

City Staff Report

Original signed by: Deputy City Manager Bolton

Report Date: May 9, 2019
Meeting Date: May 13, 2019 – North Cariboo Joint Planning Committee

To: City Manager
From: Director of Community Services
Subject: Alex Fraser Park Multipurpose Agriculture Building

Purpose

The purpose of this report is to provide an update on the status of the Multipurpose Agriculture Building project in Alex Fraser Park and to seek approval from the Committee to increase the project budget with funds from the North Cariboo Recreation and Parks capital reserve.

Summary

- The Cariboo Regional District received a Rural Dividend Special Circumstances grant of \$500,000 and a Northern Development Initiative Trust grant of \$30,000 to replace the Fur and Feather Building at Alex Fraser Park with a new multipurpose agriculture building.
- The project scope includes the demolition of the existing Fur and Feather Building and replacing it with a pre-engineered building that is approximately 10,000 – 11,000 square feet.
- The building is intended to host a wide range of agriculture events, programs, and activities, provide office, meeting, and training space for the Society and its member organizations, and provide a facility that can act as an emergency animal shelter in the event of disaster.
- The building is designed to be a pre-engineered wood post and beam structure with metal clad roofing and metal clad exterior walls.
- Originally the estimated cost for the project was \$576,780, not including furniture, fixtures, and equipment, with funding to come from the following sources: \$500,000 Rural Dividend grant, \$30,000 NDIT grant, \$26,780 NCRP budget, and \$20,000 in-kind donation to the Alex Fraser Park Society.
- The original budget for the project was developed by volunteers under very tight time constraints, in order to capitalize on, and maximize the amount of funding available from the Rural Dividend Fund as a Special Circumstance grant.
- Staff have worked with the Alex Fraser Park Society to revise the project budget now that more information regarding project costs is available. The revised budget is attached to this report.
- The estimated cost to construct the facility is \$895,090. It is estimated that the cost to complete site preparation, civil work, building installation, and to complete only those items necessary to obtain occupancy of the building, is \$700,100.
- The variations from the original budget to the current budget are shown on the attached budget. The major differences between the two cost estimates is as follows:



- Consulting Costs: The original budget did not include allowances for a Coordinating Registered Professional, and Geotechnical and Civil Engineers.
 - Civil Work: The original budget did not fully appreciate the degree to which civil engineering work would be required for water, sewer, and storm water management.
 - Hydrovacating: Based on the geotechnical report and site testing, soil conditions on the site will require hydrovacating over 100 eight-foot deep post holes that had not been factored into the original cost estimate.
 - Building Cost: The building cost increased due to inflation in the time between the original estimate and the project proceeding. Additionally, some modifications to the building were required to conform to the building code or to improve building functionality and meet user needs.
- Staff are seeking direction from the Committee with regard to the budget and the degree to which the facility will be completed in 2019.
 - In accordance with the Committee's Unanticipated Expenditure Policy, staff are to consider whether or not an unanticipated expenditure can be absorbed in the budget or partially offset by redirecting funds allocated for other capital projects.
 - The 2019 capital budget includes a net allocation of \$74,000 for other projects in Alex Fraser Park (\$64,000 for drainage and \$10,000 for a structural assessment of the Agriplex).
 - These two projects have been held in abeyance pending direction from the Committee with regard to the project budget. Staff feel these items can be deferred to a future year. It is worth noting that \$63,000 in drainage work, which is part of the overall drainage plan in the Park, is included as part of the project cost.
 - Modest cost savings of \$37,000 can be realized on the capital cost of the project by installing a holding tank system for sewer rather than connecting to the City sewer system in the Park however a holding tank is a temporary solution that will require future capital investment and ongoing maintenance costs to empty the tank periodically as needed.
 - NCRP Capital Reserves are currently just over \$1,000,000 and a portion of these funds can be directed to fund the project at the discretion of the Committee and with the approval of the CRD Board.



Recommendation

THAT the North Cariboo Joint Planning Committee direct staff to defer the two Alex Fraser Park capital projects in the 2019 capital budget totalling \$74,000 for drainage and a structural assessment of the Agriplex to the Multipurpose Agricultural Building

AND THAT the North Cariboo Joint Planning Committee recommend to the CRD Board of Directors that the 2019 North Cariboo Recreation and Parks budget be amended to allocate up to \$244,310 from capital reserves to the Multipurpose Agricultural Building.

Financial Implications

- If the Committee decides to fund the full project in 2019, an estimated \$244,310 will need to be allocated from capital reserves, in addition to deferral of the two capital projects in the 2019 capital plan.
- If the Committee decides to fund the project sufficiently to obtain occupancy in 2019, deferring much of the interior finishing to a future year, an estimated \$49,320 will need to be allocated from capital reserves, in addition to the deferral of the two capital projects in the 2019 capital plan.

Attachments:

- Architectural Drawings – Multipurpose Agricultural Building
- Project Budget

Options

1. Direct staff to defer the two Alex Fraser Park capital projects in the 2019 capital budget (drainage and a structural assessment of the Agriplex) and redirect those funds (\$74,000) to the Multipurpose Agricultural Building, and allocate \$49,320 from capital reserves for a total project budget of \$700,100 which will result in the basic building being constructed and approved for occupancy but will require the installation of a holding tank for septic instead of connecting to the City sewer system, and require that the second floor, classroom, and office will remain unfinished and unfunded.
2. Direct staff to defer the two Alex Fraser Park capital projects in the 2019 capital budget (drainage and a structural assessment of the Agriplex) and redirect \$244,310 from capital reserves to the Multipurpose Agricultural Building for a total project budget of \$895,090 which will result in a fully complete building connected to the City sewer system.
3. Any other option deemed appropriate by the Committee.