

July 10, 1997

SUBJECT: STANLEY PARK SERVICE CENTRE RECONSOLIDATION

RECOMMENDATION

THAT the Board retain Tusar Architecture Inc. to provide working drawings and specifications for the reconsolidation of the Service Centre and to provide construction supervision for the police, horticulture and sanitation buildings, for a cost not exceeding \$94,420 plus GST and disbursements.

BACKGROUND

We have received Development Permit approval for the reconsolidation of the Service Centre (April 28, 1997) based on the concept plans that the Board approved last December 1996. The report recommendation will fund the working drawings for the project and the construction supervision of the police, horticulture and sanitation facilities.

The Park Board has allocated \$427,000 from capital to cover the cost of the horticulture and sanitation building. The Police Department has confirmed a budget of \$450,000 to cover its costs associated with fees and site construction.

DISCUSSION

Upon working drawing completion the Park Board will tender the redevelopment of the sanitation and horticultural areas, and the Mounted Squad facilities. Subsequent phases will complete the forestry and outside storage areas as funds become available. The existing forestry building is in reasonable condition and can be dealt with later without causing significant disruption. Similarly, final yard area upgrading can await future funding.

The total project construction cost was estimated, at the approved concept stage, to be approximately \$1.8 million. To ensure proper service and yard space integration, the overall design is being done now, although phase one construction will be limited to two major buildings and the horse paddock. The fees are based upon the AIBC recommended schedule with the supervision and subconsultant costs for the second phase of work deducted. The second phase will require the completion of the forestry building working drawings and will occur when funding becomes available to complete the remaining storage and yard facilities.

The Police Department contribution will cover their proportional share of the consultant's fees and will be reimbursed to the Board. Both projects will be coordinated by Tusar Architects Inc.

The AAA Horse & Carriage operation will be relocated to the old storage building immediately north of the existing horticulture building on a temporary basis to make space available for the new Mounted Squad facility as part of the next step. Tusar Architecture is to be retained to design and construct the proposed public parking to the north of the new service centre which is scheduled for completion in the spring of 1998. These two development projects will therefore proceed concurrently.

CONCLUSION

With approval of the consultant fees, the project can be tendered for late fall construction based upon the reconsolidated service centre design approved by the Board last December, 1996.

Prepared by:
Planning & Development Division
Board of Parks & Recreation
City of Vancouver
DW:ad