



Date: November 4, 2004

TO: Board Members – Parks and Recreation
FROM: General Manager – Parks and Recreation
SUBJECT: Design for the New Sunset Community Centre

RECOMMENDATION

- A) THAT the Board approve the design for the new Sunset Community Centre, as detailed in this report.*
- B) THAT the Board approve commissioning Bing Thom Architects to carry out the remaining professional services required to deliver the Sunset Community Centre project, for a fixed fee not to exceed \$832,500, plus disbursements, estimated at \$50,000.*
- C) THAT no legal rights shall arise hereby, and none shall arise until execution of the contemplated contract. The Board may rescind this resolution at any time up to the execution of the contemplated contract.*

POLICY

Major development projects are reviewed for approval by the Board before application for Development Permit.

The award of consulting contracts over \$30,000 must be approved by the Board.

BACKGROUND

The Community Centre Renewal Plan, approved by the Board on February 25, 2002, included a recommendation to replace and possibly relocate the Sunset Community Centre.

The 2003-2005 Capital Plan approved \$3.0 million to replace Sunset Community Centre. The Canada British Columbia Infrastructure program is providing a grant of \$4.0 million for the project.

At its meeting of April 20, 2004, City Council confirmed its commitment to a 30,000 square foot LEED Silver redevelopment of Sunset Community Centre, and instructed the Director of Finance, in consultation with the General Manager of Parks and Recreation, to report back on final costs and funding options.

At the March 22, 2004 meeting of the Board, approval was given to engage Bing Thom Architects to carry out the pre-design study phase of the design services for this project, at a cost of \$102,000, plus GST and disbursements, with details as contained in the March 11, 2004 report.

DISCUSSION

Design

The architects have been working with the Building Committee on Phase 1 of the project since March of 2004, developing the space program, the estimated cost, and the schematic design for the new Centre. The schematic design has been completed and was presented to the public at the Sunset Visioning Committee AGM on October 5th and at a public open house held at Sunset Community Centre on November 3rd. The public open house was well attended, with over 100 visitors viewing the display. The project was well received on both occasions and has the support of the Building Committee, Sunset Community Centre Association and the local community.

The new facility will have a gross floor area of 30,000 square feet, over 20 percent larger than the existing centre. Major programmable spaces include a full-sized gymnasium, two activity rooms, fitness room, aerobics/dance room, arts and crafts room, youth room and two pre-schools. Relocating the community centre to Main Street will improve access and increase the visibility of the centre, thus attracting more patrons. The building is being designed and built as a LEED Silver building. Copies of floor plans and elevations are appended to the report (Appendix 1). The architect will be in attendance to present the design.

Funding

Approved funding for the project is \$7,000,000. However, at its meeting of April 20, 2004, Council was informed of the escalation in construction costs prior to, and expected to occur after, that meeting, and that an amount of \$2 million to \$3 million might need to be added to the project to achieve the required 30,000 square foot building, built to LEED Silver standards.

The construction cost of the project has been estimated by the architect's cost consultant to be within the current construction budget of \$7,500,000, including cost escalation to the date of this report. That amount will now become the Construction Cost for the purposes of computing the fixed fee to carry out the remainder of the required professional design services. Without further escalation between now and the start of construction, the funding required to carry out the project is estimated to be \$9.47 million.

Fees

The architect's fee for Phase Two of the project will be a fixed price of \$832,500, based on 9.9% of the Construction Cost for design development through completion of construction, plus 1.9% of the Construction Cost to provide additional services involved in designing and constructing

the project to the LEED Silver standard. The architect has agreed that the total fee as computed will include the services necessary to study, estimate, and report on the cost of building the facility to the LEED Gold standard. The total fee for Phase 2 will not be increased due to construction cost escalation. The cost of disbursements is estimated at an additional \$50,000 for both Phases.

Project Delivery

The architect and staff have discussed a variety of options of construction contract formats to determine which is best suited to the current construction cost environment. In order to get early construction input into the design process, the following delivery system is intended to be used:

After an open selection process, a limited number of general contractors will be pre-qualified to submit bids as follows:

- A fee to provide pre-construction services, including design and budget review, and to call for competitive trade tenders.
- A fee to be applied to a stipulated sum contract based on the sum of the trade tenders received.

Once a construction scope and cost that meet the budget are agreed to, a report to the Board and Council would recommend awarding a maximum upset price or stipulated sum contract.

SUMMARY

The project as designed has the approval of the Building Committee, and has been presented to the community and received a positive response. The scope and estimated cost of the project are within the terms of reference reported to City Council in April of 2004. The fees proposed are consistent with the architect's proposal, and with the terms negotiated by staff and reported to the Board in March of 2004.

Staff recommend that the Board approve proceeding with Phase Two of the project, including the Development Permit application and the fee required to carry out Phase Two of the consultant's work. Phase Two will begin immediately. Construction is targeted to commence in the Spring of 2005.

Planning & Operations Division
Board of Parks & Recreation
Vancouver, BC
Attachment