



# City of Richmond

## Report to Committee

**To:** General Purposes Committee

**Date:** December 6, 2010

**From:** Greg Scott, P. Eng., LEED A.P.  
Director, Project Development

**File:** 06-2050-20-STB/Vol  
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**Re:** **Steveston Community Centre Tennis Building Improvements**

### Staff Recommendation

That \$300,000 of the surplus funds from the Steveston Fire Hall project be reallocated to the Steveston Community Centre Tennis Building Improvements project.

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Director, Project Development  
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<b>ROUTED TO:</b>	<b>CONCURRENCE</b>		<b>CONCURRENCE OF GENERAL MANAGER</b>
Budgets	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Recreation	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
<b>REVIEWED BY TAG</b>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<b>REVIEWED BY CAO</b>
			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> 

## Staff Report

### Origin

The Tennis Building at the Steveston Community Centre is a pre-engineered structure that was installed approximately 20 years ago over an existing set of tennis courts. It was designed as a "roof only" building. Over the years, Steveston Community Society made improvements to the building to accommodate new uses such as martial arts tournaments and special events (Christmas Craft Fair, Salmon Festival). These improvements were incremental in nature and although required, the society did not go through the Building Approval process. The improvements included enclosing the courts from the cantilevered beams to the ground by building walls, which created storage areas for the users. The building is not completely enclosed which results in high energy costs to heat the building and problems with rodents.

This year, Project Development and Parks and Recreation staff have been working with the Steveston Community Society to properly enclose the building and increase and secure the storage areas on the north side as further rodent problems were encountered. An architect and engineer were required to coordinate the design work and field reviews to ensure that the design would substantially comply with the B.C. Building Code. Funds were allocated from the City's Building Improvement budget for consultant's fees to design the wall systems and foundations. The Steveston Community Society was to provide materials and volunteer labour for the project, creating a win/win scenario for all. In the course of the structural and design review process, structural and life/safety issues were identified.

### Analysis

The site and design review identified the following structural and life/safety issues:

1. Partial failure in the canopy roof beams (i.e. twisting),
2. Undersized beams relative to the building code at the time of construction and,
3. Inadequate number of emergency exits for martial arts tournaments and special events.

To address these issues further capital monies are required to be invested in the structure of the Tennis building. To address the current programming needs and future use of the facility, the following scope of work is required:

- New exit doors with panic hardware throughout,
- Emergency exit signs,
- New bracing on the existing cantilevered beams,
- New concrete grade beams at exit doors and,
- Additional storage on the north side of the building.

This new scope of work requires specialized trades which cannot be done by the Steveston Community Association and is estimated to cost \$300,000. To replace the building with a new structure of similar size and finishes would cost approximately \$2.88 million.

### **Financial Impact**

The scope of work is estimated to cost \$300,000. The proposed funding source is the Steveston Fire Hall Capital Project. The Steveston Fire Hall is 70% complete and there is a projected surplus of approximately \$1 million. This surplus is due to a combination of accelerated cost escalation in the construction market during the planning and budgeting phases of this project and an extremely competitive construction climate at the time the project was tendered. Staff recommend that \$300,000 of the surplus funds from the Steveston Fire Hall Capital Project be returned to the capital infrastructure reserve to be utilized as the source of funding and the 2011 capital program amended accordingly.

### **Conclusion**

The structural and life/safety issues identified in the site and design reviews need to be addressed immediately. Remediation of the existing building using \$300,000 of the surplus funds from the Steveston Fire Hall Capital project versus constructing a new building is the most cost effective and timely way of addressing the issues.



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JW:jw