



City of Richmond

Report to Committee

To: Public Works & Transportation Committee
From: Robert Gonzalez, P.Eng.
Director, Engineering
Re: **Richmond Family Place – Facility Upgrades**

Date: January 19, 2007
File: 06-2050-20-FP/Vol 01

Staff Recommendation

That the report on the Richmond Family Place – Facility Upgrades from the Director Engineering be received for information.

Robert Gonzalez, P.Eng.
Director, Engineering
(4150)

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Real Estate Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Parks Design, Constr. & Programs	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

At the January 8, 2007 it was resolved that “staff submit a report detailing the condition of the Richmond Family Place building including the safety of the building and recommending potential uses of the building, including whether it could be used for storage purposes only, or if it could be used for both storage and office space”.

This report responds to the referral and provides Council with an analysis of necessary upgrades and operating budget impact should the City take responsibility for the property.

Background

Over the past several months staff have been working at the direction of Council to accommodate Richmond Family Place (RFP) in a larger building, this process culminated in November when Council approved the move of RFP into the Debeck House located at 8660 Ash Street. Debeck House is owned by Richmond School District and is leased to the City on a 99 year lease.

Family Place is anticipating being able to move from their current location in Minoru Park into Debeck House following renovations targeted to be completed by May 2007. At that time City Parks crews had intended to demolish the existing building and return the Minoru site to parkland.

Analysis

A number of community groups have requested the City to provide rentable space and the RFP building once vacated, could possibly accommodate some of these needs, including a request from Gateway Theatre to accommodate staff and costume storage. Subsequent to the foregoing Council referral, Facility Management staff have assessed the building with the following conclusions.

The building, which is owned by Richmond Family Place Society, is a wood framed “Cedar sided” building constructed by Westwood Building Systems in 1980 and is approximately 2,100 square feet in size with occupancy limited to 42 persons. It was last upgraded in 1983 by the City to provide access and accessible washrooms. To our knowledge only minor renovations and interior painting has been done to the building since that time.

Results of the facility condition assessment indicate the building to be in a poor condition. Overall, staff estimate that repair and renovation costs including a new roof are \$109,224. The City is currently not responsible for maintenance and operating costs. The Operating Budget Impact for the City to provide full building maintenance and utility services is calculated to be \$12,100/year (Attachment A).

Potential uses for this building if it were to be upgraded could be:

- A pre-school, child minding or licensed daycare - *The building is partially equipped to manage this function and could continue if a suitable community group/operator was interested.*
- A program centre for a community group or service agency i.e. youth, adult or seniors - *A number of community groups including Volunteer Richmond, Richmond Youth Services and Richmond Women's Resource Centre, have previously requested Council as needing space.*
- Administration and Storage - Gateway Theatre
Council has been asked to consider allowing Gateway Theatre to occupy the building with up to 6 administrative staff to ease congestion in the theatre and store costumes and small props.
- Storage Only
Although the current building configuration is not ideal and depending on the "items" stored and their impact on fire regulations, the building could be used for storage only, In this instance several repairs could be deferred with a corresponding reduction in operating costs.

Impact of retaining Richmond Family Place building on Minoru Park:

The Council decision to relocate Richmond Family Place to Debeck House provides an opportunity to increase the openness for Minoru Park adjacent to the Minoru Chapel and the Gateway Theatre. The removal of Richmond Family Place from the Park could produce the following outcomes:

- Improved visual access, and pedestrian access to the western edge of Minoru Park;
- Increased exposure for Minoru Chapel and Gateway Theatre;
- Amelioration of annual resident complaints regarding access to the Chapel, Minoru Lakes and Pierrefonds gardens in the park;
- Expanded parking in the park site and reduced pressure on traffic circulation around the Gateway theatre and Chapel;
- Develop accessible promenades within the park that link the major facilities and amenities- specifically the Chapel and the Lakes; and
- Provide special treatment along the edges of the park with particular attention to the park gateway and entry features.
- Increase usable park space to mitigate the impacts of the future development of Community Safety building. The footprint of this facility is expected to reduce the park by 4 acres.

Options

The agreement between the City and RFP states that after 25 years, the RFP Society has no rights to remove the building from the site. However, in order for the City to pursue any of the following options, the City will first have to obtain permission and/or transfer legal ownership of the building from the RFP Society.

Option 1. Demolish the Building as proposed and return the site to parkland use, opening up viewing portals to and access for Gateway Theatre and Minoru Chapel as outlined above (**current strategy**).

This is the minimum risk and cost option for the City. Demolition costs are estimated to be \$9,000 including salvaged/recyclable material credits and is included within the parks capital budget.

Option 2. Repair the building and correct the maintenance backlog as described at an estimated cost of \$109,224 to operate as a City building.

This is highest cost option and will in addition incur an annual operating cost of \$12,100, however, the building would continue to function and ease administration needs for a community group such as Gateway Theatre and provide heated storage and repair space for costumes and props.

Option 3. Renovate the building and correct necessary occupancy upgrades on a cost share basis with a community group or society whom would also be responsible for the annual operating cost of \$12,100.

This could be seen as an acceptable financial risk /solution for the City and may require a financing, lease and operating agreement to be developed with a community group or society.

Financial Impact

None at this time. The renovation of Richmond Family Place is not included in any current or future Capital programs. Should Council wish to pursue Option 2 or 3 new funds estimated, as \$109,224 would be required in addition to the annual operating costs of \$12,100 with occupancy occurring September 2007.

Conclusion

Richmond Family Place Building is now 26 years old and in need of significant repairs including a new roof and HVAC. Whilst the option to upgrade the building for continued community use is possible at a cost of \$109,224 staff do not consider that this action is the best use of limited financial resources.



David Naysmith, P. Eng.
Manager, Facilities Planning & Construction
(3312)

DN:cmm

ATTACHMENT A

Building Value (Insured) \$152,000 Building Replacement \$346,500
 Facility condition Index \$82,000/\$346,500 = **0.24 POOR**

Required Upgrades

Description	Priority	Cost
Replace Roof -	1	\$9,000
Replace North wall – <i>Rotted and infested with carpenter ants</i>	1	\$13,000
Replace – <i>rusted /leaking emergency door</i>	1	\$1,000
Repaint /Stain Exterior – <i>repair wood siding and facia</i>	1	\$6,500
Repair interior walls - <i>repaint prior to new occupancy</i>	2	\$3,000
Replace Furnace*	2	\$4,500
Replace DHW tank*	2	\$1,500
Replace bathroom toilet fixtures*	2	\$2,000
Replace Wood Picket fencing with Chain Link	2	\$6,000
Telephone /Computer upgrades to City network*	2	\$15,000
Demolish outdoor equipment, make good landscaping & lighting	2	\$20,500
Total		\$82,000
Contingency Allowance and Permits 20%		\$16,400
City Overheads 11%		\$10,824
Grand Total		\$109,224

*not required if storage only use

Operating Budget

Description	Cost / year
Hydro – <i>Present RFP costs</i>	\$1,000
Terasen Gas – <i>Present RFP costs</i>	\$1,200
Janitorial Services – <i>Present RFP costs</i>	\$2,500
Building Maintenance - <i>Based on current FOM standards</i>	\$2,800
Security – <i>Alarm monitoring</i>	\$300
Telephone /Internet connection (If not upgraded above) – <i>Present RFP costs</i>	\$3,500
Landscape and Grass cutting	\$800
Total	\$12,100