



Date: July 20, 1998

**TO: Board Members - Parks and Recreation**  
**FROM: General Manager - Parks and Recreation**  
**SUBJECT: KITSILANO COMMUNITY CENTRE RENOVATIONS**

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## RECOMMENDATION

THAT the Board approve the preliminary design for the additions, interior renovation work and code upgrading at Kitsilano Community Centre.

## POLICY

The Board approves all preliminary designs for major projects.

## BACKGROUND

A total project budget of \$2,282,500 has been established for additions, renovations and code upgrading to the Kitsilano Community Centre as follows:

■ 1996 Capital Plan	\$ 198,000
■ 1998 Community Centre Referendum	400,000
■ 1998 Capital Plan	1,534,500
■ Donation from the Kitsilano Community Association	<u>150,000</u>
<b>Total</b>	<b>\$ 2,282,500</b>

The project will be approximately 40% renovations and 60% new construction. Walter Francl Architect Inc. has been contracted to prepare the design and contract documents for the project.

## DISCUSSION

The program established for the renovation by the Project Building Committee includes:

- an expanded fitness centre (from 2,560 sf to 4,100 sf.)
- a seniors' lounge (approximately 250 sf.)
- a youth lounge (approximately 900 sf.)
- an expanded lobby with a juice bar (from 810 sf up to 2,200 sf.)
- renovated and expanded change rooms, sauna and whirlpool (from 2,110 sf to 2,550 sf.)
- new offices

## **DISCUSSION cont.**

The offices slightly increase in size from 1,150 sf to 1,330 sf, but include a new community police office. In total an addition of approximately 4,500 sf will be built.

The code upgrading includes a complete fire sprinkler system for the building, complete seismic upgrading and the installation of an elevator.

The architect and the Project Building Committee, which has representatives from the Kitsilano Community Centre Association, community centre staff and Planning department staff, have consulted extensively on the preliminary design for the project. On May 28, 1998 a public open house was held at the Centre, attended by approximately 50 people. The architect was in attendance to answer questions, and the drawings were on display. Changes have been made since the open house, with revised plans being displayed for public information.

The preliminary design has been examined by an independent cost consultant retained by the Park Board, who indicates that it meets the construction budget of \$ 1,740,000.

## **SUMMARY**

The preliminary design has been approved by the Project Building Committee, and the estimated construction cost is within the budget. The Project Building Committee recommends the acceptance of the preliminary design in the attached drawings dated July 8, 1998.

Prepared by:

Planning Division  
Board of Parks & Recreation  
Vancouver, BC