



City of Port Moody

Report/Recommendation to Council

Date: June 23, 2022
Submitted by: City Manager
Subject: CSP Project Proposal – Kyle Centre Building Repairs

Purpose

To present to Council the Kyle Centre Building Repairs project proposal for Council Strategic Plan integration.

Recommended Resolution(s)

THAT the Kyle Centre Building Repairs project proposal be approved and that the project be designated as Priority Level 1 in the Council Strategic Plan.

Background

At the March 22 Regular Council Meeting, Council requested staff to report back on the envelope repairs on Kyle Centre per the findings in the 2020 JRS Consulting report and as recommended in the report dated February 20, 2022, from the Office of Councillor Steve Milani regarding Kyle Centre Rehabilitation, and consider a future expansion portal and roof overhangs during the design of the envelope repair.

The Kyle Centre building is reaching a stage where the building envelope needs to be replaced. Implementation of the Kyle Centre Building Repairs project is proposed to be phased, with short-term immediate actions and repairs required, followed by planning subsequent phases of capital improvements required to maintain the current service to the Port Moody community. Consideration of a future expansion portal (conceptual and detailed design) will be part of that subsequent phase of work, to be presented for further review and approval.

Discussion

The Kyle Centre Building Repairs project proposal is attached (**Attachment 1**) and the project can be broken down into 3 phases as follows:

Phase 1 (Complete)

Phase 1 involved updating the 2020 JRS opinion of cost for the Kyle Centre roof and envelope replacement to today's market conditions. This work was completed and includes consideration of the building envelope modification to provide tie points to a future expansion on the northeast corner. The updated Opinion of Cost (**Attachment 2**) is included in this report to Council in order to receive further review and direction.

Phase 2

Before making a determination on the roof and envelope replacement, staff recommend that a feasibility study be completed to provide a high-level cost estimate for renewing all interior mechanical, electrical and architectural finishes. As well, some minor access improvements would improve the space accessibility and eliminate current disruption between users.

The nature and timing of Phase 2 will depend on the result of the Request for Expression of Interest (RFEOI) for a long-term lease of the land and development potential at Kyle Precinct:

- If City does not receive favourable responses from the development community on the Kyle Precinct at this time, the repair project can proceed to consider the following additional scope items for a complete Kyle Centre rehabilitation that would extend the life of Kyle Centre by 15+ years:
 - mechanical
 - electrical
 - fire safety and security
 - interior finishes
 - exterior hardscaping
 - landscaping
- If there is interest from the development community on the Kyle Precinct, Phase 2 will be removed or curtailed pending Council direction on the long-term lease development project.

If pursued, Phase 2 work will require further funding for complete engineering and architectural design. Design costs will depend on the extent of the repairs and will be presented to Council for further review and approval.

Phase 3

The project will develop a multi-year project to restore Kyle Centre facilities with the following timelines:

2023 – replace or rehabilitate the building envelope

2024 – replace mechanical systems: plumbing, mechanical, electrical, fire safety and security

2025 – replace interior finishes and exterior hardscaping and landscaping

Phase 3 would require detailed design work for all consultants/architects. These costs, along with estimated construction costs, would be brought to Council in the form of a capital project budget request for the 2023-2027 budget cycle.

Other Option(s)

THAT the project scope be changed.

Financial Implications

Phase 3 would require detailed design work for all consultants/architects. These costs, along with estimated construction costs, would be brought to Council in the form of a capital project budget request for the 2023-2027 budget cycle.

Communications and Civic Engagement Initiatives

There are no civic engagement initiatives planned for this project.

Council Strategic Plan Objectives

The proposed project aligns with Council Strategic Plan objective 5.3 - Ensure City assets are optimized, maintained, and funded for current and future needs.

Attachment(s)

1. CSP Project Proposal – Kyle Centre Building Repairs
2. Kyle Centre – Updated Opinions of Cost

Report Author

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Report Approval Details

Document Title:	CSP Project Proposal – Kyle Centre Building Repairs.docx
Attachments:	- Attachment 1 - Kyle Centre - Updated Opinions of Cost.pdf - Attachment 2 - CSP Project Proposal - Kyle Centre Building Repairs.pdf
Final Approval Date:	Jul 4, 2022

This report and all of its attachments were approved and signed as outlined below:

Darcey O'Riordan, Fire Chief - Jun 23, 2022 - 4:56 PM

Kate Zanon, General Manager of Community Development - Jun 28, 2022 - 2:33 PM

Jeff Moi, General Manager of Engineering and Operations - Jun 30, 2022 - 9:31 PM

Angie Parnell, General Manager of People, Communications, and Engagement - Jun 30, 2022 - 10:30 PM

Paul Rockwood, General Manager of Finance and Technology - Jul 3, 2022 - 4:20 PM

Anna Mathewson, General Manager of Community Services - Jul 3, 2022 - 7:42 PM

Rosemary Lodge, Manager of Communications and Engagement - Jul 4, 2022 - 7:41 AM

Tim Savoie, City Manager - Jul 4, 2022 - 10:58 AM