

ITEM	2
MANAGER'S REPORT NO.	44
COUNCIL MEETING	93/07/12

DATE: 1993 JULY 08

TO : CITY MANAGER

FROM : DIRECTOR RECREATION AND CULTURAL SERVICES

RE : DEER LAKE ARTS CENTRE - FINAL DESIGN AND ESTIMATE REVIEW

PURPOSE: To obtain Council's approval to proceed to tender call for the Deer Lake Arts Centre expansion

RECOMMENDATIONS:

1. THAT Council concur in the final design and estimates and the conclusions outlined in this report.
2. THAT a tender call be initiated for 1993 October 15 with a view to a construction start in the early Spring of 1994 (approximately March 01).
3. THAT authority be given for the sale for moving or salvage or demolition of the houses at 6542 and 6528 Deer Lake Avenue.
4. THAT approval be given to proceed with the changes necessary to rehouse the Arts Council to 6584 Deer Lake Avenue and to prepare the appropriate lots for construction access and work yard.
5. THAT a bylaw be brought down in the amount of \$50,000 to cover the work described in recommendations 3 and 4.

REPORT

At its meeting of 1993 July 07, the Parks and Recreation Commission dealt with the final design and estimate review for the Deer Lake Arts Centre expansion.

The Commission received the attached report and approved the seven recommendations contained therein.

The Commission would now request Council's concurrence with the five recommendations listed above. The Arts Centre development process will be implemented through the Civic Development Committee of Council with the assistance of the Major Civic Building Project Coordination Committee.



DENNIS GAUNT
 Director Recreation and
 Cultural Services

DG:hh
Attachment

cc: Director Finance
 Members of Major Civic Building Committee

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RE: DEER LAKE ARTS CENTRE - FINAL DESIGN AND ESTIMATE

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RECOMMENDATIONS:

1. THAT the Commission concur in the final design and estimates and the conclusions outlined in this report.
2. THAT a tender call be initiated for 1993 October 15 with a view to a construction start in the early spring of 1994 (approximately March 01).
3. THAT notice to vacate be provided to the tenants at 6584 and 6542 Deer Lake Avenue.
4. THAT authority be given for the sale for moving or salvage or demolition of the houses at 6542 and 6528 Deer Lake Avenue.
5. THAT approval be given to proceed with the changes necessary to rehouse the Arts Council to 6584 Deer Lake Avenue and to prepare the appropriate lots for construction access and work yard.
6. THAT a bylaw be brought down in the amount of \$50,000 to cover the work described in recommendations 4 and 5.
7. THAT Council be asked to concur.

REPORT

Attached (Attachment #1 - 4 pages) is a copy of a report from the Major Civic Building Project Coordination Committee signing off on the final design and estimate review for the Deer Lake Arts Centre addition. The main points are as follows:

1. The Commission has previously approved a preliminary design.
2. The Architect has now completed final designs and specifications. The Cost Consultant has completed a cost estimate based upon the final design and specifications which is summarized in Attachment #1.
3. To this cost estimate the Commission should consider adding \$45,400 to prepare 6584 Deer Lake Avenue for Arts Council occupancy; to demolish 6528 Deer Lake Avenue (Arts Council current house) and 6542 Deer Lake Avenue (next door to the Arts Council's current house). The lots occupied by 6542 and 6528 would be used by the contractor as access from Deer Lake Avenue. This will allow for continuity of Arts Centre programs during construction by protecting pedestrian users of the Arts Centre's approach lane. We are particularly concerned with the protection of children on this lane. The 2 lots can also be used as a contractors' work area. Attachment #2 (1 page) is site plan #37-1-121s which illustrates the three properties.

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The notices to vacate could be implemented immediately to allow sufficient time to rezone the lots and clear the buildings before any construction commences. It is suggested that rezoning, renovations and demolitions of these properties take place as soon as possible so that the sites will be ready when required.

- 4. The Arts Centre design is the same as earlier approved by the Commission with some minor exceptions. Copies will be posted at the Commission meeting for the Commission's review.

The following items have been deleted from the design to reduce costs:

- Renovation work at the Mather House has been excluded from this contract
- Overhead grille door and mesh infilled panel door in parking garage
- Plywood movable bleacher in Studio Theatre
- CCTV and security system in parking garage and main building
- Water feature in landscaped areas
- Concrete retaining walls in landscaped areas
- Trellis/ pergola feature in landscaped areas

Additional detail is given about these deletions in Attachment #3 (1 page).

- 5. In summary, the estimated costs are:

- Construction (this would be the tender call)	\$7,566,000
- Ancillary (includes approximately \$550,000 already paid out in consultants fees)	1,767,000
- Site Works (construction road and work yard on site of Arts Council House)	45,400
	<hr/>
	\$9,378,400
	<hr/>

This exceeds the committed financing (outlined below) by \$136,555 of which \$35,000 is the additional 1% Provincial Sales Tax. These variations can be dealt with at the time of tender receipt.

- 6. The committed financing is as follows:

Council

- 1st budget	- \$6,000,000
- Underground parking	- 441,845
- Added by agreement with Executive Committee - 1993 February 08	- 200,000
	<hr/>

\$6,641,845

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Fundraising Committee

- 1st proposal	- \$1,400,000
- Provincial Grant	- 1,000,000
- Added by agreement - 1993 February 08	- 200,000

\$2,600,000

\$9,241,845

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Of its total commitment of \$2,600,000 (includes the Provincial grant) the Fundraising Committee has still to raise approximately \$550,000.

7. The next logical step in the process is the tender call. The Major Civic Building Project Coordination Committee in its report attached indicates that the minimum time in calling a tender is three months. This is a conservative estimate and given the complexities involved in the bid reviews of buildings of this magnitude, it is probable that a construction start could not be expected before the month of November. The Coordinating Committee also strongly advises against any start to a major building after September 01 because experience shows that winter conditions can cause additional costs and construction problems because of adverse weather. It is therefore recommended that the tender be called on or about 1993 October 15 in anticipation of a construction start in the early spring of 1994 (approximately March 01).

CONCLUSION

Designs and estimates are now available for final review. We recommend that we proceed to a tender call leading to a 1994 early spring construction start but that action be taken as soon as possible to clear the area to be used for construction approach and workyard. Funds for this work are included in the 1994 Capital Budget. Immediately prior to the tender call a report will be brought back to Commission and Council updating the fund raising status and requesting a money bylaw for the funds to cover the tender call.

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DG: jel/tc
Attachment
A/1938

cc: Director Finance
Members of Major Civic Building Committee

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ATTACHMENT #1

TO: DIRECTOR RECREATION & CULTURAL SERVICES
FROM: CHAIR & MEMBERS OF THE MAJOR CIVIC
BUILDING PROJECT COORDINATION COMMITTEE
SUBJECT: DEER LAKE ARTS CENTRE - FINAL DESIGN
AND ESTIMATE REVIEW

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Recommendations:

1. THAT the final design and cost estimate on the Deer Lake Arts Centre Expansion as outlined in this report be accepted.
2. THAT a copy of this report be forwarded to the Parks & Recreation Commission for information purposes.

REPORT

1.0 Background Information

In 1992 November 09, Council brought forward a Capital Reserve Bylaw in the amount of \$140,000 to cover the balance of financing required to complete the detailed design phase of the Burnaby Arts Centre Expansion.

On 1993 May 18, Hotson Bakker Architects and the Cost Consultant presented the final design drawings and project estimate to the members of the Major Civic Building Project Coordination Committee.

The final design reflects the original program statement and site assessment, which required the Consultants to evaluate the potential effects of the proposed expansion on the park and its resources such as:

- Water Quality
- Tree Preservation
- Geology and Soils
- Vegetation and Wildlife
- Heritage Resources
- Visual Resources
- Environmental Building Design
- Energy Efficient Systems and Equipment

The design of the Arts Centre incorporates a studio theatre, two levels of music and dance studios and one level of below grade parking (70 spaces), which is consistent with the previous submissions with respect to floor area, finishes and building details. This similarity is also reflected in the 90% estimate review which shows no significant changes to the overall project budget since last reviewed in 1992.

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The proposed expansion involves the removal of the south foyer at James Cowan Theatre and the upgrading of the existing washrooms and entry area. It will also result in the conversion of the existing studio space adjacent to the proposed Studio Theatre to accommodate the new layout.

The final design respects and preserves heritage structures, such as Mather and Anderson House, and furthermore provides the greatest degree of design flexibility with respect to present and future preservation or replacement of the James Cowan Theatre, and has the least impact on the park precinct, as it utilizes land that is currently used as a surface parking lot. The proposed building elements, roof design and exterior finishes exhibit a village theme and complement the existing architectural character and quality of the park.

2.0 Project Budget & Analysis

The Cost Consultants, Hanscomb Inc., have now completed their final review of the detailed design drawings and specifications for the project. The cost details, which are summarized below include building construction costs for the new addition, upgrading to the south end of James Cowan Theatre, site development work and related project costs. The overall construction total also reflects underground parking for 70 vehicles and related cost which was approved by the Executive Committee of Council in 1992 May.

A. Primary Construction Cost Summary

- New building including underground parking	\$6,128,000
- James Cowan Upgrade/Interface	274,000
- Site Development, Site Works, Services, Landscaping	559,000
- Adjustment from previous estimate to P.S.T. from 6% to 7%	35,000
- Construction Contingency @5%	350,000
- Design and Escalation Contingency	NIL
- G.S.T. @ 3%	<u>220,000</u>
TOTAL CONSTRUCTION COST:	\$7,566,000

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B. Ancillary Project Cost Summary

- Furniture, Fixtures and Equipment	703,000
- Sound equipment, wiring	Included In F.F. & E.
- Theatre lighting equipment and wiring	Included In F.F. & E.
- Window coverings	Included In F.F. & E.
- Geotechnical Consultant	32,000
- Independent Inspections	20,000
- Cost Consultant	30,000
- Legal fees and expenses	5,000
- Financing charges, arrangements, etc.	excluded
- Design fees and expenses	\$ 635,000
- Design Consultants disbursements (Allowance)	35,000
- Telephone System	50,000
- Computer cables Installation	12,000
- Building Permit	52,000
- Preliminary Plan Approval	8,000
- Moving, staging and relocation costs	30,000
- Public Art Allowance	excluded
- Insurance	62,000
- Contingency on above costs (2.5%)	41,000
- Goods & Services Tax @ 3%	<u>52,000</u>
 TOTAL ANCILLARY PROJECT COSTS	 \$1,767,000

C. TOTAL PROJECT COST

- CONSTRUCTION	\$7,566,000
- ANCILLARY	\$1,767,000
 TOTAL	 <u>\$9,333,000</u>

Conclusion

On 1993 May 18, Hotson Bakker and Henry Hawthorn Architects presented the Major Civic Building Project Coordination Committee with the final detailed design drawings and cost estimate for the Arts Centre Expansion Project. Based on the work completed to date by the Architects, the Major Civic Building Project Coordination Committee has satisfied itself that the overall design addresses the issues and objectives identified in the Terms of Reference developed for the project. The Committee therefore recommends acceptance of detailed design which would complete the contract document phase under the current Client/Architect Agreement.


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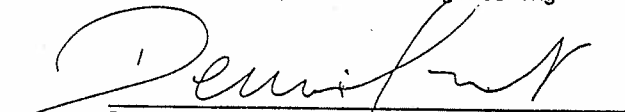
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Subject to receiving the necessary approval and funding from the Parks and Recreation Commission and Council, the project design is now complete and ready to proceed to the tendering phase when instructed.

However, consistent with recent discussions in the Civic Development Committee, staff would recommend that any decision to start construction take advantage of the optimum building conditions and avoid the concerns attendant to potential weather conditions in the fall and winter months related to project costs, construction timetable and product quality. This would preclude a construction start later this fall, and in our view it would not be in the City's best interest to plan a construction start later than 1993 September 01. It should also be noted that a minimum three month period would need to be allowed for the necessary administrative and financial processes related to tendering and award of contract.


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


W.C. Sinclair, Director Engineering


D. Gaunt, Director Recreation and
Cultural Services

JC:lb

cc: City Manager
Director Finance
Chief Building Inspector
Arts Development Supervisor
Project Manager

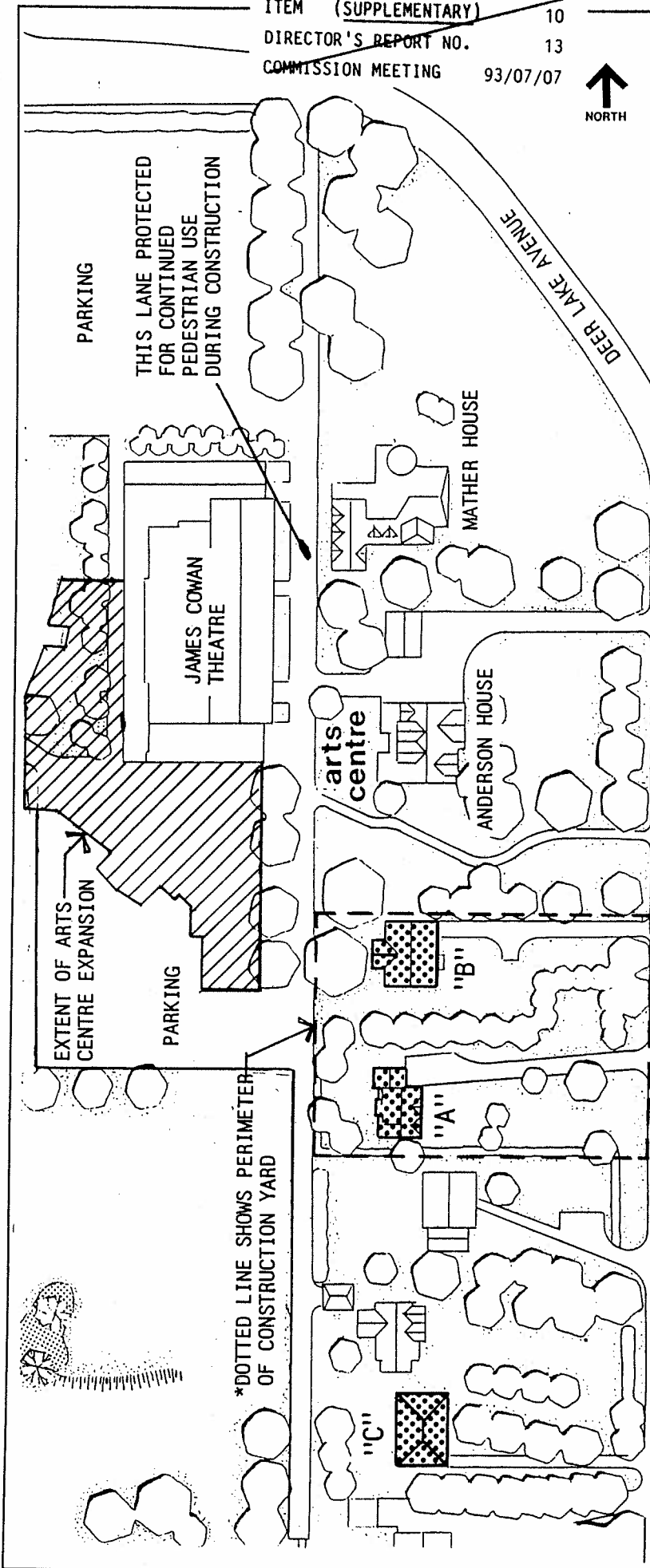
Hotson Bakker Architects
408 - 611 Alexander Street
Vancouver, B.C., V6A 1E1

Henry Hawthorn
c/o Hotson Bakker Architects

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PROJECT
BURNABY ARTS CENTRE EXPANSION CITY HOUSES FOR DEMOLITION OR RENOVATION

DESIGNED BY
 DRAWN BY H.D.
 CHECKED BY
 DATE 07 93
 SCALE N.T.S.

BURNABY parks & recreation department
 DRAWING NO. OP 37-1-1215
 REV.

6542 DEER LAKE AVE. (DEMOLISH) "A"
 6528 DEER LAKE AVE. (DEMOLISH) "B"
 6584 DEER LAKE AVE. (RENOVATE) "C"
 (RELOCATE ARTS COUNCIL OFFICE TO THIS HOUSE)
 CONSTRUCTION ACCESS

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ATTACHMENT #3

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The seven design elements that have been deleted from the project in order to reduce the construction cost are explained below:

1. Renovation work at the Mather House has been excluded from this contract:

Renovation of the existing facilities is now restricted to the James Cowan Building. Renovations to Mather House originally considered in the concept plan are no longer part of this project phase.

2. Overhead grille door and mesh infilled panel door in parking garage:

To allow for easy access to the parking facility by both Arts Centre users and park users, the underground entryway will not be gated. If it is seen as desirable to add a locking gate in the future, it can be done easily since power will be provided to the location.

3. Plywood movable bleacher in studio theatre:

This item was originally planned as a custom-made piece of equipment built into the studio theatre. It has now been included in the funds that were allotted for the purpose of equipment and will be purchased from a supplier. It is therefore deleted from the construction budget.

4. CCTV and security system in parking garage/main building:

Since the facility is staffed 24 hours/day, a closed circuit television security system received a lower priority at this time. The facility will be wired appropriately to handle a later installation if deemed necessary.

5. Water feature in landscaped areas:

At the western entrance to the new building a decorative water feature was deleted since it was seen as not critical to the function or design of the new building.

6. Concrete retaining walls in landscaped areas:

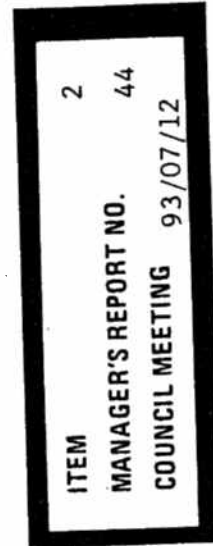
The number and size of concrete retaining walls near the pedestrian exits from the parking facility have been reduced. Alternate and more economical landscape designs ensure that safety and attractiveness remain.

7. Trellis/ pergola feature in landscaped areas:

On the western edge of the facility, joining the north parking lot with the western entrance to the new building, a pathway will edge Century Gardens. The trellis/pergola feature will be eliminated, but the pathway will remain.

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