

# City Staff Report

Original signed by: Acting City Manager Bolton

**Report Date:** June 6, 2024  
**Meeting Date:** June 11, 2024 – Joint Advisory Committee

**To:** City Manager  
**From:** Director of Community Services  
**Subject:** West Fraser Centre Concession Fire Update

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## Purpose

The purpose of this report is to provide an update to the Joint Advisory Committee regarding the fire that occurred in the West Fraser Centre concession and to seek direction from the Committee with regard to a potential expansion and upgrade of the concession.

## Summary

### General:

- On February 27 a fire occurred in the concession of the West Fraser Centre.
- Damage to the building included the concession, front entrance, the stairwell between the first and second floors, and the main floor lobby and washrooms.
- At the March 12, 2024. The Committee requested that staff provide a report to a future Joint Advisory Committee meeting with cost estimates and funding options for a possible expansion of the concession.

### Insurance Claim:

- The CRD has chosen to accept a cash payout for the insurance claim.
- The cash payout will allow the City/CRD to alter the scope of work to save some money and to potentially include an expansion of the concession.
- The cash payout for contracted work to repair the damage is \$194,000 (less the \$25,000 deductible).
- The cash payout for equipment/supplies/product lost due to the fire has not been confirmed but is expected to be approximately \$26,500

### Design Options for a Concession Expansion:

- A design consultant was hired to provide drawings for two options to expand the concession, one to the north into the Dunkley Room and one to the south into the upstairs concourse.
- An expansion into the Dunkley Room is more complex and more expensive as it requires the elimination of a door out to the seating area, alterations to the west wall and the relocation of doors into the concourse. This option will also require new plumbing and drainage that will create a significant disruption in the Observer Room below, impacting the new Jr. A Hockey Team.



- An expansion into the concourse is less complex and less expensive. While some concerns have been raised regarding the impact this option would have on the space available for queuing at the concession and circulation in the concourse, staff have indicated that much of these concerns can be addressed through more efficient queuing.
- Both options would increase the concession area from approximately 2,424 square feet to approximately 4,141 square feet (an increase of 1,717 square feet)
- The estimated cost to expand the concession to the south into the concourse is:
  - Construction: \$154,690
  - Grill/Deep Fryer/Hood: \$35,400
  - Equipment Installation: \$62,000
  - Engineering/Design Costs: \$15,000
  - TOTAL \$267,090**
- The estimated cost to expand the concession to the north into the Dunkley Room is:
  - Construction: \$219,875
  - Grill/Deep Fryer/ Hood: \$35,400
  - Equipment Installation: \$62,000
  - Engineering Design Costs: \$15,000
  - TOTAL 332,275**

#### Insurance Funding:

- The CRD will receive approximately \$195,500 from the insurance payout (for construction and lost equipment/supplies/product, less the deductible).
- The majority of this funding will be required to repair the damage that occurred due to the fire and the activation of the sprinkler system, however some savings may be realized by foregoing some of the work or by not replacing all of the equipment that was damaged.
- Savings can be achieved if the decorative wood in the stairwell entrance and some of the flooring is not replaced, and if the stove/oven and a number of the televisions in the Dunkley Room are not re-purchased.
- Once the deductible and other factors are taken into consideration, the estimated savings that can be applied to the concession expansion due to reductions in the scope of work, is approximately \$18,700.

#### NDIT Grant:

- The City has submitted an application to the Northern Development Initiative Trust (NDIT) for a grant of \$100,000 to expand the concession.
- If the Committee decides to proceed with an expansion of the concession, funds will need to be allocated for the remainder of the cost in the 2024 capital budget.



- If the City is not successful in obtaining the grant, the North Cariboo Recreation and Parks budget will need to absorb the full cost of the project cost if it is to proceed.
- Confirmation of the grant is not expected until late July.

#### Implications:

- If the Committee decides to proceed with an expansion of the concession and the project is unable to proceed until the grant is secured, it is not expected that the concession will be in operation before the start of ice season.
- If the Committee decides not to proceed with an expansion of the concession, the application can be withdrawn, work can begin immediately, and the concession could be operational in time for the ice season.
- If the Committee chooses to proceed with an expansion of the concession, funding for the project could be obtained by reducing the amount of the planned contribution of \$400,000 to capital reserves.
- The amount of funding required will vary depending on the option selected.
  - Option 1: Expand into the Dunkley Room: \$332,275 (less \$18,700) = **\$313,575**
  - Option 2: Expand into the Concourse: \$267,090 (less \$18,700) = **\$248,390**
- The totals above may be reduced by \$100,000 (to \$148,390 and \$213,575) if the NDIT grant is successful.

#### **Options**

1. Direct staff to proceed with an expansion of the concession into the Dunkley Room and amend the budget to include up to \$313,575 in additional funding in the 2024 capital budget by redirecting funds previously allocated to the capital reserve.
2. Direct staff to proceed with an expansion of the concession into the concourse and amend the budget to include up to \$248,390 in additional funding in the 2024 capital budget by redirecting funds previously allocated to the capital reserve.
3. Direct staff to proceed with the repairs of the concession without an expansion. (No budget amendment is required as all anticipated costs will be absorbed by the insurance payout).
4. Any other action deemed appropriate by the Committee

#### **Recommendation**

**THAT the North Cariboo Joint Advisory Committee direct staff to proceed with an expansion and upgrade of the West Fraser Centre concession into the concourse as indicated in Option 2 in the drawings presented to the Committee on June 11, 2024;**

**AND FURTHER THAT the North Cariboo Joint Advisory Committee recommend to the CRD Board of Directors that the 2024 North Cariboo Recreation and Parks capital plan be amended to reallocate up to \$248,390 for the concession expansion from the planned transfer to capital reserves.**



### **Financial Implications**

- Expansion and upgrades to the concession, if pursued, are expected to require additional funding of \$248,390 - \$313,575, depending upon the option selected.
- These additional funding totals take into consideration the insurance payout amounts, reductions to the scope of work related to the insurance claim and the deductible owing.
- If the NDIT grant is successful, the additional funding required can be reduced by up to \$100,000.

### **Attachments**

- WFC Proposed Concession Renovation Plan Options
- Proposed Concession Plan Option 1 - Close Up
- Proposed Concession Plan Option 2 - Close Up

EXISTING CONCOURSE  
32'2x33'8

GLASS  
RAIL

CONCESSION  
16'10x12'

H/W  
SINK.

○ ○ ○ ○

SINK.

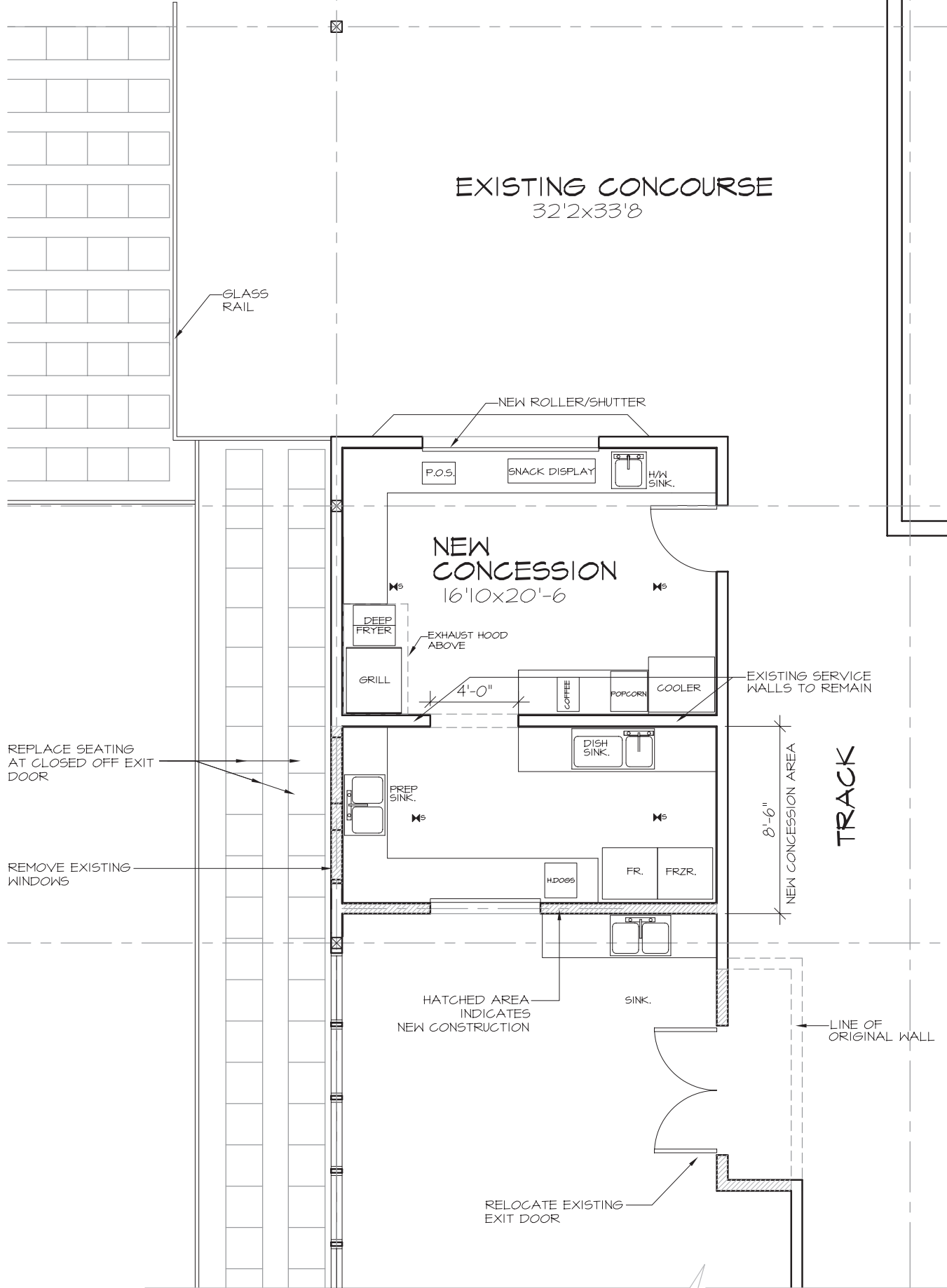
FR.

FRZR.

TRACK

EXISTING UPPER CONCESSION PLAN





EXISTING CONCESSION  
32'2"x33'8"

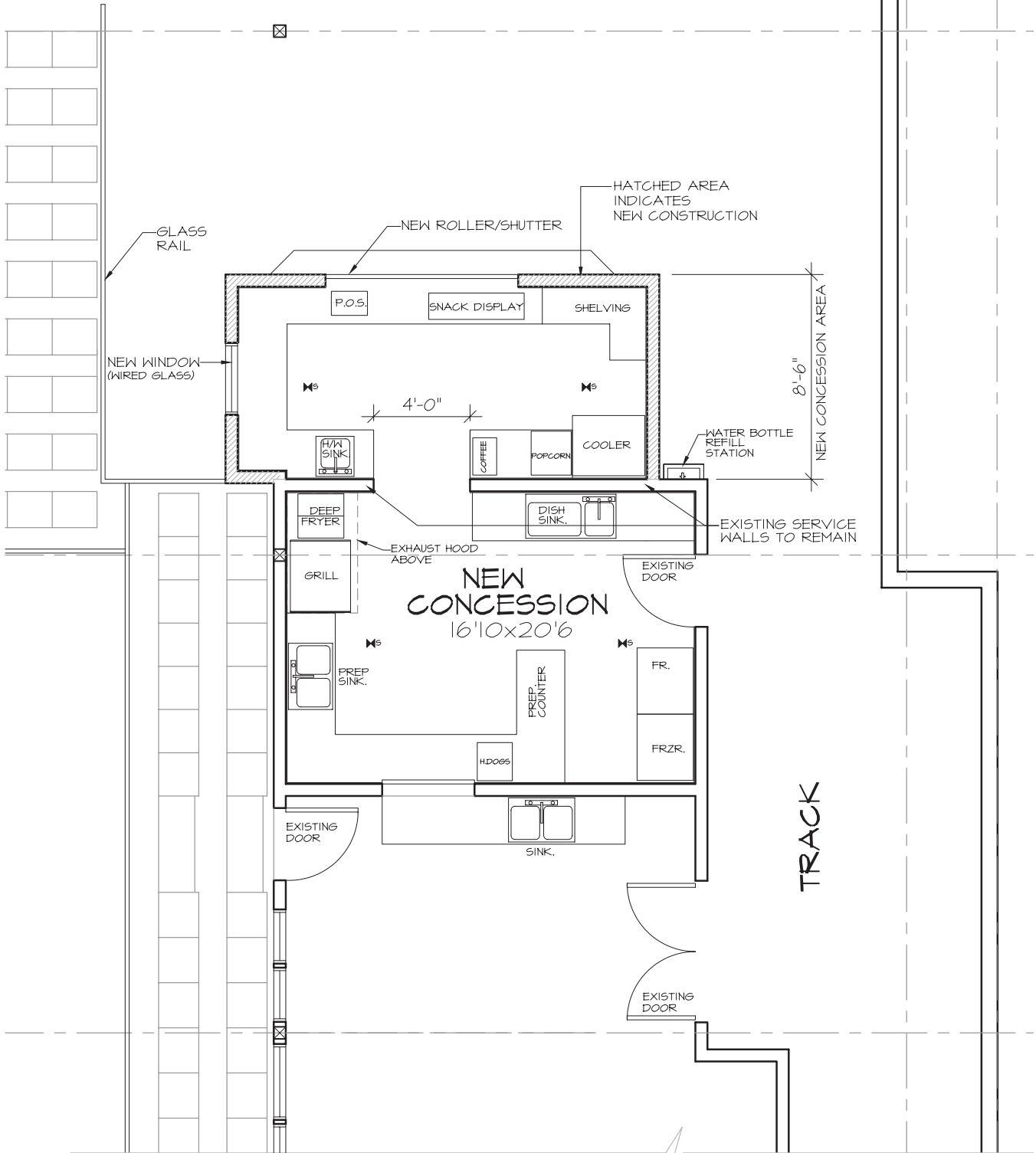
NEW CONCESSION  
16'10"x20'-6"

TRACK

PROPOSED UPPER CONCESSION PLAN  
OPTION 1 - EXTEND INTO MULTI-PURPOSE AREA

# EXISTING CONCOURSE

32'2"x23'8"



PROPOSED UPPER CONCESSION PLAN  
 OPTION 2 - EXTEND INTO UPPER CONCOURSE AREA