
FINANCE AND CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: PROPOSED RIVERWAY GOLF CLUBHOUSE PROJECT

RECOMMENDATIONS:

1. THAT Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$8,744,480 (inclusive of GST @ 5%) to finance the design and construction of the proposed Clubhouse at Riverway Golf Course.
2. THAT the Riverway Golf Clubhouse project proceed to tender.

REPORT

The Finance and Civic Development Committee, at its meeting held on 2009 April 23, received and adopted the *attached* report seeking Council's approval to bring down a Capital Reserves Expenditure Bylaw for the design and construction of the proposed Clubhouse at Riverway Golf Course.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor N. Volkow
Vice Chair

Councillor C. Jordan
Member

Copied to:	City Manager Deputy City Manager Director Finance Chief Building Inspector Purchasing Manager Director Planning & Building Director Engineering Director Parks, Recr. & Cult. Services City Solicitor
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TO: CHAIR AND MEMBERS
FINANCE & CIVIC DEVELOPMENT
COMMITTEE

DATE: 2009 APRIL 16

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: PROPOSED RIVERWAY GOLF CLUBHOUSE PROJECT

PURPOSE: To obtain Council approval to bring down a Capital Reserves Expenditure Bylaw for the design and construction of the proposed Clubhouse at Riverway Golf Course.

RECOMMENDATIONS:

- 1) **THAT** Council be requested to bring down a Capital Reserves Expenditure Bylaw in the amount of \$8,744,480 (*inclusive of GST @ 5%*) to finance the design and construction of the proposed Clubhouse at Riverway Golf Course.
- 2) **THAT** the Riverway Golf Clubhouse project proceed to tender.

REPORT

1.0 BACKGROUND:

In 1991, Merrick Architecture presented the Major Civic Building Project Coordination Committee with a Site Planning Rationale Study which recommended the preferred locations for a proposed Clubhouse and Driving Range buildings at the Riverway Golf Course. As a result of the Architect's early work and costing estimates, it was recommended that the Clubhouse and Driving Range components be separated and phased. Merrick Architecture were subsequently instructed to pursue a revised program which included a proposed Driving Range structure, pro shop, coffee shop and other ancillary buildings under Phase One, and a Clubhouse building in Phase Two.

The Phase One buildings were completed in 1993 November to coincide with the opening of the Golf Course. The Clubhouse, along with the final parking lot expansion, were deferred to a future phase.

In 2004 January, Merrick Architecture was engaged to re-evaluate the original Clubhouse concept design, taking into consideration the City's new program requirements.

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From: Major Civic Building Project Coordination Committee
Re: Proposed Riverway Golf Clubhouse Project
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Further to this review, the City retained the services of David Greig & Associates (Food Services Consultants). This comprehensive review covered various aspects, such as:

- a market evaluation and analysis
- food and beverage competition trends
- investigation of the catchment area
- conceptual design recommendations
- development of a business plan

Based on the findings and conclusions of the David Greig & Associates Study, the Consultant stressed the importance of developing a building design that has efficient space planning and provides flexibility to accommodate the City's programming requirements.

In 2005 March, Merrick Architecture commenced detailed design work which took into consideration the findings of the David Greig & Associates Study. The findings of the Grieg Study are still currently considered valid. A geotechnical investigation determined that the site required to be preloaded for a period of time in order to consolidate the soils to the required bearing capacity. Although extensive design work was completed on the Clubhouse project, the need to preload the site postponed the completion of the final design drawings for a considerable time period. The geotechnical engineer has been monitoring the settlement rates and has recently given approval to remove the preload material on the site.

Based on this information, Merrick Architecture will now complete the Clubhouse drawings and specifications and the project can proceed to tender, based on the City's preferred schedule.

2.0 PROPOSED CLUBHOUSE:

The building design proposes a single-storey structure of approximately 11,500 sq. ft. The building architecture has a west-coast design theme, making extensive use of wood and stone elements which integrate well with the surrounding buildings and landscape elements within the golf course. The interior spaces are designed to extend to the outdoor patio decks and lake to the west. The building contains a restaurant/mixed grill and bar and lounge services, capable of being converted into banquet facilities to accommodate up to 225 guests.

In addition to the new Clubhouse building, the project proposes site improvements such as completing the existing gravel parking lot to a finished standard, as well as some landscape improvements, in the vicinity of the new Clubhouse.

At the completion and occupancy of the new Clubhouse, it will be necessary to convert the existing coffee shop and pro shop buildings on the site. The proposed plan would move the pro shop into the present coffee shop and convert the pro shop into staff/administration offices.

3.0 PROJECT FINANCING AND BUDGET:

Estimated Costs

Construction – (Proposed Clubhouse)	-	\$ 6,050,000
Construction – Renovation to existing Coffee shop and pro shop (<u>allowance</u>)	-	\$ 700,000
Furniture and Equipment	-	\$ 740,000
Preload Placement and Removal	-	\$ 890,000
Soft Costs	-	\$ 677,000
Miscellaneous Costs	-	\$ 225,000
Design & Pricing Allowance and Contingencies	-	<u>\$ 570,000</u>
Sub-Total	-	\$ 9,852,000
Bylaw Funding in Place	-	<u>\$(1,523,920)</u>
Funding Required	-	\$ 8,328,080
GST @ 5%	-	<u>\$ 416,400</u>
Balance to Complete (incl. GST)	-	\$ 8,744,480
 <i>Funds Allocated in Provisional Financial Plan</i>	-	 \$ 8,756,000

Funds to undertake the design and construction of the Riverway Golf Clubhouse project are identified in the 2009 – 2013 Provisional Financial Plan.

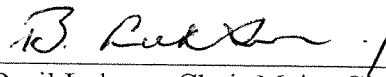
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4.0 CONCLUSION:

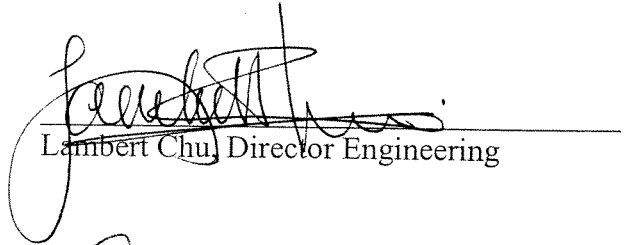
The geotechnical engineer has advised that the preload for the proposed Riverway Golf Clubhouse can now be removed. The Consultants will complete the building design and tender documents upon receiving direction to proceed.

Sufficient Capital Reserves are available to fund this work and are identified in the 2009 – 2013 Provisional Financial Plan.

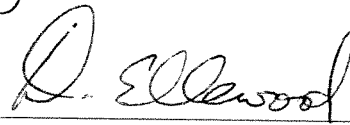
In order to proceed with this project, it is recommended that Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$8,744,480 (*inclusive of GST @ 5%*) to fund this work. Subject to receiving funding approval, staff will direct the consultant to complete the tender documents and proceed to tender.



Basil Luksun, Chair Major Civic Building
Project Coordination Committee



Lambert Chu, Director Engineering



Dave Ellenwood, Director Parks, Recreation
& Cultural Services

JC/TA:ap

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cc: City Manager
Deputy City Manager
Director Finance
Chief Building Inspector
City Clerk
Purchasing Manager