

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2016 Apr 26

FROM: DIRECTOR PARKS, RECREATION AND
CULTURAL SERVICE

SUBJECT: BONSOR UPPER FLOOR RENOVATION

PURPOSE: To obtain Committee and Council approval for Community Amenity funding of \$1,280,000 to expand the Bonsor upper floor renovation project.

RECOMMENDATIONS:

1. **THAT** Council approve Community Amenity funding of \$1,280,000 (inclusive of GST) to provide for the Bonsor upper floor renovation project to be expanded to include all program and common areas.
2. **THAT** a copy of this report be forwarded to the Burnaby Parks, Recreation and Culture Commission for information.

REPORT**1.0 BACKGROUND**

Bonsor Pool was constructed in 1973, with the Bonsor Recreation Centre added in 1988 to serve the growing population in the Metrotown area. The facility houses a wide variety of community programs, including swimming, gymnasium sports, racquetball, weight training, fine arts, yoga, dance, fitness and more. The facility has undertaken two renovation projects: conversion of a restaurant into a cardio space, and the conversion of two racquetball courts into a yoga studio and multi-purpose room. These spaces are currently well-utilized.

In 2013, the Bonsor 55+ Society was relocated from the upper floor of the Bonsor Recreation Complex to the new Bonsor 55+ Centre on Bennett Street. This relocation vacated 3,340 sq. ft. of space on the upper floor of the Bonsor Recreation Centre. At its 2014 March 10 Open meeting, City Council approved the expenditure of \$1,300,000 (inclusive of taxes) from Density Bonus funds to finance the renovation of the Bonsor upper floor area previously occupied by the Society. This space will be renovated to

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meet several unmet needs at Bonsor by providing a 2000 sq. ft. multi-purpose room for fitness, social and dance activities; an 800 sq. ft. spin cycle studio and personal training area; two music studios of approximately 100 sq. ft. each; and circulation space for patrons using the new rooms.

A public consultation process was undertaken with existing patrons of Bonsor Recreation Complex. The feedback that was received was positive and supported the direction that is being taken. In particular, there was resounding support for the spin cycling studio as it adds a new dimension to the fitness services currently being offered at Bonsor Recreation Complex. The proposed renovated space is estimated to serve an additional 2,000 participants per week, or approximately 100,000 per year.

At the completion of the public consultation process, the City retained Shape Architecture Inc. to determine space allocation and to develop a design to deliver the proposed programs.

Since the original funding approval, the project has been delayed by higher than expected project bids in fall of 2014 and an unsuccessful attempt to secure Federal grant funding as a Canada 150 project in spring of 2015. Currently, the renovation of the vacated senior's space is considered an opportunity to provide a cosmetic upgrade to the remainder of the upper floor at the Bonsor Recreation Complex. This would be the first upgrade to the upper floor spaces since original construction and will carry this area of the facility to the end of its useful life.

The proposed additional cosmetic upgrades include sanding of existing banquet hall wood flooring, painting walls, replacing aged ceiling tiles, replacement flooring in select areas, and other cosmetic upgrades. The renovations to the remainder of the upper floor do not include any reconfiguration of the spaces or any major electrical or mechanical upgrades.

Upon finalization of the drawings and contract documents, the project will be ready for tender, with the results of the tender to be reported to the Committee and Council in a future report.

2.0 PROJECT BUDGET AND FINANCING

The following is a cost summary for the Renovation Project which is comprised of estimated construction values, consulting services and various related project costs.

Estimated Upper Floor Construction Costs (incl PST)	\$1,618,000
Construction Contingency	\$213,000
GST	\$81,000
Testing/Hazmat/Phasing	\$13,000

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Building Permit / PPA Fees	\$16,000
Consulting Fees	\$40,000
Fixtures Furnishings & Equipment	\$54,000
Additional Cosmetic Renovation (banquet hall, multi & arts)	\$515,000
Allowance for Inflation	\$30,000
Construction Budget	\$2,580,000
Previously Funded	-\$1,300,000
Total New Funding Request:	\$1,280,000

These funds are identified in the 2016 Provisional Capital Budget. Council have previously approved \$1.3 million for this project through Bonus Density funding. It is recommended that rather than finance the new costs through Capital Reserves Bylaw, Council be requested to authorize the use of Community Amenity funding in the amount of \$1,280,000 to finance the balance of this project.

3.0 CONCLUSION

The detailed design is nearing completion and in order to proceed to tender, funding will be required. In this regard it is recommended that Council approve Community Amenity funding in the amount of \$1,280,000 (inclusive of taxes) for the expanded scope of this construction project. Subject to receiving funding approval staff will complete the tender documents and proceed to tender.

It is recommended that a copy of this report be sent to the Parks, Recreation and Culture Commission for information.



Dave Ellenwood
DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

CMC:lw

Copied to: Acting City Manager
Director Finance
Director Engineering
Director Planning & Building
Deputy Chief Building Inspector