

**FINANCE AND CIVIC DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: BONSOR RECREATION COMPLEX  
PARTIAL UPPER FLOOR RENOVATION**

**RECOMMENDATIONS:**

1. THAT Council approve the expenditure in the amount of \$1,300,000 (inclusive of GST and PST) from the Density Bonus funds to finance the construction of the Bonsor Recreation Complex – Partial Upper Floor Renovation Project.
2. THAT a copy of this report be sent to the Parks, Recreation and Culture Commission for information.

**REPORT**

The Finance and Civic Development Committee, at its meeting held on 2014 February 27, received the *attached* report seeking Council approval to fund the Bonsor Partial Upper Floor Renovation. The space will be renovated to further expand the recreational opportunities for community members by keeping the facility up to date with the ability to provide new and expanded program opportunities.

Prior to adopting the report, the Committee **AMENDED** recommendation No. 1 to fund the construction from the Density Bonus funds.

Respectfully submitted,

Councillor D. Johnston  
Chair

Councillor C. Jordan  
Vice Chair

Councillor P. McDonell  
Member

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

**DATE:** 2014 FEBRUARY 20

**FROM:** MAJOR CIVIC BUILDING PROJECT  
COORDINATION COMMITTEE

**SUBJECT: BONSOR RECREATION COMPLEX  
PARTIAL UPPER FLOOR RENOVATION**

**PURPOSE:** To obtain Council approval to fund the Bonsor Partial Upper Floor Renovation.

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**RECOMMENDATIONS:**

1. **THAT** Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$1,300,000 (*inclusive of GST and PST*) to finance the construction of the Bonsor Recreation Complex – Partial Upper Floor Renovation Project.
2. **THAT** a copy of this report be sent to the Parks, Recreation and Culture Commission for information.

**REPORT****1.0 BACKGROUND**

Bonsor Pool was constructed in 1973, with the Bonsor Recreation Centre added in 1988, to serve the growing population in the Metrotown area. The facility houses a wide variety of community programs, including swimming, gymnasium sports, racquetball, weight training, fine arts, yoga, dance, fitness and more. The facility has undergone two renovation projects in recent years: conversion of a restaurant into a cardio space and the conversion of two racquetball courts into a yoga studio and multi-purpose room. These spaces are currently well-utilized.

In 2013, the Bonsor 55+ Society was relocated from the upper floor of the Bonsor Recreation Complex to the new Bonsor 55+ Centre on Bennett Street. The space on the upper floor of the Bonsor Recreation Centre totals 3,340 sq. ft. This space will be renovated to further expand the recreational opportunities for community members by keeping the facility up-to-date with the ability to provide new and expanded program opportunities. The proposed renovated space is estimated to serve an additional 2,000 participants per week, or approximately 100,000 per year.

## 2.0 PROPOSED SPACE USE

In order to determine the best use of the vacated space, staff reviewed program areas of high demand that currently exist at Bonsor, as well as recreation trends throughout the Lower Mainland. It was determined that the following spaces would best meet the needs:

- 2,000 sq. ft. room with a sprung wood floor that will be used for dance programs, fitness classes and social events. This space looks out onto the outside deck which will make it a very attractive facility for community events.
- 800 sq. ft. room with a sports floor will be used for a spin cycling studio. The space will accommodate 21 bikes and is similar in size to the very popular spin cycling studio at Cameron Centre. Also, there will be an area available for personal training sessions that are in high demand.
- Two sound music studios of approximately 100 sq. ft. each. Currently, there is a high demand for music lessons that are often scheduled in rooms that are larger than required which results in an inefficient use of space.
- Renovation of circulation space to create an area for community members to connect while waiting for the start or finish of programs.

A public consultation process was undertaken with existing patrons of Bonsor Recreation Complex. The feedback that was received was positive and supported the direction that is being taken. In particular, there was resounding support for the spin cycling studio as it adds a new dimension to the fitness services currently being offered at Bonsor Recreation Complex.

At the completion of the public consultation process, the City retained Shape Architecture Inc., to determine space allocation and to develop a design to deliver the proposed programs.

## 3.0 PROJECT BUDGET AND FINANCING

With the assistance of a Quantity Surveyor, a project cost estimate has been developed covering construction and other project-related costs as summarized below.

Estimated Construction Costs	-	\$1,124,000
Project Contingency	-	\$ 100,000
Testing/Hazmat/Miscellaneous	-	\$ 26,000
Building Permit / PPA Fees	-	\$ 16,000
Fixtures Furnishings & Equipment	-	<u>\$ 34,000</u>
<b>TOTAL (incl. PST &amp; GST)</b>	-	<b><u>\$1,300,000</u></b>

To: Finance and Civic Development Committee  
From: Major Civic Building Project Coordination Committee  
Re: Bonsor Recreation Complex –  
Partial Upper Floor Renovation  
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Sufficient Capital Reserves are identified in the 2014 Provisional Capital Budget to complete the Bonsor renovation project.

#### 4.0 CONCLUSION

Upon completion of the drawings and contract documents, the project will be ready for tender with the results to be reported to the Committee and Council in a future report.

In this regard, it is recommended that the Committee request that Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$1,300,000 (*inclusive of taxes*) to fund the construction of the Bonsor Renovation project, as noted, this project has been identified in the 2014 Provisional Capital Program. It is recommended that a copy of this report be sent to the Parks, Recreation and Culture Commission for information.

Subject to receiving funding approval, staff will arrange to complete the tender documents and proceed to tender.

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Leon A. Gous, Chair, Major Civic Building  
Project Coordination Committee

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Lou Pelletier, Director Planning & Building

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Dave Ellenwood, Director Parks, Recreation  
& Cultural Services

JC/TV:ap

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cc: City Manager  
Deputy City Managers  
Director Finance  
Deputy City Clerk  
City Solicitor  
Chief Building Inspector