

ITEM	1
MANAGER'S REPORT NO.	55
COUNCIL MEETING	94/10/03

TO : CITY MANAGER DATE: 1994 SEPTEMBER 28

FROM : DIRECTOR RECREATION AND CULTURAL SERVICES

RE : CHANGES TO THE 1994 CAPITAL BUDGET

PURPOSE : To request approval to the amendments to the Parks 1994 Capital Budget and to bring down a Capital Works Machinery and Equipment Reserve Fund Expenditure Bylaw in the amount of \$84,000 to finance the Bonsor Pool Bulkhead project.

RECOMMENDATIONS:

1. THAT approval be given to the amendments of the Parks and Recreation 1994 Capital Budget as outlined in the attached report.
2. THAT a Capital Works Machinery and Equipment Reserve Fund Expenditure Bylaw in the amount of \$84,000 be brought forward to finance the Bonsor Pool Bulkhead project.

REPORT

The Parks and Recreation Commission requests Council's concurrence in four changes to the 1994 Capital Budget.

The Commission has reviewed each item carefully. The Commission also met with the executive members of the Burnaby Art Gallery Association and reviewed their proposed study. The Commission by motion has approved all changes and so recommends to Council.



DENNIS GAUNT
 DIRECTOR RECREATION &
 CULTURAL SERVICES

DG:tc
Attachment
 A/2991

cc: Director Finance

SUBJECT: CHANGES TO THE 1994 CAPITAL BUDGET

RECOMMENDATIONS:

1. THAT the Commission request Council to adopt the amendments to the Parks 1994 Capital Budget as outlined in this report.
2. THAT Council be requested to bring forward a Capital Works Machinery and Equipment Reserve Fund Expenditure Bylaw in the amount of \$84,000 to finance the Bonsor Pool Bulkhead project.

REPORT

Since the 1994 Capital Budget was prepared, several projects have come forward which staff recommend be carried out in 1994.

These projects are:

1. Bonsor Pool Bulkhead	\$84,000
2. Art Gallery Association Study	30,000
3. Initial Development of 5137 Dale Avenue	15,000
4. Completion of Fencing for the Model Railway Site	6,000

Total:	\$135,000
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Reports providing details on Projects 1 and 2 are included as Attachments A and B.

Project 3 - Initial Development of 5137 Dale Avenue

At its meeting of 1994 May 18 the Commission approved a 3 phase development of the subject site with phase 1 to occur as soon as the residents vacated.

At that time there was the possibility that the vendors would remain in the house until the end of 1994.

However, the Licence Department advises that the house is now empty (as of September 1, 1994). Consequently, staff recommended that the initial development work, which includes demolition of the house, removal of the dock and pedestrian bridge, removal of fencing, pruning of vegetation for safety surveillance and maintenance, and grading and seeding proceed as soon as possible. The recommendation to demolish the house was tabled by Council at its meeting of 1994 September 12.

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Project 4 - Completion of Security Fencing - Model Railway

The Railway Association has had good success in completing its capital developments within the funds which had been assembled between themselves and the City. One outstanding omission was the completion of the security fencing towards the back of the property. Unfortunately, the railway has had a set-back in as much as it has been subjected to vandalism including the burning out of one of the tunnels. Repairs to this vandalism have compromised the capital expenditures and the completion of the fencing has become more critical. It has been determined that the completion of the fence to a six-foot chain-link level will cost \$12,000. The Railway Society has asked for some assistance in completing this work. It is recommended that through shifts in the 1994 Capital Budget that the Commission allow a contribution of \$6,000 towards this fence on the understanding that the Society provides the remainder.

Funding

The four projects outlined above are not included in the 1994 Capital Budget. If the recommendations contained in this report are adopted by Council, other project expenditures, as noted below, will be reduced and the 1994 Parks Development Capital Budget will increase by \$53,000. General revenue funds for the art gallery study, initial development of Dale Avenue, and the City's portion of funding of the fencing for the model railway project will be provided in the Recast Budget as a Contribution to Capital. Sufficient Capital Reserve funds are available to fund the Bonsor Pool bulkhead project.

Shifts in Existing Budget

It is proposed that the following projects totalling \$82,000 be postponed to 1995:

1. Club Metro - Partial Conversion to Gas Heating - \$14,000

Further investigation of this project indicates that the initial estimate is significantly lower than the actual cost of conversion. Consequently, the project will be re-budgetted and included in the 1995 Capital Program.

2. Minor Development - \$20,000 (propose to re-allocate \$200)

\$20,000 is allocated for unexpected minor projects in the 1994 budget. To date, \$12,500 has been spent. A re-allocation of \$200 will leave \$7,300 to cover contingencies to year end.

3. Soil Tests - Burnaby Lake Sports Complex - \$50,000

Council's approval of the Commission's request to expend these funds has been delayed. The entire question of future development of these lands has been referred for evaluation to the Environment and Waste Management Committee of Council. It is unlikely that the matter will be concluded in time for work to be carried out in 1994. Consequently, this project will be re-budgetted in 1995.

4. Lighting of Burnaby Mountain Golf Course Parking Lot - \$17,800

Included in the 1994 Capital Budget is a \$39,000 item for upgrading parking lot lighting in various locations to increase user safety. This year's program was made up of the following sites:

Charles Rummel	-	\$ 2,300
Confederation Centre	-	3,700
Edmonds Centre	-	680
Edmonds Library	-	5,900
Hart House	-	2,500
Kensington Rink	-	6,100
Burnaby Mountain Golf Course	-	17,800

The last item, the Burnaby Mountain Golf Course parking lot lighting, was included to increase lighting in the parking lot for users of the driving range and restaurant patrons.

The 1995 Capital Budget includes \$90,000 for expansion of the Golf Course Parking Lot. Staff propose that the lighting improvements be postponed until 1995 so that they can be carried out as one project.

Conclusion

The proposed increase in 1994 Capital Expenditures to finance the four projects discussed in this report will not increase the Parks and Recreation Department tax draw. Projects totalling \$84,000 which appear in the current Capital Budget will be postponed until 1995 and \$53,000 of funds in the Bonsor Recast Operating Budget will be transferred to the Capital Budget.

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PAL:tc
Attachment
A/2983

cc: Director Finance

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ATTACHMENT A

SUBJECT: BULKHEAD REPLACEMENT FOR BONSOR POOL

RECOMMENDATION:

1. THAT the Bonsor Pool bulkhead be replaced in 1994 and funded from a reallocation of 1994 operating and capital funds.

REPORT

Information was brought forward on the 1994 February 16 Agenda about the replacement of the bulkhead at Bonsor Pool (Attachment #1). The Commission requested that staff explore the possibility of purchasing a group of bulkheads together with other municipalities.

A total of five municipalities with seven similar bulkheads were contacted about this group purchase. A summary of this information is provided on Attachment #2.

A budget price quotation was requested directly from Stark Industries of Seattle, rather than depending on 1993 information from Surrey's installation. The amount of the quotation was US\$60,000 or approximately Can\$84,000.

Physical Plant Maintenance has been working with P.F. Backhouse and Associates (P. Eng.) regarding the bulkhead for Central Park Pool. Mr. Backhouse advised the bulkhead for Bonsor could be constructed locally out of marine grade aluminum, which is superior to the material used in 1973. In addition, he felt there would be a number of suppliers interested in the project.

A design and budget price quotation for construction should be completed by late September which will give the advantage of comparative pricing against the information received from Seattle. A tender period of three weeks and a manufacturing period of one month would allow the unit to be ready for installation during Bonsor Pool annual shutdown in December.

The funding for the bulkhead replacement would be \$53,000 special maintenance from the Operating Budget and \$31,000 from reallocation through the Capital Budget.

It is recommended that the replacement of the Bonsor bulkhead be done in 1994 during annual shutdown in December.

This item appears in the Commission's Capital Budget for the year 1995 tentatively estimated at \$150,000. This proposal is to bring forward that expenditure funded from the two areas quoted above and to save on the continuing annual expenditure in the order of \$16,000 to \$20,000 per year to maintain the bulkhead from year to year.

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~~ITEM 07
DIRECTOR'S REPORT NO. 03
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SUBJECT: BULKHEAD REPLACEMENT FOR BONSOR POOL

ATTACHMENT #1
OF ATTACHMENT A

RECOMMENDATION:

1. That this report be received for information purposes.

REPORT

The bulkhead at Bonsor Pool was installed when the pool was constructed in 1973. The bulkhead is constructed of welded aluminum and covered by Fibreglas panels. Through time the aluminum becomes corroded and pitted and loses strength.

The purpose of the bulkhead is to divide the 37 1/2 meter pool into two activity areas to give more flexibility of service delivery to patrons. Some examples of this type of flexibility are:

- a) length swim in the deep section and aqua-fit in the shallow section;
- b) rental of the deep section and public swim in the shallow section;
- c) length swim in the deep section and toddler lessons in the shallow section;
- d) creates a 25 meter competitive pool.

The swim meet option is not critical now as there has only been one meet each year for the last number of years.

In addition, the bulkhead provides a barrier for younger non-swimmers that are using the shallow section of the pool. This prevents the non-swimmers from being exposed to the drop-off where the pool quickly changes depth for the diving area.

Removal of the bulkhead would result in reduced program offerings. South Surrey Pool was required to remove their bulkhead for safety reasons in 1992 which resulted in many public complaints due to the reduced program. In addition, the 2 1/2 foot depth in the shallow section is not deep enough for adult swimming for most strokes and tumble turns.

Surrey has replaced their bulkheads at North Surrey and South Surrey Pools where the main tank is the same construction as Bonsor Pool. This was done in 1993 at a cost of \$70,900 each, which, according to their Pool Supervisor included design, construction, shipping, and installation. They were supplied by an American Company when the Canadian dollar was considerably higher in value.

Staff are in the process of trying to obtain more comprehensive information from Surrey's Purchasing / Finance Department.

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BULKHEAD REPLACEMENT FOR BONSOR POOL

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There was some \$16,000 spent on repairs to the bulkhead at Bonsor pool in 1991 and a maintenance item of \$20,000 scheduled for 1994 shutdown in December. The costs involve an engineering inspection, re-welding of pitted and corroded sections, repairs and refinishing of the Fiberglass covering. The annual shut down is three weeks in December. This is the time best suited to repairing or replacing the bulkhead.

Once additional information has been received from Surrey, a further report will be brought back to the Commission either:

- a) Confirming a major repair which should carry the bulkhead a further 3 years; or
- b) A re-evaluation of the priorities in the 1994 Capital Budget to identify approximately \$80,000 to replace the bulkhead in December 1994.

DH:ps
 COMMISSION/0106

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ATTACHMENT #2

OF ATTACHMENT A

LOCATION OF SIMILAR BULKHEADS IN B.C.

Carlberg Jackson Architects advised us that they designed eight pools that are similar to Bonsor Recreation Complex Pool. The following table lists the pools and the status of their bulkheads:

<u>FACILITY/LOCATION</u>	<u>BULKHEAD STATUS / COMMENTS</u>
Bonsor Complex Pool Burnaby	Built in 1973. Needs replacing.
South Surrey/ White Rock Pool Surrey	Replaced in 1993. Provided and installed by Stark Aquatic Systems (\$70,000).
North Surrey Rec. Centre Pool Surrey	Replaced in 1993. Provided and installed by Stark Aquatic Systems (\$70,000).
Echo Centre Pool Port Alberni	Built in 1967. No plans to replace in the near future. Apparent loss of some structural integrity. Have not had any structural analysis done to determine condition.
West Van Aquatic Centre West Vancouver	Original bulkhead, built in mid 1970's. Staff were unsure of condition. No inspections done that they were aware of.
Kitimat Pool Kitimat	Built in 1973 (Approx.). Needs replacing. Have had extensive repair work done. They are not in a position to purchase a new bulkhead in near future.
Ron Andrews Pool North Vancouver	Needs replacing. Definite signs of corrosion but no money to replace in 1994 or 1995.
William Griffin Pool North Vancouver	Needs replacing. Definite signs of corrosion but no money to replace in 1994 or 1995.

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BG:ps
1994 March 17
COMMISSION/0193

SUBJECT: BURNABY ART GALLERY PLANNING STUDY PRO

ITEM	1
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RECOMMENDATIONS:

1. THAT approval be granted for a Burnaby Art Gallery Planning study as outlined in this report.
2. THAT financial support in the amount of \$30,000 be considered for the 1994 Recast Capital Budget contingent upon receiving evidence of grants received.

REPORT

1. BACKGROUND

The Burnaby Art Gallery Association submitted a preliminary planning study proposal for the consideration of the Burnaby Parks and Recreation Commission.

On 1993 July 07 Commission received a verbal briefing on the proposal. On 1993 September 29, representatives of the Burnaby Art Gallery presented the draft Terms of Reference during the discussion of the Association's 1994 Operating Grant request.

In 1991, seven Arts Policy recommendations were put forward for implementation including "That a long-range plan for arts facilities and park spaces for festivals and events be developed". The proposed Art Gallery Study would fit in with this initiative.

In general the study is intended to examine the facility and operational needs of the Art Gallery and therefore:

1. Review or validate what is currently in place;
2. Enhance what is in place;
3. If needed, suggest feasible alternatives;
4. Define steps to pursue alternatives.

The primary objective of the study is stated in the study proposal:

" A feasibility study is needed to examine the needs, both physical and functional, evaluate existing and potential locations, identify financial requirements, and make recommendations for an improved and/or new facility. The scope of the project should consider long range planning and priorities for the short term (5-10 years)."

2. STUDY PROPOSAL

Information needs in seven key areas have been identified:

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1. **VISION AND GOALS:** an examination of mandate, mission, goals and objectives.

2. **COMMUNITY CONTEXT:** a review of roles, relationships, and scope related to the local community and beyond, and with other galleries and institutions.
3. **AUDIENCE ANALYSIS:** a study of demographic surveys, markets, and accessibility analysis.
4. **COLLECTION REVIEW:** policy review, strengths/weaknesses, future direction assessments.
5. **EXHIBITION AND PROGRAM PLAN REVIEW:** an evaluation of outreach/touring programs, residencies, internships, public art & educational activities.
6. **FACILITY REVIEW:** a study of current facilities, efficiencies and problems, and a review of options.
7. **FUNDING:** an assessment of current challenges and future requirements.

The proposed study calls for the collection of existing information from a variety of sources. This process may involve trained volunteers, staff and outside agencies. It also recommends a series of interviews. Added to this will be the information and analysis provided by the Consulting Team. The scope is broad but the study will focus in its report on the specific items in the terms of reference, primarily related to facility and operating needs, and the assessment of development options.

3. STUDY MANAGEMENT STRUCTURE

It has been proposed that the study be jointly managed by the Art Gallery Association and the Burnaby Parks and Recreation Commission.

Four separate entities are suggested:

- a) **GOVERNING COMMITTEE:** Board/Commission level to initiate study, to oversee process and to receive reports.
- b) **STEERING COMMITTEE:** Staff level to establish and monitor work plan, prepare draft reports, maintain schedule.
- c) **STUDY MANAGER:** Staff person hired by Gallery to manage day-to-day operations (Included in study cost)
- d) **CONSULTING TEAM:** Professional consultants to conduct detailed research and analysis.

The study manager would assist the gallery Director and staff in facilitating the activities for the project. A federal employment grant for this position has been received.

4. REQUEST FOR CITY CONTRIBUTION

The Association has asked the City to contribute \$30,000 towards the study cost of \$85,200.

5. RATIONALE

The Burnaby Art Gallery Association is an independent non-profit group that has received financial and facility support from the City of Burnaby for over 25 years. The study proposal addresses the current challenges faced by the Association in delivering its service.

The study should assist the Commission in assessing its relationship with the Burnaby Art Gallery and development opportunities related to providing gallery services. Any activity that may emanate from the study regarding facilities would be organized under the prevailing policies and procedures for city projects.

The study will make an assessment of the validity and efficacy of the current Art Gallery service delivery in Burnaby. It will review past performance, identify the need for change if the conclusions lead in that direction and then if necessary, recommend changes.

It will be an assessment of past and present performance as well as an opportunity to review what future the City envisages for its Art Gallery services.

Over the past 20 years, the City has provided between \$3,000,000 and \$4,000,000 (1994 equivalent dollars) in grants to the Burnaby Art Gallery Association to be spent on Art Gallery service delivery. This is a substantial sum which may increase over ensuing years. In view of the fact that the Association is bringing approximately \$49,000 to this project from outside the City, it is considered justifiable for the Commission to approve and recommend an expenditure of \$30,000 towards an assessment of the continuing expenditure of funds in these amounts. This contribution to the overall study will help the Commission evaluate the effectiveness of the grants and answer the question as to whether or not the City is getting value for its money.

6. FUNDING

A draft project budget has been prepared (Attachment #1). The estimated maximum cost of the project is \$85,200 based on the preliminary proposals received from a variety of potential consulting firms. The actual cost of the project could be lower dependent upon the final consultant selection. The majority of costs relate to engaging a consultant team qualified to do the work. **11**

The gallery is eligible for up to 50% of the consultant cost under the Museums Assistance Program of the Government of Canada and a grant of \$34,500 has been received. Two additional grants totalling \$14,700 have also been received for a grand total of \$49,200.

The Association is asking the City to contribute \$30,000. Funds have not been provided in the Commission's 1994 Capital Budget for this purpose. The fact that the Association already has in hand grant funds from senior government has focused the need for the City to decide whether or not it wishes to support the project. It is proposed that the project be supported under the Commission's Recast Capital Budget through shifts identified elsewhere on this agenda.

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DN/pao/jag/tc
Attachment
A/2969

cc: Director Finance

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Attachment #1

of Attachment B

BURNABY ART GALLERY PLANNING STUDY BUDGET

Expenses

Visioning Workshops	\$ 3,000	
Consultants	57,000	
Sub-consultants	12,000	
Co-ordinator	11,700	
Office Expenses	<u>1,500</u>	
	Total:	\$85,200
		=====

Income

EIC	Salary (in kind)	\$10,200	
	Expenses	<u>1,500</u>	
		\$11,700	
Art Gallery Building Fund		3,000	
Art Gallery Operating		3,000	
Technical Asst. Fund		3,000	
Dept. of Canadian Heritage		34,500	
City of Burnaby		<u>30,000</u>	
	Total:	\$85,200	
		=====	

DG:tc
A/2969

