

REPORT
1994 October 17

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

Re: Alterations to C.G. Brown Pool and Burnaby
Lake Ice Rink

RECOMMENDATION:

1. THAT the Client/Architect Agreement between CJP Architects and the City be amended to include for the detailed design and contract administration for alterations to the C.G. Brown Pool and Burnaby Lake Ice Rink.

R E P O R T

The Civic Development Committee, at its meeting held on 1994 October 06, adopted the attached staff report supporting an amendment to the Client Architect agreement between CJP Architects and the City to include the design and contract administration of renovations to C.G. Brown Pool and the Burnaby Lake Ice Rink.

Respectfully submitted,

Councillor D.R. Corrigan
Chairman

Councillor D. Evans
Member

Councillor D. Johnston
Member

<p>:COPY - CITY MANAGER - DIRECTR ENGINEERING - DIRECTOR FINANCE - DIR. PLNG. AND BLDG. - DIR. REC. AND CULT. SERV. - CHIEF BUILDING INSPECTOR</p>

TO: CIVIC DEVELOPMENT COMMITTEE
FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE
SUBJECT: ALTERATIONS TO C.G. BROWN POOL
AND BURNABY LAKE ICE RINK
PURPOSE: To request Council's approval to amend the
Client/Architect Agreement with CJP Architects

1994 SEPTEMBER 22

Recommendation:

1. THAT the Client/Architect Agreement between CJP Architects and the City be amended to include for the detailed design and contract administration for alterations to the C.G. Brown Pool and Burnaby Lake Ice Rink.

R E P O R T

A report in 1988 detailing the upgrading and modernization of several existing community recreation buildings included C.G. Brown Pool. The renovations to C.G. Brown Pool were not undertaken at that time pending the completion of a feasibility study for the Burnaby Lake Sports Complex. In a subsequent report to Council on 1992 December 14, the proposed addition and alteration to C.G. Brown Pool was tabled pending a review of the Consultant fees.

It was determined at that time that it would be more cost effective to proceed with the design of these minor alterations and additions in conjunction with the design and construction of the Burnaby Lake Sports Complex. As a result, staff approached the Consultants, CJP Architects, and requested a proposal for the design and contract administration of renovations to C. G. Brown Pool and the Burnaby Lake Ice Rink.

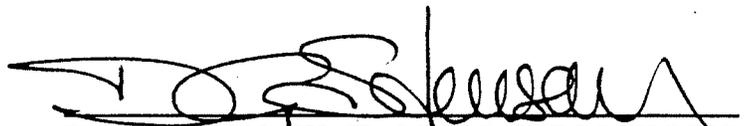
In a report to the Parks Commission on 1994 August 07, the background, scope of work and source of funding was outlined. This report was subsequently adopted by the Commission and recommended that staff pursue an amendment to the existing agreement with CJP Architects. A copy of this report is *attached* as Appendix 'A' for information.

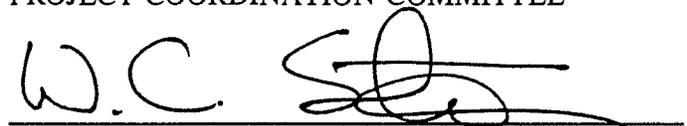
Proceeding with the design and contract administration of the C.G. Brown Pool and Burnaby Lake Ice Rink alterations will result in a cost savings of approximately \$16,000 in Consultant's fees over previous estimates received for C.G. Brown Pool only.

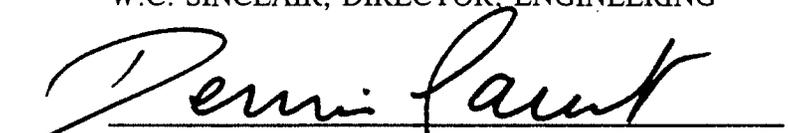
The funding for this additional fee has been allocated in the 1994 Capital Budget.

It is staff's recommendation that the Client/Architect Agreement with CJP Architects be amended to include the design and contract administration for the described work at C.G. Brown Pool and Burnaby Lake Ice Rink.

Subject to receiving the necessary approvals, staff will direct the Consultant to proceed with the projects.


D.G. STENSON, CHAIR, MAJOR CIVIC BUILDING
PROJECT COORDINATION COMMITTEE


W.C. SINCLAIR, DIRECTOR, ENGINEERING


D. GAUNT, DIRECTOR, RECREATION AND
CULTURAL SERVICES

RP:lb
Attach.

cc: City Manager
Chief Building Inspector
Superintendent Income Facilities

APPENDIX A

ITEM 15
DIRECTOR'S REPORT NO. 14
COMMISSION MEETING 94/09/07

SUBJECT: ALTERATIONS TO C.G. BROWN POOL AND BURNABY LAKE RINK - DESIGN WORK

RECOMMENDATION:

1. THAT the Commission approve proceeding with the design work for the alterations to C.G. Brown Pool and Burnaby Lake Rink from funding sources as outline in this report.

REPORT

Background

In March of 1988, the architectural firm of Raymond Letkemen Architects Inc. was commissioned to undertake a detailed study analysis of existing community recreational buildings with the intent to upgrade and modernized the reception and accounting systems along with administration office spaces in some cases. The parks automation plan included the following buildings: Willingdon Heights Community Centre, Burnaby Arts Centre, Edmonds Community Centre, Burnaby Mountain Golf Course, Eastburn Community Centre, Cameron Recreation Centre, C.G. Brown Pool and Burnaby Lake Rink. Because of the review taking place with the respect to the recreation buildings at Burnaby Lake Sports Complex the work on C.G. Brown Pool and Burnaby Lake Rink was postponed. The design and construction work was subsequently completed on all the other recreation buildings.

Burnaby Lake Sports Complex - Building Feasibility Study

The feasibility study on the Burnaby Lake Complex has now been completed and has resulted in a decision to construct one additional stand alone ice facility. There are no plans for the expansion or connection of the existing facilities. It is therefore now appropriate to complete the process started in 1988, and bring the two buildings C.G. Brown and Burnaby Lake Rink up to the same standard as the other recreation buildings with respect to their reception and accounting systems and office space.

Scope of Work - Burnaby Lake Rink

1. Expand the office area into an existing patio by approximately 350 square feet and add it to part of the existing office.
2. The rest of the existing office plus the staff room to be reconfigured to provide two office working areas (staff presently located in hallway area) plus a staff room.
3. The entire area to be configured and electrically upgraded to accommodate current office machinery including photocopier, fax machine and two computer printers.
4. Creation of a consolidated office storage area.
5. The space to be configured to accommodate five existing computer terminals plus one to be added later for peak times when seven staff are accommodated with in the spaces.

ALTERATIONS TO C.G. BROWN POOL AND BURNABY LAKE RINK

Scope of Work - C.G. Brown Pool

1. Office area to be extended probably into an existing courtyard by approximately 350 square feet and combined with existing office space.
2. The entire area to be reconfigured to provide screened cash counting, clerical area, office space for two program staff.(One presently doubled up and one in the pool observation area, the humidity from which affects both staff and equipment.)
3. Reconfiguration and electrically upgrade if necessary to better accommodate office equipment including three computer printers, photocopier and fax machine.
4. Creation of safe storage space for collection of audio-visual aids (T.V. monitors, video camera, overhead projectors, etc.).
5. The space to be configured to accommodate six computer terminals included changes to the public reception area to make it wheelchair accessible and generally more user friendly.

Estimated Design Costs

Based on the estimates of Letkemen Architects the estimated cost of the design work was \$27,000. Since that time Carlberg Jackson Partners Architects have been given the commission to design the stand alone arena at the Burnaby Lake Sports Complex. Discussions with Carlberg Jackson indicate that considerable savings can be realized if the design work and subsequently the contract work is carried out at the same time as the design and construction of the stand alone rink. On that basis Carlberg Jackson has provided a fee estimate of \$15,500 for the design work involved.

Funding

The Commissions 1994 Capital Budget contains two items totalling \$34,150 to cover the proposed design work. One of these items has been brought forward from the year 1992 when City Council tabled the recommendation to proceed in order to consider the matter further. One of the concerns at that time was the high cost of the design fees. It is recommended that the Commission approve the expenditure of these items from the Capital Budget to cover the design costs.

Process

If the Commission concurs in proceeding with this project, a report will be provided by the Major Civic Building Project Co-ordination Committee to Council's Civic Building & Housing Committee with the recommendation that it be placed before City Council for final approval. At that time a bylaw will be required to authorize the expenditures from Capital Reserves for the Burnaby Lake Arena portion of the project.

Fee Analysis

At the time that Council considered the C.G. Brown proposal it made a request for a fee analysis for that part of the project. The analysis which follows is based upon the anticipated cost of the day namely \$17,500.

Preliminary Design Phase

Preparation of preliminary documents, cost report, meetings \$ 4,800

Contract Drawing Phase

Architectural	\$ 4,600	
Structural	600	
Mechanical	1,700	
Electrical	<u>2,300</u>	
		\$14,000

As outlined in the 1992 December 13 report, associated project costs in addition to the above consultant fees would be as follows:

Quantity Surveyor	\$ 1,100	
Geotechnical	1,000	
Disbursement	<u>890</u>	
		\$ 2,990
		<u>\$16,990</u>
G.S.T. (3%)		510
Total Design Budget		<u>\$17,500</u>

Carlberg Jackson Partners have now advised us that as a result of economies of scale if this work can be done at the same time as the stand alone rink it can be done for \$15,500 to cover both the rink and the pool.

DG:mc
 A/GAUNT/869