

**DATE:** April 18, 2016  
**TO:** Mayor and Council  
**FROM:** Maureen Sinclair, Director of Parks, Recreation & Culture  
**SUBJECT:** Fraser River Heritage Park Washroom Building Renovations

**RECOMMENDATION(S):** Council consider and resolve:

1. That a budget of \$90,000 be established to complete the washroom renovations and expansion at Fraser River Heritage Park, with funding from the General Capital Reserve Fund; and
2. That the District's 2016 Financial Plan be amended accordingly.

**PURPOSE:**

The purpose of the report is to clarify the requirements to ensure Code compliance for the Fraser River Heritage Park (FRHP) caretaker/ washroom/concession building, and to follow up on Council's request to investigate the cost of fully renovating the washroom facilities.

**BACKGROUND:**

Parks, Recreation & Culture (PR&C) Staff had a site meeting on April 14<sup>th</sup> with the Senior Building Official and the Contractor to discuss the scope of work to complete the renovations at the main washroom building in Fraser River Heritage Park. During that conversation it became clear that there was significantly more work to be done to achieve the necessary fire separation in the building than originally anticipated in the previous budget request of \$7,000. This report is to clarify the scope of work and to seek additional funds to ensure Code compliance.

**DISCUSSION AND ANALYSIS:**

During an initial site meeting PR&C staff were under the impression that only the fire separation in the ceiling needed to be added and this request formed the basis of the previous budget request of \$7,000. During the discussion on April 14<sup>th</sup> it became apparent that the walls in between the washrooms also needed to be replaced as they are made of plywood and are not fire rated.

The removal of the walls in between the washroom spaces also affects everything attached to them including the stall partitions, the sinks, the vanities and the urinals. In effect, the work required to ensure Code compliance impacts the ceilings and the walls and everything affixed to them. The existing fixtures are not as water efficient as newer fixtures and the partitions and vanities are not worth saving. Rather than try and retain the existing old fixtures it is far more effective to completely renovate the existing washrooms at an additional cost of \$41,000, which achieves both the Building Code requirements and Council's request to fully renovate the washroom facilities.

In order to expand the woman's washroom into the partially completed family / handicapped washroom space or complete the renovation as a third washroom area an additional \$49,000 would

need to be approved as the space has no floor and no fixtures.

Rather than drag this work out over numerous years and leave the building renovation unfinished staff recommends that all of the work be completed in 2016, for a total cost of \$90,000.

In order to complete the work in the washrooms in a timely fashion for the upcoming special event season at the park, staff have also concluded that a direct award of the contract for the renovations should be awarded to the current contractor, Blue Octopus Holdings. Staff considered a number of reasons for the direct award, including that the contractor is already on site and can mobilize quickly to meet the urgent timeline to complete the renovations. Furthermore, having only one contractor on site eliminates any complications related to multiple general contractors working in close proximity on a single job site.

**FINANCIAL IMPLICATIONS:**

Staff are recommending that a budget of \$90,000 be established to fully complete the washroom renovations at FRHP, and that the necessary funds be drawn from the General Capital Reserve Fund, which currently has an uncommitted balance of approximately \$2 million.

This will negate the need to allocate \$7,000 of the Clayburn building budget to the washroom renovations as previously requested. Since there is no contingency included in the Norma Kenney House (NKH) renovations budget, staff will recommend that this \$7,000 be allocated to the NKH budget.



I have reviewed the financial implications  
Kris Boland, Director of Finance

**COMMUNICATION:**

Staff will advise the contractor immediately upon receiving direction from Council so that the necessary work can be undertaken in advance of the busy special event season at the Park.

**SUMMARY AND CONCLUSION:**

This report is provided to Council in order to seek additional funding of \$90,000 to fully complete the washroom renovations at FRHP.

**SIGN-OFFS:**

A handwritten signature in black ink, appearing to read "M. Sinclair".

M. Sinclair, Director of Parks, Recreation &  
Culture

Comment from Chief Administrative Officer  
Reviewed