

FILE: 02-0890-03/23

REPORT DATE: June 14, 2023

MEETING DATE: June 20, 2023

TO: Mayor and Council

FROM: Justin Hart, Manager of Major Projects; AND
Diane Chamberlain, Director of Parks, Recreation and Culture

SUBJECT: Revised Art Gallery Temporary and Permanent Site Options

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Rescind Council's decision as captured in Resolution B for Item K.1 of the Minutes for the July 12, 2022 Regular Meeting of Council regarding the preferred location of the temporary Art Gallery; AND
- B. Approve Activity Room 1 in the South Bonson Community Centre as the preferred location for the Art Gallery; AND
- C. Direct staff to commence with the work pertaining to the relocation of the Art Gallery to the South Bonson Community Centre; OR
- D. Other.

PURPOSE

To obtain approval from Council for the preferred site of the Art Gallery, considering the newly obtained RFP pricing for previously endorsed site.

Information Report

Direction Report

Decision Report

DISCUSSION

Background:

- March 2021** Art Gallery / Athletic Building site selected as the preferred site for the new autonomous RCMP detachment. As part of this site selection, additional projects are required to be completed, including relocation of the Art Gallery;
- November 2021** Through a competitive procurement process, KMBR Architects Planners Inc. (KMBR) were retained to provide consulting services for the RCMP detachment project, as well as, the relocation of the Art Gallery;
- May 2022** At an Engagement and Priorities Committee (EPC) meeting, staff presented the findings of the Art Gallery site feasibility study to obtain feedback;
- June 2022** Staff recommended a new structure south of the Heritage Site / north of Akasaka Japanese restaurant as the preferred location for the Art Gallery. This recommended motion was defeated, with Council directing staff to further explore different site options, including in the Civic Centre.
- July 2022** Council endorsed staff's recommendation for Site T-5 (relocation of existing Art Gallery to the lawn east of the Annex building) as the preferred temporary location for the Art Gallery, as well as, approving a budget of \$323k for the temporary Art Gallery relocation project to be funded from the Major Buildings Reserve.
- Staff did not recommend selecting a permanent option for the Art Gallery due to the unknowns associated with various options within the Civic Centre moving forward. At a future date (2024 or later), there will be greater certainty on when the RCMP will relocate from the Community Police Office to the new detachment, the results of the Pitt Meadows Family and Recreation Centre (PMFRC) space planning study, staff space requirements, as well as initial feedback regarding the temporary site.

Based on Council's endorsement, staff worked with KMBR to progress the design for relocating the Art Gallery from its current location to the lawn area east of Annex. One of the primary goals while progressing this design was to create a cost effective solution while meeting a majority of the City's criteria. This process involved identifying and implementing efficiencies, where possible and a strategic layout of the Art Gallery structure on the site to ensure the best value to the City when considering cost, bylaws, compliance with codes, impacts to and integration into the existing site, and other factors.

Upon completion of the design work in late 2022, tender packages including the detailed design drawings, specifications, and bid documents were posted as a Request for Proposal (RFP) on the City's website and external platforms (BCBid) for all prospective bidders to provide pricing for the construction component of the project. The RFP closed in late January 2023, with only two

general contractors submitting bids. When considering the submitted construction pricing and factoring in other project costs, such as design, contingency, and other components, it is estimated that the overall project cost would be almost three times greater than the previously established budget value of \$323k.

Upon review of the received bids, it is staff's evaluation that the submissions were higher for multiple reasons, including, but not limited to:

- Escalation of construction costs from when the budget was established;
- Anticipated cost savings / scope reduction for subsurface works did not transpire, which was compounded by worse than typical soil conditions; and
- Lack of competitiveness due to market conditions.

Analysis:

Based on the pricing received relative to the budget, it was staff's assessment that the benefit / cost ratio for relocating the Art Gallery to the lawn next to the Annex has been greatly diminished. As well, the City is now undertaking a Civic Centre scoping project that is meant to better utilize the land in this area by avoiding single level structures such as the existing City Hall, Annex, surface parking and previously selected Art Gallery location next to the Annex. Therefore, it would be worthwhile to re-consider some previously established alternate options for the temporary Art Gallery prior to making a final recommendation. Staff re-evaluated the following previously explored options:

- Options that fit within the established budget of \$323k:
 - South Bonson Community Centre (SBCC) – Activity Room 1
- Options that do not fit within the established budget of \$323k:
 - Annex Building - various locations
 - Pitt Meadows Family and Recreation Centre (PMFRC) - various locations

South Bonson Community Centre – Activity Room 1

Relocating the Art Gallery to SBCC has many positive attributes, including:

- Integration into a well-used City facility;
- High active transportation visibility;
- Supports the recommendation within the Parks, Recreation, and Culture Master Plan to develop a central hub for arts programs;
- Allows for greater flexibility for displays / programs, as well as, maximizing visibility to different demographics. Examples include activating the outdoor plaza for exhibitions, or Artist in the Parks program;
- Artists are familiar with the space, as SBCC is home to the Open Arts Studio;
- Near parks and other community amenities that could draw in a demographic of people that may otherwise not be exposed to Art;
- High traffic area many months of the year;

- Synergies with local businesses and potential for an economic spinoff with Art Gallery visitors shopping locally;
- Established parking; and
- Having a staff and volunteer presence in the facility will allow for public use of washroom facilities during Gallery operational hours, which achieves a parking lot item from Council's 2023 business planning process. Note that some additional janitorial costs may be required in the future.

Staff have completed a revised estimate to implement the Art Gallery at SBCC, and although costs have increased from previous estimates, it is expected that the relocation to SBCC can still be completed within the established budget of \$323k.

When this option was previously considered, there were some site specific concerns raised by members of the community. Upon further review and consideration, it is staff's assessment that these concerns can largely be mitigated:

- Feedback was received about a previously unsuccessful artist collective gallery in the area. It is understood that the previous space relied on the artists to open the gallery and hours of operation were not consistent. This would be mitigated at SBCC by being volunteer run with staff support and consistent hours as it has been at the Harris Road location since 2017. Additionally the City will establish a marketing plan to let the public know of the new location and opportunities;
- There were concerns about the relocation of programs that use the space within the SBCC and possible loss of rental revenue. There are other spaces within the City that could accommodate these programs and rentals including other spaces within SBCC, therefore the loss of revenue would be minimal. The revenue generated last year from Activity Room 1 was approximately \$4k;
- There was concern that a majority of pedestrian and vehicular traffic in the area may not necessarily translate into visitors to the Art Gallery. Staff are confident that implementing strategies to make the Art Gallery more visible, as described above, will result in greater exposure, which could lead to a greater number of visitors than occurring with the existing Art Gallery (i.e. average 12 visitors per day); and
- A comment was received that the large floor to ceiling windows in Activity Room 1 allows a large amount of natural light to enter the space, which is not ideal for displaying art. This could be mitigated by renovations to the space, such as introducing light reducing blinds.

Implementing this option would mean that the existing structure housing the Art Gallery would no longer be required. Staff will strive to evaluate options to recover costs associated with the existing structure, however, based on the age and condition of the structure, as well as associated costs with moving, the most likely outcome would be to demolish the structure.

Annex Building or Pitt Meadows Family and Recreation Centre

Although both the Annex Building and PMFRC have several desirable attributes for the Art Gallery, including proximity to the Civic Centre and other City amenities and high active transportation and vehicular visibility, both of these structure are currently at capacity, meaning that selecting either of these options would require a longer term (years) temporary solution. Furthermore, the significant unknowns regarding future space availability and demand, as well as timelines associated with such availability, have not changed since staff’s July 2022 report.

It is worth noting that all options within both the Annex Building and PMFRC were estimated in 2022 to cost more than the established budget of \$323k. In addition, based on recently received pricing for the Art Gallery relocation, as well as other projects, it is staff’s assessment that implementing any of these options at this time would cost significantly more than the previously estimated values.

Preferred Option

Considering the details outlined above, staff’s recommendation for the Art Gallery site has changed to Activity Room 1 within the South Bonson Community Centre. SBCC meets a majority of the City’s criteria at a cost effective rate, and although some concerns were raised about the location, staff believe these concerns can be mitigated and see great potential synergies in having the Art Gallery at SBCC. Staff intend to evaluate the success of this location over the next few years and will make adjustments as needed.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Corporate Pride
- Community Spirit & Wellbeing Infrastructure Public Safety
- Not Applicable

WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
- Emergent issue / will require deferral of other priority(ies)
- Other

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
- Other

It is anticipated that the recommended site for the Art Gallery can be completed within the established budget of \$323k. Alternate options would require an increase in project budget.

PUBLIC PARTICIPATION

Inform Consult Involve Collaborate Empower

Comment(s):

The Art Gallery site feasibility study was presented to Council and the public during the May 17, 2022 EPC meeting. In addition, this topic has been presented to Council on June 7 and July 12, 2022.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No

SIGN-OFFS

Written by:

Justin Hart,
Manager of Major Projects

Carleen McDowell,
Manager of Recreation and Culture

Reviewed by:

Diane Chamberlain,
Director of Parks, Recreation and Culture

Samantha Maki,
Director of Engineering & Operations

ATTACHMENT(S):

- A. Minutes for the July 12, 2022 Regular Meeting of Council regarding the Art Gallery Relocation Project