

Date: September 04, 2008



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Renfrew Park Community Centre: Pool Change Rooms Renovation

RECOMMENDATION

- A. THAT subject to Recommendations B, C and D, the Board approve the appointment of Bruce Carscadden Architect Inc. and his consultant team to prepare schematic design, design development, construction documents, tendering, contract administration and all required permits for Renfrew Park Community Centre Pool change room renovations for a fee of \$212,400 plus GST and disbursements.*
- B. THAT the contract be on the terms and conditions outlined in this report and on such other terms and conditions as are approved by the General Manager of the Park Board in consultation with the Director of Legal Services;*
- C. THAT upon approval of the contract by the General Manager of the Park Board in consultation with the Director of Legal Services, the General Manager of the Park Board be authorized to execute the contract on behalf of the Board;*
- D. THAT no legal rights shall arise hereby, and none shall arise until execution of the contemplated contract, and the Board reserves the right to rescind this resolution at any time up to the execution and delivery of the contemplated contract by the General Manager of the Park Board;*

POLICY

The awarding of consulting contracts over \$30,000 is a Board decision.

BACKGROUND

As part of Park Board long term Pool Strategy, Renfrew Pool was rebuilt and expanded in 2004. Available funding permitted most of the work done except for the much needed improvements and expansion of the change room facilities to include facilities for families and persons with disabilities. This phase was deferred to a later date.

Bruce Carscadden Architect Inc. was selected through competitive process as the prime consultant for the successful improvements undertaken in 2004. After receiving his proposal in February 2008, Bruce Carscadden Architect Inc. was retained to provide consulting services for a Feasibility Study Renfrew Community Centre Pool Change Room Renovation. Feasibility study is finalized and Design Report submitted.

DISCUSSION

In the last six months, the Park Board staff has been working closely with the Renfrew Park Community Association and consultants exploring different options for the change room upgrade. After exploring different options, preferred layout is selected that meets the program requirements for enhanced change facilities accommodating families and persons with disabilities. This is illustrated in Appendix A.

Comprehensive design report is produced by consultants, and includes selected design, complete with preliminary code review, structural review and construction cost estimate.

Staff has now received a proposal from Bruce Carscadden Architect Inc. to offer design services right through construction. The proposed fee of \$212,400 is in accord with the tariff of fees.

Budget

Previously approved funding in the 2006 – 2008 Capital Plan includes \$1,400,000 for the upgrades to Renfrew Park Community Centre pool change rooms. Recommended supplement of \$800,000 is anticipated from the 2009-2011 Capital Plan.

Overall project budget is \$2,200,000 (including expected \$800,000), with the projected allocations as follows:

• Construction	\$1,600,000
• Consultants	\$250,000
• Miscellaneous costs	\$100,000
• Escalation and construction contingency	\$250,000
Total	\$2,200,000

Schedule

Proposed schedule at this time is as follows:

Design development with permits required	December, 2008
Construction document completion and cost review	February, 2009
Construction tender	March, 2009
Recommendation to Board to award construction contract	May, 2009
Start of construction	July, 2009.

SUMMARY

Staff recommends that the Board approve the appointment of Bruce Carscadden Architect Inc to proceed with the preferred option and prepare schematic design, design development, construction documents, tendering, contract administration and all required permits for Renfrew Park Community Centre Pool change room renovations for a fee of \$212,400.

Prepared by:
Planning and Operations
Vancouver Board of Parks and Recreation,
Vancouver, BC

APPENDIX A Preferred Option Dated August 26, 2008

APPENDIX A