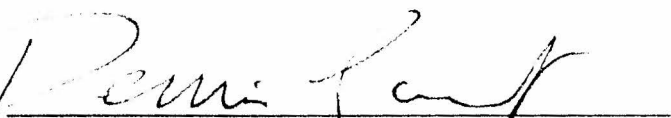
It is deemed appropriate to invite the services of Raymond Letkeman Architects Inc. back to complete the final project originally scheduled for construction in 1990 under the Parks Automation Plan. This has the benefit of experience and past studies which would not be totally evident to a new architect. The intention of this renovation is to add approximately 300 sq.ft. of new floor space and renovate approximately 450 sq.ft. of existing floor space for new administrative offices and reception areas. The construction would probably consist of a wood framed one storey addition placed adjacent to the existing office. The renovated area would be sufficient to add two offices, a storage room, computer and printing area. A higher degree of safety and security would be achieved in addition to a more favorable and functional working environment for the staff at C.G. Brown.

Upon completion of The tender documents, a detailed cost analysis by Raymond Letkeman Architects Inc. will be undertaken. The recommendations of the Committee and details of the cost analysis will be provided in a future report. At that time it is anticipated that a request will be put forth to obtain funding for the proposed expansion.

On 1992 November 26, the Civic Development Committee concurred with the recommendation of the Major Civic Building Project Coordination Committee and subject to Council approval, staff will pursue a Client/Architect Agreement with Raymond Letkeman Architects Inc. for the preparation of the design and tender documents.


D.G. Stenson, Chairman, Major Civic
Building Project Coordination Committee


W.C. Sinclair, Director Engineering


D. Gaunt, Director Recreation and
Cultural Services

RP:lb

cc: Director Finance
Chief Building Inspector
City Solicitor
Purchasing Agent