

ITEM	1
MANAGER'S REPORT NO.	53
COUNCIL MEETING	94/09/26

TO : CITY MANAGER
DATE: 1994 SEPTEMBER 22

FROM : DIRECTOR RECREATION AND CULTURAL SERVICES

RE : KENSINGTON PARK FIELDHOUSE

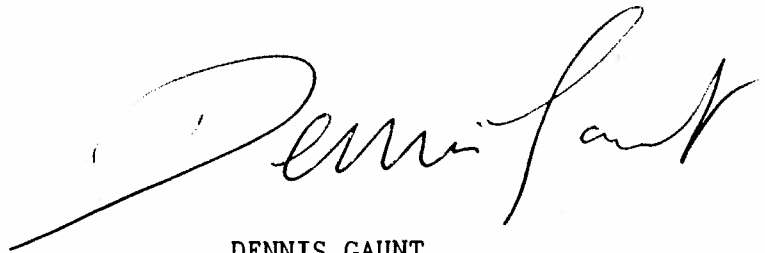
PURPOSE : To request Council's approval to enter into a construction agreement with Lochdale Community Hall Association and to bring forward a Bylaw in the amount of \$464,000, less funds in hand.

RECOMMENDATIONS:

1. THAT approval be granted to enter into a construction agreement with Lochdale Community Hall Association.
2. THAT a Bylaw be brought down in the amount of \$464,000, less funds in hand.

REPORT

At its meeting of 1994 September 21, the Parks and Recreation Commission received the attached staff report on the above subject and adopted the three recommendations contained therein.



DENNIS GAUNT
DIRECTOR RECREATION &
CULTURAL SERVICES

tc
Attachment
A/3030

cc: Directro Finance
City Solicitor
Chief Building Inspector

~~ITEM~~ 8
~~DIRECTOR'S REPORT NO.~~ 15
~~COMMISSION MEETING~~ 94/09/21

SUBJECT: KENSINGTON PARK FIELDHOUSE

ITEM 1
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RECOMMENDATIONS:

1. THAT approval be given for Cliff Avenue United Football Club, in association with the Lochdale Community Hall Association, to proceed with the construction of the fieldhouse at Kensington Park.
2. THAT Council be requested to approve entering into a construction agreement with Lochdale Community Hall Association.
3. THAT Council be requested to bring down a Bylaw in the amount of \$464,000, less funds in hand.

REPORT

Cliff Avenue Soccer Club, in agreement with the Commission, has developed plans for the construction of a fieldhouse at Kensington Park. The implementation has been subject to plan approvals, securing an acceptable contractor and raising the necessary funds. They have for the past year been fundraising to meet the financial requirement for the facility. The plans are approved and a building permit has been prepared. Oliver Builders Ltd. has been contracted by the Association to manage and construct the facility.

Financing:

Sufficient capital funds are available and \$150,000 is provided under the Parks Development component of the 1994 Capital Program. The City's capital spending guideline could be exceeded by the funds generated by the Club's fundraising, because they were not included in full within the City's 1994 Capital Budget.

Cliff Avenue Soccer Club has secured \$187,373 towards the contract price of \$464,040. Funding sources are a BC 21 grant for \$126,667, and guaranteed cash donations from the community of \$68,000. The shortfall of \$119,373 will be generated through in kind donations of goods and services, and further cash donations.

Construction:

The Club is now requesting that they be permitted to proceed with construction with the understanding that the facility will be completed to partial occupancy by early 1995. The contractor is confident that he can, with the cash in hand, bring the building to a stage that would meet building code requirements for partial occupancy.

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The Club is confident, based on their discussions with potential donors, that they will fully complete the building by 1995 September 01. Their resource contacts have indicated that they will donate once the building is under construction.

This potential phased completion is supported, with the understanding that a basic washroom public service will be achieved within the partial occupancy.

The facility will be constructed under a construction agreement between the City and the Lochdale Community Hall Association, a registered Society. The Cliff Avenue United Football Club is not a registered Society, therefore, an agreement cannot be entered into with them.

The Soccer Club has a close association with the Lochdale Community Hall Association and the Association has agreed to act as the agent for this project. With the approval of Council, a construction agreement will be executed as prepared by the City Solicitor.

The facility will be turned over to the City for general public use and sport group allotment once an occupancy permit is issued.

ND:ps
COMMISSION/0203

cc: Director Finance
City Solicitor
Chief Building Inspector

