



Date: July 30, 2003

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
SUBJECT: FALSE CREEK COMMUNITY CENTRE
APPOINTMENT OF ARCHITECT

RECOMMENDATION

THAT the Board approve the appointment of Henriquez Partners Architects to provide further architectural services for the addition and alterations to False Creek Community Centre, at a cost not to exceed \$ 84,884.00, including disbursements, excluding GST.

POLICY

The Board approves consulting contract awards over \$30,000.00.

BACKGROUND

At its meeting of February 26, 2001, the Board reviewed a schematic design and passed the following motions:

- A. THAT the Board approve the schematic design for the addition to False Creek Community Centre as prepared by Henriquez Partners Architects.**
- B. THAT the Board permit further project development when a development permit is received and the False Creek Recreation Association has secured the required funding.**

The report indicated that Henriquez Partners Architects had prepared a cost/feasibility study, and that a development permit application for the project had been made. The report also indicated that the cost of the proposed improvements exceeded the funding available, but that the False Creek Recreation Association was actively pursuing additional funding.

DISCUSSION

On April 18, 2001 a development permit was issued, subject to routine conditions. The City has waived the requirement for additional parking. The project can therefore proceed, subject to sufficient funding being identified prior to soliciting bids for construction.

The estimated cost for the project is \$1.24M to 1.29M. Funding allocated by the Board, the Association, and CMHC totals \$811,923.00, for a shortfall of up to \$478,077.00. See attached Association letter. The Park Board has applied for a Canada-BC Infrastructure Program grant. Because of the possibility that the Infrastructure grant may not materialize, the Association will continue raising funds to cover the shortfall, and is confident that they will be successful by the fall of 2001. In the meantime, the Association has indicated its desire to have the architect continue with development of the project documents, so that when funding is confirmed, the project will not experience additional delay to prepare documentation. The documentation period will be three to four months.

Henriquez Partners Architects have quoted a fee, including disbursements, of \$84,884.00 to complete working drawings and specifications, and to review construction. Staff recommend the appointment of Henriquez, despite theirs being the only proposal of services obtained, for the following reasons:

- Henriquez Partners Architects were the architects for the very successful major addition to False Creek Community Centre completed in 1991.
- They have completed the feasibility study and conceptual design for this project.
- The fee proposed is in line with percentages recommended by the Architectural Institute, and is in line with what staff would normally accept and recommend.
- The False Creek Association has a good working relationship with this firm, and requests their appointment.

The Association understands that continuing now with construction documents may necessitate some redesign charges, should not all funding materialize and redesign have to be done to reduce the project scope. Staff feel this is a small risk, and are prepared to support the Association in this instance.

Should a worst case scenario occur, and the Association is unable to produce enough additional funding to take the project into construction, costs up to the date of project termination will be shared. The ratio of sharing will relate to the existing funding levels: 58 % Park Board and 42 % Association.

The Association also understands that bids for construction cannot be sought until such time as all required funding is secured.

SUMMARY

The development permit has been received. The Association is committed to raising required funding for construction. The appointment of the Henriquez Partners Architects to continue to provide architectural services is strongly recommended by the Association, and supported by staff.

Prepared by:

Planning and Operations
Board of Parks & Recreation
Vancouver, B.C.
RR/

Attachment.