

Kyle Centre Building Repairs

Date:	May 31, 2022
Department, GM:	Community Services, Anna Mathewson
Project Manager:	Kim Law
Staff Lead:	Val Tepes
Project Origin:	<input checked="" type="checkbox"/> Council Motion #: March 22, 2022 RC22/117 - RC22/121
Priority Area:	<input type="checkbox"/> Exceptional Service <input type="checkbox"/> Environmental Leadership <input type="checkbox"/> Healthy City <input type="checkbox"/> Economic Prosperity <input checked="" type="checkbox"/> Community Evolution
Strategic Alignment	5.3 - Ensure City assets are optimized, maintained, and funded for current and future needs.
Proposed Priority	<input checked="" type="checkbox"/> Priority Level 1 <input type="checkbox"/> Priority Level 2 <input type="checkbox"/> Priority Level 3

Project Description

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.

Relevant 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.
- Council requested staff to seek out government-funded incentive programs that may be available to subsidize the cost of energy upgrades.

Project Objectives

- To restore the Kyle Centre building, ensuring a safe and continuous operation.
- To extend the building's life by 15+ years.
- In Phase 2, to complete a feasibility study to provide a high-level cost for the following:
 - renew all interior mechanical, electrical and architectural finishes
 - minor access improvements to improve the space accessibility and eliminate current disruption between users

- In Phase 3, to develop a multi-year project to restore Kyle Centre facilities, including detailed design work for all consultants/architects:
 - 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

Scope	
In Scope	<ul style="list-style-type: none"> - Repairing the existing Kyle Centre building with the existing layout or minor footprint modifications. - Exploring replacing all other obsolete or beyond functional building systems: mechanical, plumbing, electrical, architectural finishes, program related equipment. - Incorporating the results of the climate and energy audits of City facilities - Exploring grant funding opportunities, including those focused on energy efficiency and building retrofitting.
Out of Scope	<ul style="list-style-type: none"> - Significantly expanding the building footprint - Redevelopment of the site - Public engagement

Work Plan Overview	
Project start date: May 2022	Project end date: December 2025
<i>Deliverable/Milestone:</i>	<i>Date:</i>
Phase 1: Update cost for building envelope replacement	June 2022
Phase 2: Review results of Kyle Precinct RFEOI and climate and energy audits and prepare recommendations to Council	September 2022
Phase 2: Pending Council direction, develop a Feasibility Study for space improvements and renewal of mechanical, electrical, and architectural finishes	September 2022
Pending Council direction, prepare project scope and estimate cost to be included in 2023-2027 budget cycle	October 2022
Pending funding approval – tender and award contract	April 2023

Budget	
Budget Source: TBD	
Phase 1: Building Envelope with roof extension costing	\$ 7,000
Phase 2: Develop Project specifications and costing for tendering phase	TBD
Phase 3: Award and complete project	TBD
<input type="checkbox"/> Request Referral to Finance Committee	

Decision Notes (Corporate Planning Advisor use only)		
Date	Meeting	Decision