
CITY OF KELOWNA
MEMORANDUM

Date: March 9, 2005
File No.: 0760-20
To: City Manager
From: Civic Properties Manager
Subject: **RENOVATIONS TO CITY PARK PAVILION**

RECOMMENDATION:

THAT City Council approve the revised departmental relocation plan as outlined in the report from the Civic Properties Manager dated March 9, 2005;

AND THAT Council approve the transfer of \$138,541 from the Building Repair Reserve for upgrades to the public washrooms and repairs to the building structure;

AND THAT Council approve the allocation of \$107,959 from the Civic Facilities Reserve to fund the finishing of the expanded RCMP space, the additional professional fees and the contingencies, to the City Park Pavilion;

AND FURTHER THAT the 2005 Financial Plan be so amended.

BACKGROUND:

On February 9, 2005, Council approved the budget and departmental relocation plan that consisted of alterations to the City Park Pavilion to house offices for Parks and Leisure Services (PALS) and RCMP offices. The proposal created much-needed space for other departments in City Hall while putting to use an underutilized Park facility valued at more than \$2,000,000. In addition to funding already in place for pavilion renovations for PALS, Council allocated \$85,000 from the Civic Facilities Reserve for the provision of the RCMP office and \$35,000 from the Building Repair Reserve to replace the HVAC system. At this meeting, Council requested staff to: 1) consider the future potential to share the RCMP office space with the downtown patrol and/or City bylaw enforcement staff; 2) consider interior access to the public washrooms; and 3) investigate the possibility of improving the public washrooms in the Pavilion.

As a result of Council's requests, Civic Properties Division (CP) began an immediate investigation of the implications of increasing the RCMP space and updating the washrooms in 2005. At the same time, CP was just completing an engineering review of the building with the primary focus on the annex area where the new RCMP space will be located with a new meeting space above. The structural engineering and soils investigation revealed that this wing of the facility is structurally unsound. The foundation is undersized and walls are showing signs of continued movement. The ground beneath this area of the structure is made up of sand and non-load bearing organic soils. The structural engineer engaged by the City is recommending that this portion of the building be reconstructed. The structural repairs to the annex area of the Pavilion will require the demolition of

the women's public washroom and the adjacent unused change area. This gives us the opportunity to reorganize the lower area to allow for a consolidated space layout and provide an expanded area for the policing functions.

Civic Properties staff have now adjusted the layout of the lower floor plan. The women's washroom has shifted into a vacant area on the other side of the men's washroom with an improved access. This will allow for an expanded space for the RCMP and other policing functions. In addition, a small office or secure storage becomes available on the north side of the building next to the new women's washroom. Interior building access to both men's and women's washrooms was reviewed but is not recommended due to code issues and reduced space efficiencies. Staff proposes to fast track the construction of the public washroom upgrades to current building code and City standards by the spring of 2005.

The structural deficiencies and increased scope of work will necessitate the hiring of engineering professionals. Although not in the original project estimate. A 10% contingency fund has been included to cover potential unforeseen conditions.

Attached is an updated cost estimate for the project including the renovation changes and funding sources as noted above. This is a complete estimate to upgrade the building excluding the concession area and has been prepared in consultation with our cost consultant.

SUMMARY

Staff recommends the following repairs and alterations to City Park Pavilion:

- Upgrade the public washrooms and relocate the women's washroom to the north side of the building. The construction cost is estimated to be \$115,000 and is expected to be complete between May 2 and June 1, 2005.
- Repair the structural components to the south wing of the building. The cost of the reconstruction is estimated at \$35,000.
- Finish the enlarged lower floor offices plus heating and ventilation for \$25,000. The renovation of the RCMP and PALS spaces is expected to be complete between June 30 for the RCMP and August 31, 2005 for PALS.
- Engage professional consultants to design the mechanical, structural work and washroom upgrades at a cost of \$22,500.
- Create a construction contingency of \$49,000.

In an effort to control costs, the handicap lift (\$65,000) is not included in this proposal, although certain structural works will be completed this year to permit its installation in 2006.

Jim Waugh
Civic Properties Manager

cc: Director of Parks and Leisure Services
Director of Financial Services