

Date: November 2, 1995

SUBJECT: KERRISDALE COMMUNITY CENTRE RENOVATION

RECOMMENDATION

THAT the Board approve the attached renovation plans developed by the Kerrisdale Community Centre Board.

BACKGROUND

The development of the Kerrisdale Community Centre consists of a number of additions and renovations. Blocks 'A', 'B' and 'C' were constructed in 1954 (41 years old). Block 'A' was a small SE wing comprising two meeting rooms, a caretaker suite, a lounge and a kitchen upstairs and a preschool and seven hobby rooms in the basement. Block 'B' was the entry and reception area upstairs and the boiler room, a hobby room and a storage room in the basement. The NE wing was called Block 'C' and comprised a health unit and assembly room upstairs and a library in the basement.

The SE wing (Block 'A') was expanded in 1968, tripling its size. The expansion added an auditorium, expanded lounge and storage rooms upstairs and a handball court, changing rooms, a large multipurpose room and a boardroom in the basement. In 1985, the entry/reception area (Block 'B') was extensively renovated.

An outdoor swimming pool facility was added in 1955 (40 years ago). Enclosing walls, an air-supported cover, changing rooms and an entry area were added in 1979. The pool cover and the heating and ventilating system are being replaced in 1995 and will cost \$750,000.

The gymnasium was added in 1964 (31 years ago) and the seniors' wing was added in 1985.

Providing spaces and programs in the existing building that satisfy the current needs of the community is difficult. The KCC Board, with KCC staff assistance, have identified a number of areas where the centre is deficient and program space is insufficient and unsuitable. These include an inadequate preschool facility, no dedicated space for youth, an inadequate exercise space and a reception area that is inefficient.

The KCC Board hired an architect to develop a renovation plan and to prepare a cost estimate to address the shortcomings of the centre. These have been prepared and are generally acceptable to the KCC Board and Park Board staff. The KCC Board wishes to proceed with fundraising, including applying for a B.C. 21 grant.

DISCUSSION

The community centre has grown from a small facility with a series of additions to the original Blocks 'A' and 'B'. The east section now consists of 34,600 s.f. of floor space including the 5,600 s.f. public

library. The area is split between a basement and an upper level. The proposed renovations encompass an area of 18,400 s.f. and are estimated to cost \$2.2 M, including design fees, permits and project administration. If the east section were to be replaced with a new building, it would cost approximately \$5.9 M, including \$900,000 for a new library.

The KCC Board proposes to have the work done in three phases. The first phase is estimated to cost \$900,000 and involves renovating the old 4,400 s.f. health unit upstairs and 2,300 s.f. of reception area. The preschool facility would be relocated to the renovated health unit area. The second phase is estimated to cost \$590,000 and involves renovating 5,300 s.f. of the upstairs SE auditorium wing consisting of auditorium improvements and a new youth centre. The third phase is estimated to cost \$780,000 and involves renovating 6,200 s.f. of the basement (including an improved and expanded exercise facility). Because the work is proposed to be done in three phases, some code requirements such as seismic and sprinklering would not have to be addressed. Seismic upgrading to current code standards would add approximately \$1 M to the project, of which in excess of \$250,000 would be attributable to the first phase segment of the work.

SCHEDULE

To permit the KCC Board to apply for a B.C. 21 grant by the November 30, 1995 cut-off date for this group of applications, the KCC Board needs the Board's approval to proceed with the project.

FUNDING

If successful, a B.C. 21 grant would fund one third of the estimated cost of the first phase. The remaining two thirds of the necessary funding would come from a public fundraising campaign and any capital funds allocated by the Board.

Prepared by:

Planning and Development Division
Board of Parks & Recreation
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