

April 16, 1998

SUBJECT: KERRISDALE COMMUNITY CENTRE RENOVATION

RECOMMENDATION:

THAT the Board retain Chernoff Thompson Architects for design and supervision of Phase One of the Kerrisdale Community Centre renovation project for a fee of \$78,565 plus disbursements.

BACKGROUND

The Board of the Kerrisdale Community Centre (the KCC Board) identified some space and programming deficiencies at the centre. Of primary concern was the lack of a youth centre and an inadequate fitness centre which addressed neither community needs nor optimal revenue.

In 1995, the KCC Board, with the assistance of the Park Board, selected and paid for the services of Chernoff Thompson Architects, after a formal selection process. The firm prepared a series of reports that included preliminary plans, a code review and cost estimates. These followed a series of meetings to discuss programming and space requirements with staff and the KCC Board.

DISCUSSION

On the main floor, the proposed Phase One renovation project consists of minor renovations to the auditorium, converting the lounge into a youth centre, consolidating the administration requirements, renovating the kitchen and upgrading the multi-purpose room. In the basement, the fitness centre would expand into the martial arts room, the martial arts space would be relocated and there would be minor alterations to the change rooms. Included in the work would be code exiting and fire safety improvements and asbestos removal.

The Phase Two work, subject to future funding, would include renovating the Health Wing (upstairs), the lobby/reception area, and the remaining portion of the basement. The 1998 Capital Plan identifies \$198,000 to fund the initial design.

JUSTIFICATION

Based on Russell Chernoff Architect's work to date on the project, both the KCC Board and staff recommend that the architect and their subconsultants be retained to provide design, working drawings, and construction services for the project, for which their fee is \$78,565 plus disbursements. Their proposal

for services and fee have been reviewed and are reasonable for renovation work of this nature.

Prepared by:
Planning and Development Division
Board of Parks and Recreation
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