



City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** June 1, 2007
From: Robert Gonzalez, P. Eng. **File:** 06-2050-20-FP/Vol 01
Director, Engineering
Re: Gateway Theatre Use of Family Place Building

Staff Recommendation

That the "Gateway Theatre Use of Family Place Building" report from the Director, Engineering dated June 1, 2007 be received for information.

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

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ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
Parks Design, Construction & 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 February 21, 2007, Public Works & Transportation Committee meeting, it was resolved that “the matter be referred to staff to work with the Gateway Theatre to:

- (a) determine the cost to provide for a short term solution, to be no longer than two years, with regard to the use of the current Richmond Family Place facility by the Gateway Theatre; and
- (b) undertake a building analysis to consider the long term space requirements for the Gateway Theatre.”

This report will be limited to short term options (item ‘a’ above) only as the Richmond Gateway Theatre Society is developing their five year strategic plan which will define the long term requirements.

Background

During the Public Works and Transportation Committee meeting on February 21, 2007, the cost of facility upgrades to existing Richmond Family Place was received for information. In that report, staff did not consider the cost of upgrading the facility and the ongoing operating costs to provide additional community space to be the best use of limited financial resources, and furthermore, it would work against Parks’ Plans to demolish the existing building in order to open up the park.

The Gateway Theatre Society proposed that they use the current Richmond Family Place for offices and costume and small prop storage as a short term solution to their workspace and storage issues. They estimated the upgrades necessary for their use of Richmond Family Place to be \$57,200 with annual operating costs of \$6,100. The Richmond Gateway Theatre Society offered to cost share the operating expenses with the City and would attempt to cover one third of the capital expenses through a Cultural Spaces Canada Program grant.

The capital funding required for the renovation and \$6,100 annual operating cost is not included in the City’s current or future Capital programs or operating budget.

Analysis

Upon further review, staff conclude that the Family Place Building could be used for short term office space and small prop and costume storage. The suggested improvements in order to keep the facility dry and safe would include securing a tarp to the roof, replacing the north wall and replacing the emergency door at a cost of \$26,200.

Alternatively staff investigated lease costs for a similar 2,100 square foot storage / warehouse facility to be \$16,800 annually (\$8 per square foot).

Financial Impact

None at this time.

Conclusion

The City's plans call for demolition of the existing Family Place building to further expand the use of Minoru Park. Upgrades to the Family Place building are not included in the City's capital program. However, it is feasible for the Family Place building to be used for short term storage by Gateway Theatre at a capital cost of \$26,200 plus operating expenses. Alternatively storage space could be leased elsewhere in the City.



for:
Janet Whitehead,
Project Manager, Engineering
(3312)