

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: HARRY JEROME SPORTS CENTRE

RECOMMENDATIONS:

1. **THAT** Council authorize staff to seek proposals from potential user groups to upgrade and operate the Harry Jerome Sports Centre based on the terms of reference outlined in Section 2.0 of this report.
2. **THAT** a copy of this report be forwarded to the Parks, Recreation and Culture Commission for its information.

REPORT

The Civic Development Committee, at its Open meeting held on 2001 October 04, received and adopted the *attached* report outlining an approach on the future of the Harry Jerome Sports Centre. The Committee proposed that the City seek proposals from outside organizations/groups interested in leasing the Harry Jerome Sports Centre and in bringing the facility up to satisfactory operating standards.

Respectfully submitted,

Councillor D.R. Corrigan
Chairman

Councillor G. Begin
Member

Councillor D. Evans
Member

: COPY - CITY MANAGER - DIRECTOR ENGINEERING - DIRECTOR FINANCE - DIR. PLNG. & BLDG. - DIR. PARKS, REC. & CULT. SERV. - CHIEF BUILDING INSPECTOR

TO: CHAIR AND MEMBERS
CIVIC DEVELOPMENT COMMITTEE

2001 September 27

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: HARRY JEROME SPORTS CENTRE

PURPOSE: To recommend an approach on the future of the Harry Jerome Sports Centre.

RECOMMENDATIONS:

1. **THAT** Council be requested to authorize staff to seek proposals from potential user groups to upgrade and operate the Harry Jerome Sports Centre based on the terms of reference outlined in Section 2.0 of this report.
2. **THAT** a copy of this report be forwarded to the Parks, Recreation and Culture Commission for its information.

REPORT

1.0 BACKGROUND

The Harry Jerome Sports Centre (HJSC) is located at 7564 Barnet Highway on City owned park land. The facility was initiated by a local volunteer community group which envisioned the development of an indoor cycling track and community sports centre operated on a non-profit basis. Construction of the facility was commenced in 1991 by the community group and was completed in 1997 by the City.

The facility is currently leased to the British Columbia Volleyball Association (BCVA). The lease agreement with the BCVA expires on 2001 December 31. The BCVA has expressed an interest in renewing its lease agreement for the facility provided that a solution to required facility improvements can be found. BCVA has indicated that if the required improvements are completed by the City, and the cycling track is removed, they could successfully operate in the building on a lease basis.

Late last year, staff commissioned an assessment of required upgrades and associated costs to bring the current facility up to satisfactory operating standards for lease. This assessment, summarized in *Attachment #1*, indicates that approximately \$1.1 million in repairs are required to the facility. An additional amount in the order of \$30,000 is required to upgrade the track to a safe but secondary condition.

These costs are reflective of the fact that the building was not designed and constructed to standards typically associated with public recreation facilities. In addition, building design and fit and finish have contributed to excessively high operating costs for the facility. Current utility costs for the facility are in the order of \$95,000 per year.

This report has been prepared in response to the Committee's request, at its meeting of 2001 June 28, for a staff recommendation regarding the future of the facility.

2.0 PROPOSED APPROACH

As indicated by the building assessment undertaken for the facility, significant capital investment, in the order of \$1.1 million, is required to return the facility to a satisfactory operating condition. From a City perspective, staff believe that the facility has limited utility for City recreation purposes, and from a preliminary cost / benefit point of view, staff would not propose further City investment in the facility.

There may be, however, a continuing potential for the facility to be of some interest to community or regionally based recreation groups. To pursue this potential further, staff would recommend that the City undertake to seek proposals from potential user groups that may have an interest in the facility. Staff would propose that, as a starting point, the terms of reference for a proposal call include the following:

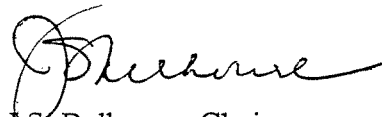
- submission of a detailed statement outlining the proposed use(s) for the building accompanied by a comprehensive business plan that addresses repair, maintenance, utility and other costs associated with operating the building.
- a statement indicating that all costs for the repair and operation of the facility are to be borne by the proponent.
- a requirement that the proponent submit a financial plan for the required facility improvements, including a demonstration that all funds for facility improvements are in place prior to commencing repairs.
- a commitment by the proponent to undertake, at a minimum, the scope of works outlined in the building assessment, including:
 - ▶ replacement of the roof membrane
 - ▶ building insulation and other works to improve operating efficiency
 - ▶ upgrade of exterior concrete and interior finishes, washrooms and interior lighting
- optional requirement for repair or removal of the cycling track.
- a condition that all required repairs be completed within one year of the proponent entering into an agreement with the City.
- a condition that the proposed use of the facility be consistent with the current P3 District for the property and compatible with neighbouring park uses.

Staff would report back to the Committee on all submissions received in response to the proposal call. This report would provide the Committee with an initial evaluation of the ability of the proponents to meet the basic conditions of the terms of reference for the proposal call, as outlined above. As well, staff would outline any minor City contributions or ancillary works that may be required to support the most viable proposal that meets the stated criteria. Staff would then seek direction from the Committee and Council.

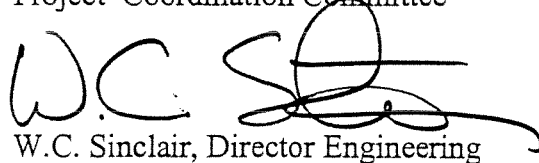
3.0 CONCLUDING REMARKS

This report recommends that the City seek proposals from outside organizations/groups that may have an interest in leasing the Harry Jerome Sports Centre and in bringing the facility up to satisfactory operating standards. Submissions received in response to the proposal call would be evaluated in relation to the terms of reference outlined in Section 2.0 of this report in a subsequent report to the Committee. Failing receipt of viable proposals from outside groups for the repair and use of the facility, or further City investment in the facility, staff anticipate that it may be necessary to consider the option of pursuing its demolition.

With Council authorization, staff would prepare the proposal call as outlined in this report. Staff would also discuss the proposed approach with the BCVA and the Burnaby Velodrome Club. In the short term, pending resolution of an approach to the facility, the BCVA has expressed an interest in using the facility to complete its 2001/2002 program. This would coincide with the required time necessary to complete the request for proposals, and prepare the report back to the Committee and Council on any expressions of interest received.



J.S. Belhouse, Chair,
Major Civic Building
Project Coordination Committee



W.C. Sinclair, Director Engineering



K. Friars
Director Parks, Recreation and Cultural Services

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DE/LP/sla/sa/hh
Attachment (1)

- cc: City Manager
Director Finance
Director Engineering
Director Planning and Building
Chief Building Inspector
City Solicitor

SUMMARY OF CONSULTANT'S FINDINGS REGARDING WORK
REQUIRED AT THE HARRY JEROME SPORTS CENTRE

A. Roof and Other Infrastructure

The consultant found that the existing roof has a life expectancy of 12 months and should be replaced. Other basic infrastructure such as roof insulation, upgraded air handling and control systems and general maintenance are also required. In addition, the consultant recommended maintenance and upgrade to the exterior concrete, main entrance, interior finishes, public and team washrooms and locker rooms and interior lighting.

- Replace roof membrane; maintain air supported structure; upgrade air handling and control systems:	\$641,500
- Additional options (Teflon top coat, insulation, lighting, design costs, contingency):	265,800
- Upgrade and maintenance of the remainder of the structure (exterior concrete, interior finishes, washrooms, interior lighting):	200,000
TOTAL	<u><u>\$1,107,300</u></u>

B. Cycling Track

An estimate of the requirements to return the track to a safe, but second grade condition is as follows:

- Repair track	\$15,000 - 25,000
- Prepare specifications, supervise work	7,500
TOTAL	<u><u>\$22,500 - 32,500</u></u>

