



Date: July 30, 2003

**TO: Board Members - Parks and Recreation**  
**FROM: General Manager - Parks and Recreation**

**SUBJECT: RAY CAM COMMUNITY CENTRE ALTERATIONS**

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## RECOMMENDATION

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| <p><b>A. THAT the Board approve the expenditure of \$280,000 donated by the Ray Cam Community Association, for alterations to Ray Cam Community Centre</b></p> <p><b>B. THAT the Board approve the appointment of Walter Francl Architects for a fee of \$33,000 including disbursements, not including GST, subject to City Council approval of project funding.</b></p> |
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## POLICY

Capital projects managed but not funded directly by the Board require Board approval.  
Consultant contracts in excess of \$30,000 require Board approval.

## BACKGROUND

Following completion of a recent second storey addition to this centre, the Ray Cam Community Association wishes to undertake renovations to the main floor of the building.

## DISCUSSION

Staff have been advised by the president of the Ray Cam Community Association that it has assembled funds in the amount of \$280,000 to carry out renovations to the main floor of the community centre. The sources of funds are:

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| • Ministry of Social Development and Economic Security | \$180,000 |
| • Ray Cam Association Term Deposits                    | \$100,000 |

The Ray Cam Association has requested that Park Board staff coordinate the renovation project, although there are no Park Board capital funds allocated to the proposed project. Planning staff have already worked with centre and Association staff to develop a prioritized design program. Some significant elements of the program include:

- Increased office space for youth workers
- Separation of teen and pre-teen lounges
- Creation of a secure computer room
- General improvements to support spaces
- General improvements to exterior spaces

The BC Housing Management Commission recently completed construction of a \$1.1 million family centre addition to this centre. Architect for that project was Walter Francl Architects. The Association is satisfied with the performance of Walter Francl Architects on the recently completed project, and staff feel that their familiarity with the building will benefit this renovation project. Walter Francl Architects have submitted a proposed fee of \$33,000, including disbursements, to provide full architectural and engineering services, from cost/feasibility and conceptual design through to completion of construction review. The proposed fee is in line with the percentage fee guidelines published by the Architectural Institute, and is recommended by staff.

## **SUMMARY**

Funding of \$280,000 is made available through the Ray Cam Community Association. Park Board staff will coordinate this project. The firm of Walter Francl Architects has recent experience with this facility, and has submitted a reasonable fee. It is therefore recommended the firm be awarded a consulting contract in the amount of \$33,000, including disbursements.

Prepared by:

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RR/hat