



Date: May 3, 2005

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
**SUBJECT: Appointment of Architect for Kerrisdale
Community Centre**

RECOMMENDATION

- A) *THAT the Board award a contract for architectural services for the Phase Three renovations to Kerrisdale Community Centre to Chernoff Thompson Architects, for a fixed fee of \$24,545, plus GST and disbursements, as detailed in this report.***
- B) *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

Consultant contracts over \$ 30,000 must be approved by the Board.

BACKGROUND

At its November 30, 2004 Council meeting, City Council approved the allocation of \$240,000 from the Arbutus Gardens Community Amenity Contribution, for renovations at Kerrisdale Community Centre.

DISCUSSION

A Project Building Committee representing the Association, Planning and Operations and Centre staff was struck, and first met on January 20, 2005. The Project Building Committee established a scope of work for the project and agreed to ask Chernoff Thompson Architects for a fee proposal.

A fee proposal was requested from Chernoff Thompson Architects, the firm that designed the first two phases of renovation work, to prepare a feasibility/cost study for a program of renovations proposed by the Building Committee.

The architect was engaged to do the Feasibility Study for a lump sum fee of \$6,600. The study's scope included:

- Reviewing the design program with the building committee.
- Reviewing and revising existing cost/design studies as required to meet committee directions, code changes, cost changes, etc.
- Preparation of schematic designs for the renovations.
- Preparation of a report including recommended schematic design, code upgrade requirements and the estimated cost of the renovation project.

The agreed scope of work established by the Feasibility Study includes:

- Renovating the pottery studio
- Minor changes to the fitness centre to add more floor space and install a wheelchair lift
- Renovating the Fitness Centre women's changeroom
- Constructing a glazed wall in the lobby to acoustically separate the children's play area from the front counter.

Chernoff Thompson Architects submitted a lump sum fee of \$24,545 to provide additional architectural services for design development through to the completion of construction and building occupancy.

The combined total fee and disbursements for the project will not exceed \$33,645.

The total project funding identified at this time is \$240,000 and the Kerrisdale Community Centre Society have agreed to donate up to \$25,000 for the project, should costs exceed the available funding.

Staff recommend that the Board approve the fee required to carry out the required remaining architectural services, along with the cost of any required disbursements.

SUMMARY

The firm of Chernoff Thompson Architects has assembled a team of professionals, and is qualified to provide full architectural services for this project. The architect's appointment is recommended by a committee representing Association members, District staff, Planning and Operations staff and Centre staff. The proposed fee and allowance for disbursements are reasonable for the nature of project and size of budget.

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