
TO: CITY MANAGER **DATE:** 2005 August 10

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: DESIGN OF YOGA/PILATES STUDIO AND MULTI-PURPOSE SPACE AT BONSOR RECREATION COMPLEX

PURPOSE: To request Council's approval to retain an architect to provide detailed design and contract administration for Bonsor Phase II renovations.

RECOMMENDATIONS:

1. **THAT** the architect consulting firm of Hotson Bakker Boniface Haden Architects be retained to provide detailed design and contract administration for the Bonsor Phase II renovations as outlined in this report.
2. **THAT** a copy of this report be sent to the Finance and Civic Development Committee and the Parks, Recreation and Culture Commission.

REPORT

In 2003, a facility and services review of Bonsor Recreation Complex was undertaken by Cornerstone Planning and Hotson Bakker Boniface Haden Architects. This analysis was commissioned due to the growing demands to accommodate more existing services and pressure from new emerging service areas. The overall results of the review quantitatively confirmed that most spaces are used at or above capacity as Bonsor has an average of 3,000 users/day or 1.1 million visits/year.

As a result of the review a three phase renovation plan was developed for the facility which is:

PHASE I

On 2004 June 14, Council approved the renovation to Bonsor recreation Complex. This phase commenced 2004 July and converted the vacated restaurant space to a cardio room, refurbished the existing weight room and connected the two spaces by a stairway, and added a control counter at the entrance to the weight room. The architects engaged to provide detail designs were Hotson Bakker Boniface Haden. This phase was completed 2004 October.

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PHASE II

The plan is to design and construct the conversion of two under-utilized racquet courts into a 1,800 sq. ft. multi-purpose space on the lower floor and a 1,800 sq. ft. yoga/pilates studio on the main floor. There are sufficient funds identified in the 2005 Capital Program.

The design aspect of this project will be completed by 2005 November with construction anticipated to begin 2006 March. Funding for the construction phase will be the subject of a future report.

PHASE III

This phase will include the replacement of the existing pool change rooms and mechanical room, the addition of a family/unisex pool change room, and replacement of the admissions/control counter. Currently, there is not a timeline for Phase III, however, partial funding is available for this project due to a density bonus.

FINANCING

Phase I financing in the amount of \$848,220 was approved for expenditure through bylaw 11757. The work has been completed and approximately \$318,000 remains in the account. Approximately \$96,300 (including 7% G.S.T.) will be utilized to proceed with the detailed design work for Phase II.

CONCLUSION

In summary, the architectural firm of Hotson Bakker Boniface Haden Architects have the necessary experience and resources to successfully undertake the design tasks related to Phase II of the renovation plan for Bonsor Recreation Complex. It is therefore recommended that, subject to meeting City requirements, they be retained for this scope of work and that Council be asked to approve this recommendation. Funding for the consultancy fees and related project costs for Phase II are available through surplus funds remaining from Phase I, and will not exceed the 2005 Capital spending limit.



Kate Friars
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

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cc: Director Finance
Director Planning and Building