



REPORT TO COUNCIL

TO: Richmond City Council
FROM: Councillor Harold Steves, Chair
Parks, Recreation and Cultural Services Cttee.
DATE: April 3, 2002
FILE: 2050-20-TCC
RE: **THOMPSON COMMUNITY CENTRE – FITNESS ADDITION**

The Parks, Recreation and Cultural Services Committee, at its meeting held on Tuesday, March 26, 2002, considered the attached report, and recommends as follows:

COMMITTEE RECOMMENDATION

That:

- 1. funds totalling \$28,692 be transferred from the 2000 Capital Reserve Bylaw 7079 to the Thompson Community Centre Fitness Addition project; and***
- 2. staff discuss with the Thompson Community Centre Association the possibility of Community Centre funds being available to offset the overrun.***

Councillor Harold Steves, Chair
Parks, Recreation and Cultural Services Committee

Attach.

VARIANCE

Please note that staff recommended the following:

That funds totalling \$28,692 be transferred from the 2000 Capital reserve Bylaw 7079 to the Thompson Community Centre Fitness Addition project.

Staff Report

Origin

City of Richmond Budget Amendment Policy 3001 adopted October 10, 1989 requires a Council resolution where the project cost exceeds the project budget by more than 5% or \$25,000, whichever is greater.

Background

The Thompson Community Association in 1998 presented the Fitness Centre Addition, to Council with a request that the City jointly fund it. The budget estimated a total project cost of \$367,500 with the Community Association contributing \$200,000. At the Council meeting of November 28, 2000, the construction project was awarded with an approved total budget of \$367,500.

During construction, Thompson Community Association requested an additional \$4,269 of work at their cost. Therefore, the approved total budget was amended to \$371,769.

In concluding the final project review following completion of construction, the Fitness Centre Addition exceeded the approved project budget by \$28,692 or 7.8%. Accordingly this report requests Council's approval for additional funding pursuant to Policy 3001.

Analysis

The primary factor that influenced the outcome of this project was site conditions and specifically:

- The discovery that the existing main electrical supply to the building was routed under the proposed addition. This information was not identified on the "As Built" drawings referenced by the consultants for design and the extra costs associated with change orders to address this conflict resulted in an increase of \$21,510.
- The need to temporarily relocate the storm drainage system around the perimeter of the building was not identified in the design as part of the piling and soils compaction tender, resulting in an increase totalling \$6,108.

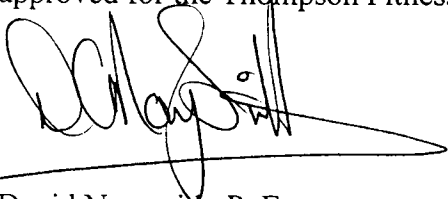
Unfortunately, contingency funds for such items were not included in the project budget established at contract award.

Financial Impact

Final Cost	\$400,461
Funding Amount	<u>\$371,769</u>
Funding Shortfall	<u>\$ 28,692</u>
Funding from Bylaw No. 7079	\$ 28,692
Project Balance	\$ 0

Conclusion

Staff recommend that the transfer of \$28,692 from the 2000 Capital Reserve Bylaw No. 7079 be approved for the Thompson Fitness Expansion Project.

A handwritten signature in black ink, appearing to read 'D. Naysmith', written over a horizontal line.

David Naysmith, P. Eng.
Manager, Facilities Planning & Construction

DN:cmm