CORPORATION OF THE CITY OF PORT COQUITLAM

PARKS & RECREATION COMMITTEE

A meeting of the Parks & Recreation Committee was held in the Parks & Recreation Office on August 24, 1992

In attendance were Alderman Mike Thompson and Alderman Michael Wright.

Also in attendance was Janna Taylor, Parks & Recreation Director, Larry J. Wheeler, Recreation Manager/Deputy Director, Pat Greer Recording Secretary and Bev Irvine, Area Recreation Supervisor for item number one only.

Item No. 1 **Girls/Women's Hockey League**

Bev Irvine gave a verbal report on providing ice time for the Renegade's Girls Women's Hockey League.

Recommendation:

To move the PoCo Blue's practise time to 11:15pm on a Wednesday and to book ice time for the Renegade's in this time slot.

Carried

Item No. 2 **Hyde Creek Expansion**

A written report by Vic Davies was presented on the condition of existing building.

Recommendation:

To receive this report as information.

Carried

The Committee discussed when to bring the "Working Citizen's Committee" into the discussions of the proposed Hyde Creek Expansion.

Recommendation:

To invite the Committee which would include the original three members and no more than two representatives from PCAAA.

Carried

Item No. 3 **Hyde Creek Expansion - Agreement**

The Committee discussed the agreement between the City and Vic Davies for the proposed Hyde Creek Expansion.

Recommendation:

To take to September 14, 1992 Council meeting.

Carried

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AUG 24 1992

Item No. 4 **Citadel Parksite #5 - Facility**

The Committee discussed the type of facility to be constructed at Citadel Parksite #5.

Recommendation:

To have staff prepare a list of five or six possibilities including program needs for each type of facility and report back to Committee.

Carried

Item No. 5 **Field Lighting - Aggie Park**

The Committee discussed the concept of possibly installing lights at Aggie Park.

Recommendation:

To have the Parks & Recreation Director look into the possibility and report back to Committee.

Carried

Item No. 6 **Kinsmen Request for Ice on Rememberance Day**

The Committee reviewed the memorandum from the Recreation Manager/Deputy Director

Recommendation:

To receive this as information.

Carried

ADJOURNMENT:

The meeting adjourned at 6:00 p.m.

M. Thompson, Chair

J. Taylor, Secretary

AUG 24 1992

Vic Davies Architect Ltd.

1581 Church Avenue Victoria, B.C., Canada V8P 2H2 (604) 477-4255 Fax 477-8411

FACSIMILE TRANSMITTAL

TO: City of Port Coquitlam DATE: 92/8/92

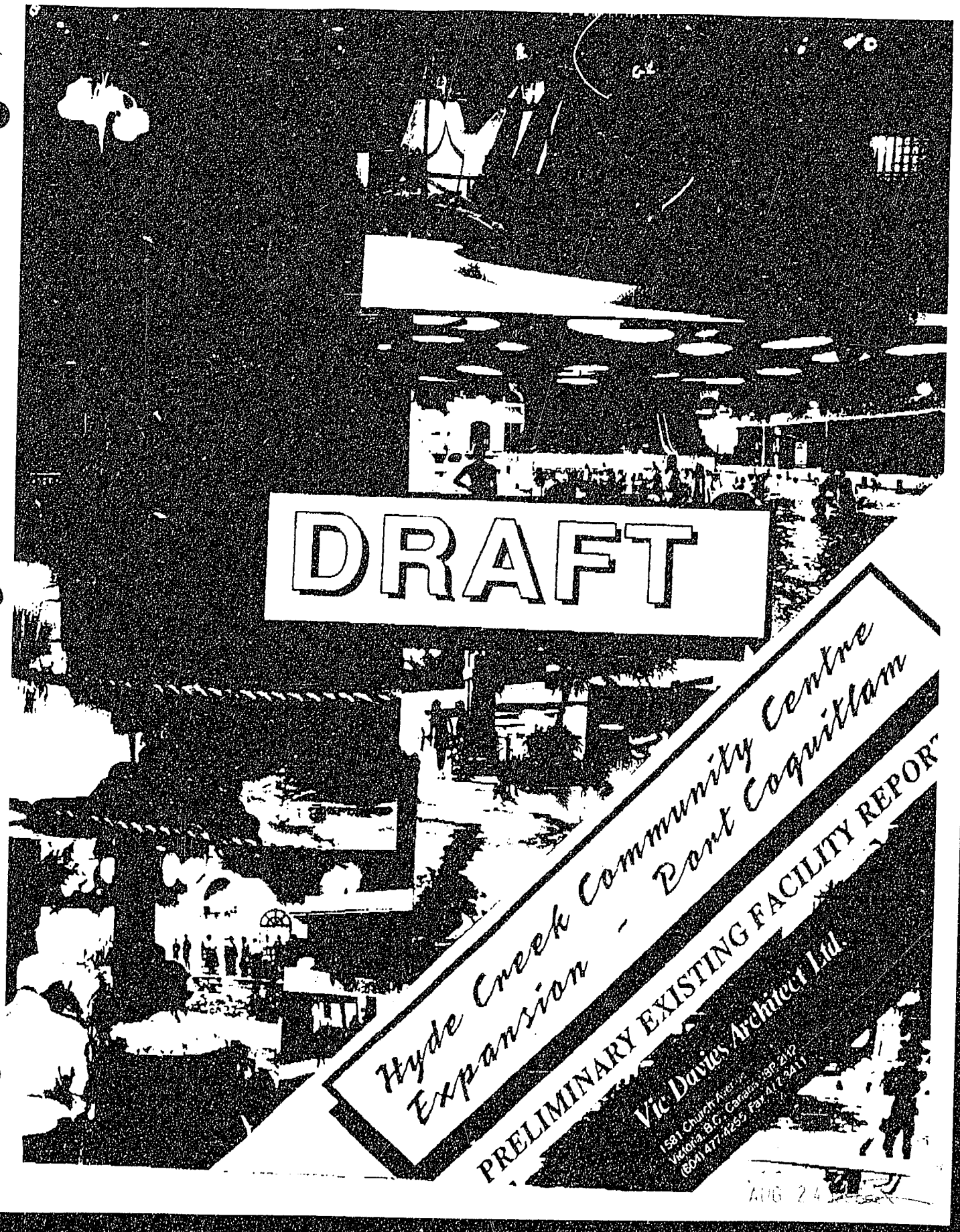
ATTENTION: Tanna Taylor JOB NO: 9220

SUBJECT: Hyde Creek Rec. Ctre SENDER: T. Cameron

COMMENTS:

NO. OF PAGES INCLUDING COVER SHEET: 26

AUG 24 1992


DRAFT
Hyde Creek Community Centre
Expansion - Port Coquitlam
PRELIMINARY EXISTING FACILITY REPORT
Vic Davies Architect Ltd.
1581 Church Avenue
Victoria, B.C. Canada V8P 2K2
(604) 477-4265 Fax 477-5411

AUG 24

Vic Davies Architect Ltd.

1581 Church Avenue Victoria, B.C., Canada V8P 2H2 (604) 477-4255 Fax 477-8411

August 21, 1992 FAX/MAIL

The Corporation of the City of Port Coquitlam,
Parks and Recreation Department,
2253 Leigh Square,
Port Coquitlam, B.C.
V3C 3B8.

Attention: Janna Taylor

RE: HYDE CREEK RECREATION CENTRE

Dear Janna:

Herewith preliminary report by all consultants on the existing facility condition and impact of the proposed expansion.

Unfortunately, the available existing drawings of the facility are incomplete and copies received are for the most part illegible. No electrical or underground servicing drawings have been found to date, which limits us somewhat in our review of the facility.

Our structural consultant has discussed seismic upgrading of the existing facility with the Building Department and confirmed that no hard and fast policy exists for upgrading, but rather, specific requirements are required based on a review of the proposed project and conditions.

As requested, our structural consultant is preparing a fee proposal for seismic review and upgrading design, for your consideration.

Please feel free to comment as to the content of this preliminary report prior to us including cost estimates of the proposed work and preparing a final report for your use.

Yours truly,

VIC DAVIES ARCHITECT LTD.

Brian Inness

BI:jc

Victor A. Davies BA (Hons Arch) MAIBC RIBA MRAIC Brian R. Inness Directors

AUG 24 1992

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AUG 24 2002

HYDE CREEK COMMUNITY CENTRE

EXISTING FACILITY
PRELIMINARY ARCHITECTURAL REPORT

VIC DAVIES ARCHITECT LTD.

AUGUST, 1992

AUG 2 4 1992

Vic Davies Architect Ltd.

1581 Church Avenue Victoria, B.C., Canada V8P 2H2 (604) 477-4255 Fax 477-8411

HYDE CREEK COMMUNITY CENTRE EXPANSION
PORT COQUITLAM

INSPECTION REPORT

Date: Thursday, August 13, 1992

Present:	Brian Inness	- Vic Davies Architect Ltd.	
	Lonnie Schermerhorn	- Vic Davies Architect Ltd.	
	Bert Soutar	- Read Jones Christoffersen	- Structural
	Dale Elliott	- E & M Consultants	- Mechanical
	Nick Fenger	- F.N. Fenger	- Electrical

Note: The comments of subconsultants are attached hereto:

Architectural considerations are as follows:

1. From comparison of the existing Building with the original Architectural drawings, there were only minor differences observed in the as-built conditions. These are mainly due to the later subdivision of existing service rooms to create separate storage or office space and should not significantly affect the anticipated scope of the alterations. Two issues of note were:

   a) The mechanical room chimney was erected approximately 8 feet east of its assumed location. This should not materially affect any proposed work.

   b) Existing steel columns at the second floor level were not originally apparent during the schematic design of the new layouts on this level. This can be resolved by some redesign of the affected rooms. A proposed revision sketch is attached.

2. The interior of the Building appears to be well maintained and shows little evidence of differential settlement. Lateral bracing for the south wall of the existing Pool Hall will likely be required, due to the extensive openings proposed. This should be accommodated easily within the proposed design.

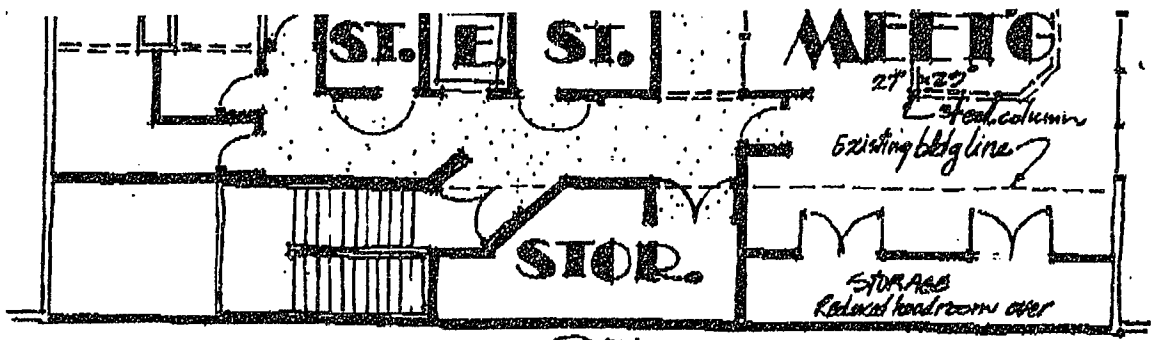
3. The provision of a new water slide at the east end of the swimming pool may conflict with the existing starting blocks and diving board. A conceptual mandate for the future use of this pool should be developed as soon as possible, before further design and engineering of the water slide is done.

4. The proposed kitchen and storage at the northwest corner of the Sports Hall may have to be reduced in length, to avoid conflict with the assumed nearby underground electrical service.

5. The proposed increase in the Building area will result in a corresponding increase in required parking stalls. It may be feasible to make this provision primarily within the existing grassed area south of the Building. A tree survey should be done to help identify the design parameters for any additional parking areas and the location of existing underground services should be determined in order to facilitate lighting and drainage design.

.../2

AUG 24 1992



upper floor
CONCEPT: 3.

PROPOSED
HYDE CREEK COMMUNITY CENTRE EXPANSION.

FEET

AUG 24 1992

READ
JONES
CHRISTOFFERSEN
LTD.

212 - 911 Yates Street, Victoria, B.C., V8V 4X3
Phone (604) 360-7794 • Fax (604) 381-7900

August 19, 1992

Vic Davies Architect Ltd.
1581 Church Avenue
Victoria, B.C.
V0P 2H2

Dear Sirs:

Re.: PRELIMINARY STRUCTURAL REPORT FOR PROPOSED EXPANSION TO HYDE CREEK COMMUNITY CENTRE - PORT COQUITLAM, B.C.

PURPOSE

The purpose of this preliminary report is to provide guidance regarding the feasibility of the proposed addition and to identify areas within the existing facility which may require structural strengthening.

DATA

This report is based upon Vic Davies Architect Ltd. Scheme 2 Concept Study drawing of July 1992 and a visual "walk-through" inspection on Thursday 13 August 1992.

No structural drawings were available during the inspection, however, at the end of our visit a set of drawings was located by the Owner's. This included a full set of structural drawings S-1 to S-5. A copy of S-1, 2, 3 and 5 will be provided to us.

No architectural finishes other than a few ceiling tiles near the entrance area were removed.

EXISTING FACILITY

The existing building consists of a single-storey Sports Hall (gymnasium) at the West end and Pool Hall at the East End connected b a two-storey Central Area containing offices, change rooms, mechanical fan room, etc. Single-storey areas project to the South (Main Entrance) and to the North (Maintenance Area) of this Central Area.

The main roofs of the Sport Hall, Pool Hall and 2-storey Central Area are at the same elevation. No expansion joints were noted. This roof area is approximately 270'-0" +/- by 70'-0".

AUG 24 1992

OBSERVATIONS

1. No obvious signs of differential settlement were noted.

2. A few hairline cracks have occurred in the masonry walls in the Pool Hall. These masonry walls are believed to be non-structural and cover only the lower half of the wall to a height of 10'-0" +/-. The upper half is probably steel studs and drywall. The Sports Hall is similar.

3. Based on previous experience on similar projects, the Architect expressed concern regarding possible rusting of the roof structural members in the Pool Hall where these have been covered by wood sheathing.

   One end of one roof truss was viewed from the top of a ladder by shining a flashlight through slots between wood sheathing. Observations were:

   - Truss members shop primed.
   - No finishing paint.
   - Minor signs of rust in some members.

   It was not possible to see the truss, beam, column connections which are behind a polyethylene moisture barrier.

4. Our preliminary observation is that there is insufficient lateral bracing in an East/West direction on the South side of the Central 2-storey Area where there is a continuous skylight.

RECOMMENDATIONS

1. Our key recommendation is that all the additional areas be separated from the existing building by a continuous joint of approximately 2" to 3" wide. Each new area to be self-supporting for both gravity and lateral loads, with no loads from the addition applied to the existing building.

2. In the Pool Hall where South wall is opened up to connect with Leisure Pool, new columns should be offset from existing columns. Alternatively, some method of bridging over existing column footings could be used.

3. Additional lateral bracing to be provided in the existing building at the skylight in the South wall of the 2-level area.

4. Additional more detailed inspections should be made of hidden structural members in the Pool Hall to determine if rusting has occurred.

RJC

AUG 24 1992

EXISTING STRUCTURAL FRAMING

1. Sports Hall and Pool Hall

Metal deck roof on H.S.S.
Triangulated Trusses
Bearing on steel beams and
H.S.S. columns to footings

8" Masonry walls with concrete brick exterior facing is believed to be non-structural and to a height of 10'-0" +/- above floor.

2. 2-Storey Central Area

Roof — 1 1/2" Metal deck on
Double angle open-web-steel joists
on Steel beams and columns.

Upper Floor — The structure in this area was not exposed but is believed to be:

Concrete topping on
Metal deck on
Open-web-steel joists on
Steel beams and columns.

Some of the masonry walls below the upper floor may be bearing walls. This is to be confirmed on receipt of structural drawings.

3. Low Level Roofs on South and North Projections

Metal deck on
Double angle open-web-steel joists on
Steel beams and columns.

Part of the North roof has a concrete wearing surface.

4. Foundations

All foundations are believed to be strip or spread footings at nominal depth.

5. Lateral Bracing

Bracing is believed to be steel cross-braced panels. Number and location of braced panels to be confirmed on receipt of structural drawings.

RJC

AUG 24 1992

5. On receipt of existing structural drawings further study should be done for:

   (a) Pool roof trusses supporting waterslide.
   (b) Lateral bracing of the existing building.

6. The modifications proposed for the existing building are essentially non-structural and do not appear to reduce the structural capacity of the building. However, we recommend that a ruling be obtained from the City of Port Coquitlam as to whether they would require earthquake strength to meet present Code requirements.

   In a preliminary telephone conversation the Senior Building Inspector for Port Coquitlam stated there is no set policy with regard to earthquake upgrading of existing buildings. He will require a set of drawings showing the proposed additions and renovations to enable him to give a ruling on this project. RJC Ltd. will provide a statement of our estimate of earthquake capacity as a percentage of current Code requirements.

CONCLUSION

With the exception of the apparent need for additional lateral bracing in the skylight area, our preliminary investigation indicates there is no obvious structural deficiency in the existing building.

By providing a joint between the existing and new construction such that no additional loads are applied to the existing building including foundations, it is our opinion that the additions as proposed are structurally reasonable.

On receipt of structural drawings and with further study we can provide a cost estimate for additional bracing at the skylight and strengthening (if required) for the Pool roof trusses at the waterslide.

Yours truly
READ JONES CHRISTOFFERSEN LTD.

Bert Soutar

Bert Soutar, M.I. Struct. E.
for Wylie A. Jones, P. Eng.
Principal
Manager, Victoria Office

AGS/WAJ/bjm 19981-01

RJC
AUG 24 1992

CONDITION SURVEY OF MECHANICAL SYSTEMS AND FEASIBILITY STUDY FOR PROPOSED ADDITIONS & RENOVATIONS TO THE HYDE CREEK RECREATION CENTRE PORT COQUITLAM, B.C.

PREPARED FOR

VIC DAVIES ARCHITECT LTD.

PREPARED BY

E & M CONSULTANTS INC.

AUGUST, 1992

AUG 2 4 1992

CONTENTS

AUG 24 1992

INTRODUCTION

The Hyde Creek Recreation Centre was built in 1973 and has undergone very few changes since construction.

During our investigation of the existing facilities we met with Mr. Larry Wheeler, Deputy Director of Parks & Recreation, and Mr. Vern Archibald, Custodian of the Hyde Creek Recreation Centre for the Municipality of Port Coquitlam. We have secured copies of the mechanical drawings for the heating, ventilation and pool systems, however, we have not been able to obtain the plumbing system drawings to date.

The purpose of this report is to assist the architectural team in determining the feasibility of an addition to this facility and it's impact on existing systems. This report will attempt to address these concerns by answering the following questions.

- What is condition of the existing mechanical (HVAC), plumbing and pool systems.
- Do the present systems provide a satisfactory level of comfort? What improvements should be made? How much will it cost?
- Can the present systems be extended, or will a new heating plant be required.
- Do the present systems meet current codes, and what, if any, upgrade work will be required during the planned expansion?

This report does not address the existing building membrane (i.e vapour barrier, insulation etc.) nor does it address the energy efficiency of the existing heating and ventilation systems.

AUG 24 1992

DESCRIPTION OF EXISTING SYSTEMS

1.0 Heating & Ventilation

- Heating is provided by a Cleaver Brooks CB natural gas-fired hot water boiler. Pumped reverse return heating water zones are provided to serve perimeter radiation in the office areas and meeting rooms and force-flows at the entrances. This boiler plant also serves the hot water coils in the ventilation systems air handling units that provide tempered air to the pool, lobby, sports hall and change rooms etc., as well as the fan coil units which are the heat source for the club rooms and craft rooms. This boiler plant also is the heat source for the swimming pool system and domestic hot water.
- There are three (3) ventilation systems within the facility. One (1) system serves the pool. Another system serves the sports hall and surrounding area and the third system serves the entrance, lobby and change room area.
- The control system serving the heating and ventilation systems is a pneumatic system with the compressor located in the mechanical room.
- There is an exhaust system serving the change rooms which appears to be interlocked with the corresponding ventilation system.
- Heating water supply and return piping is generally routed through the ceiling spaces to the various heating terminals.
- There is no central mechanical air-conditioning serving any of the spaces within the existing facility.

AUG 2 4 1992

DESCRIPTION OF EXISTING SYSTEMS (cont'd)

2.0 Plumbing

- Roof drainage is provided generally by internal rainwater leaders serving roof drains in the flat roof sections.
- Plumbing fixtures are standard quality and appear to be in relatively good condition with the exception of the wall mounted water closets.
- Sanitary drainage is taken to the Municipal sanitary main.
- Domestic hot water is generated by the hot water heating boiler that has a built-in heat exchanger.
- Blended water is provided for the change room showers.
- There is a 4 inch domestic water supply to the building.
- Storm drainage from the building and parking area appears to discharge to Hyde Creek. Further investigation is required when plumbing drawings are obtained.

3.0 Pool System

- Pool water filtration is provided by a diatamatious earth filter.
- Circulation is provided by a double pump system utilizing submersible pumps located in the control well outside.
- Pool water heating is provided through a heat exchanger which is served by the hot water boiler.

AUG 2 4 1992

DESCRIPTION OF EXISTING SYSTEMS (cont'd)

3.1 Swimming Pool (cont'd)

- The pool disinfectant system consists of chlorine gas and soda ash which is controlled automatically by a Strantrol control system. The chlorine gas room is located outside adjoining the Boiler room. The soda ash storage tank is located in the boiler room.
- There is a chlorine gas sensor/alarm within the chlorine gas room system that sounds an alarm when gas leakage is detected.
- There is no reduced pressure backflow preventer on the domestic water make-up/fill line to the pool system.

4.0 Fire Protection

- There is no sprinkler fire protection system installed within the building.
- Hand held fire extinguishers are located throughout the facility.

AUG 24 1992

OBSERVATION AND DISCUSSION

1.0 Heating & Ventilation

- The boiler plant is approximately twenty years old but appears to be in satisfactory condition.
- Based on discussions with the maintenance staff, the boiler can satisfy the building heating requirements on a design winter day.
- Due to the location of the pool equipment within the boiler room (i.e. filter tank) minor corrosion is evident in the control devices, electric contactors, etc.
- Very high humidity levels are evident within the pool area.
- Generally poor exhaust ventilation exists within the smaller rooms, storage areas etc.
- The heating water supply and return piping appears to be in good condition and there has been no reported corrosion damage to these systems.
- Overheating occurs within the mezzanine fitness room.
- Generally the ventilation equipment appears to be in good condition.

2.0 Plumbing

- We have been advised that ruptures have occurred in the domestic water piping systems within the ceiling space.
- Site drainage generally appears to be adequate.
- Roof drainage appears to be adequate.
- The present 4 inch domestic water service is adequate.
- The method of disposal of storm water (i.e. Hyde Creek) may become an environmental concern and may require an alternate method of disposal.

AUG 2 4 1992

OBSERVATIONS & DISCUSSIONS (cont'd)

3.0 Pool Systems

- The existing diatamatious earth filter is nearly of twenty (20) years old and appears to operate satisfactorily. However, as is characteristic of this type of filtration the filter media drops off the filter screens whenever a power interruption occurs.
- The pool circulation pumps appear to be adequate and are operating satisfactorily.
- The pool water heating system appears to be adequate and is operating satisfactorily.
- The chlorine gas disinfectant system appears to be adequate and is operating satisfactorily, however the gas detector within the room does not automatically shut-down the air-handling systems in the event of a chlorine gas leak.
- There is no reduced pressure back-flow preventer in the domestic water make-up line serving the pool system.

4.0 Fire Protection

- Although the building classification and the present area of the facility dictates that no fire protection upgrading is necessary, it is the policy of Port Coquitlam that all Public Buildings are equipped with a sprinkler fire protection system.

AUG 24 1992

CONCLUSIONS

1.0 Heating & Ventilation

- The existing hot water boiler is in satisfactory condition.
- The heating water distribution piping systems appear to be in satisfactory condition. Should leaks begin to develop in the older piping most of it is accessible and can be replaced easily.
- As there is only one boiler the heating system is vulnerable to a failure.
- The control system is out-dated but is operating satisfactorily. Temperature control and efficiency could be improved by installing a Direct Digital Control system (DDC). The system cost for complete control retrofit in the existing facility is in the range of $60,000.00. Not including reduced maintenance/service costs, a DDC control system could save $2,500.00 to $3,000.00 a year through improved efficiency.
- Seismic restraint devices are not installed on mechanical equipment to current Code requirements. The estimated costs to add restraint devices is between $7,000.00 to $10,000.00.
- A de-humidification system should be installed in the existing pool air-handling system to achieve better control of the relative humidity within the space and improve indoor air quality. The de-humidification system would not only reduce the indoor relative humidity but would also provide a heat source for the pool water, pre-heating of domestic hot water and pre-heating of incoming air. The cost of this system would be in the range of $85,000.00 and would have a payback of between five to seven years.
- A separate HVAC system should be provided for the fitness room to improve temperature control. The cost of this system would be approximately $7,500.00.

AUG 24 1992

CONCLUSIONS (cont'd)

2.0 Plumbing

- The existing wall mounted water closets require maintenance repair to the internal check valves.
- The 4 inch domestic water service is adequate for the present and planned new addition.

3.0 Pool Systems

- The filtration and pumping circulation system is in generally satisfactory condition.
- Pool water heating is generally in satisfactory condition.
- The chlorine gas system should be up-graded to include the air handling system shut-down at an approximate cost of $7,500.00.
- A reduced pressure back-flow preventer should be installed in the domestic water make-up to current code requirements. The estimated cost for this device is $3,500.00.

4.0 Fire Protection

- In keeping with the policy of Port coquitlam, a sprinkler fire protection system will be installed in accordance with NFPA 13 requirements. Sprinkler system costs are usually in the range of $1.75 to $2.00 a square foot for the overall building area.
- A fire hydrant will be required.

AUG 2 4 1992

RECOMMENDATIONS

- Consider replacement of the present control system with a new DDC control system. This would reduce energy costs by approximately $3,500.00 per year, provide better temperature control and reduce maintenance and service costs. The estimated cost is $50,000.00.
- Install a roof mounted de-humidification system to serve the existing pool air supply system to improve the indoor environmental conditions. The estimated costs is $85,000.00.
- Provide a separate HVAC system to serve the fitness room. The estimated cost is $7,500.00.
- Up-grade the present chlorine gas detection system to current code requirements as previously described. The estimated cost for this up-grade is $3,500.00.
- Consideration should be given to the installation of ozone systems to serve both the existing pool room. The ozone system will reduce the chlorine gas consumption and will minimize the odour of chloramines in the air and minimize eye burn. The estimated cost for these systems would be $50,000.00 for the existing pool.
- Install a reduced pressure back-flow preventer in the pool system water make-up line. The estimated cost is $4,000.00.
- Install seismic restraints on all mechanical equipment to meet current Code requirements. The cost is between $7,000.00 and $10,000.00.
- Based on the policy of Port Coquitlam, a sprinkler fire protection system is to be installed. The estimated cost for this system is $106,950.00.

AUG 24 1992

PORT COQUITLAM POOL

Existing Electrical Systems

PREPARED BY:
F.N. FENGER & ASSOCIATES LTD.
838 Pandora Avenue
Victoria, B.C. V8W 1P4
Tel: 381 6121
Fax: 381 6811

F.N. FENGER & ASSOCIATES LTD.

AUG 24 1992

The existing electrical systems in this building are generally in good repair, and considering the date of installation, are adequate. A variety of minor failures were noted, such as underwater speakers, speaker switches, and security. It was also noted that the basic lighting was installed without concern for power consumption (typical of the era).

POWER

The facility is presently served from a power kiosk (B.C. Hydro #3207). The kiosk is a 300 KVA 12.5/7.2 KV to 120/208 volt pad mount behind the north east corner of the building. The primary cables run close to the north east corner of the building, and may restrict expansion in this area. The secondary runs to a Motor Control centre used as the main distribution. This centre (Westinghouse M.C.C. Serial #40738) is rated 600 Amps, 3 phase, 120/208 volts, with a built-in power panel "M". The maximum demand on the service as recorded by B.C. Hydro is 128 kw (November 1991), or 391 Amps at 90% power factor. This leaves 89 Amp capacity for expansion (to 80% of main switch rating), which will not be adequate to serve the expanded facility.

Following are the power panels around the facility:

- Panel "M" Electrical Room - full.
- Panel "P" Lifeguard Station - full.
- Panel "E" Control Room - 12 ccts. spare.
- Panel "C" Office - 2 ccts. spare
- Panel ? Gymnasium - locked.

These panels have very little expansion capability.

TELEPHONE

A new telephone system control and phones has been installed in the main electrical room. This was installed (and is serviced) by B.T.E. It appears to be adequate to accommodate the expansion proposed, though the telephone service to this area of Port Coquitlam limits the number of B.C. Tel lines available.

AUG 24 1992

LIGHTING

The existing lighting provides more than adequate light levels. By today's standard it is too high, and is energy inefficient. The gym and pool are served by high pressure sodium lights with good control. These are efficient and are proposed to be expanded upon in this next phase. There is general use of fluorescent luminaires in auxiliary spaces, with light levels three to four times those recommended today. There are some luminaires with styrene lenses that had deteriorated, but otherwise the luminaires appear in good repair.

The main foyer has extensive use of incandescent lighting. These are generally ineffective and inefficient. It would be proposed that all of these be replaced in the renovation (with the help of the Power Smart Program).

The exterior street lighting has taken considerable abuse, and some will have to be relocated to accommodate the expansion. The exterior Christmas lights would be removed in the expansion, and are not proposed to be replaced.

FIRE ALARM SYSTEM

A single zone Edwards 1527 system is installed, with a used Edwards 6500 being available. The existing system appears adequate, but with the expansion, additional zones would be highly desirable to help locate trouble areas quickly. It is therefore proposed to install the used Edwards 6500 as part of the expansion project.

SECURITY

The existing system is limited to back stairwells only, and is apparently non functional. This would be replaced entirely for the complete complex, with a zoned perimeter and trap type system utilizing door contacts and infrared motion detectors.

SOUND SYSTEM

The base sound system appears in good repair; however, the zone switching is causing problems and is too extensive. It is proposed to install new switching in both systems, and increase the area covered to the new expansion.

The underwater speaker are reported to be not working. These units have a limited life. It is therefore highly likely that the speakers themselves have failed. It is proposed to replace these as part of this phase of the work.

August 19, 1992
92-075\REP

AUG 24 1992

GENSTAR

Genstar Development Company
Pacific Region
Suite 104, 4585 Canada Way
Burnaby, B.C. V5G 4L6
Telephone (604) 299-4325
Telecopier (604) 294-5214

"A Division of Imasco Enterprises Inc."

CITY OF PORT COQUITLAM, B.C.
RECEIVED
JUL 31 1992

July 28, 1992

The Corporation of the
City of Port Coquitlam
2580 Shaughnessy Street
Port Coquitlam, B.C.
V3C 2A8

Attn: Ms. Janna Taylor
Director of Parks and Recreation

Dear Ms. Taylor:

RE: CITADEL HEIGHTS - PARK SITE #5

Attached please find a copy of the Southam Construction Cost Index (B.C. Series) for the month of May, 1992. Based upon the terms of the Master Development Agreement for Citadel Heights, and the Modification Agreement signed in March 1987, Genstar's total contribution toward the "... community facility and two doubles tennis courts ..." to be located on Park Site #5 is $450,000 in 1985 dollars.

Converting to May 1992 dollars, this value would become approximately $574,000.00 (i.e. $450,000 in 1985 = 82% of 1991 = $548,780 in 1991; for May 1992 = a 4.6% increase from 1991 = $574,024.00).

I trust this is the information you were seeking.

Yours truly,

GENSTAR DEVELOPMENT COMPANY
A Division of IMASCO ENTERPRISES INC.

Kevin J. Smith, P. Eng.
General Manager
Pacific Region

KJS/dw

AUG 24 1992

JUL 22 '92 10:52AM SBR/VAN/SK BIC/GROUP 604 4331144 P.2/3

AUG 24 1992

CANADATA. Southam Construction Cost Index

Published By:
Southam Construction Information Services

Reflecting Structural Construction Costs Up To:
May 15, 1992

B.C. Series

May 1992

For "Magic Number", see over →

Composite

Month	Index (1981 Annual Average = 100) 1991	1992	% Change Month to Month	% Change Year to Year
January	98.3	102.6	0.5%	3.6%
February	98.6	102.7	0.7%	4.3%
March	98.5	102.7	0.0%	4.3%
April	98.7	102.7	0.0%	4.1%
May	99.0	104.5	1.8%	5.6%
June	99.1			
July	101.7			
August	101.4			
September	101.2			
October	101.2			
November	101.1			
December	101.5			

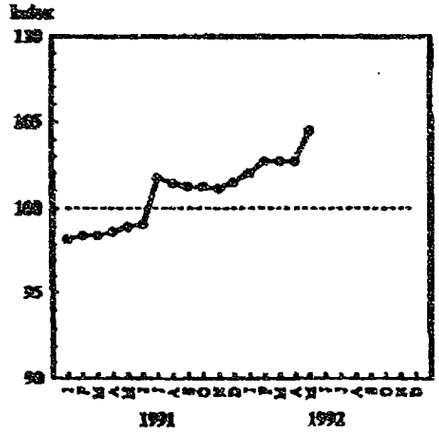
Wages

Month	Index (1981 Annual Average = 100) 1991	1992	% Change Month to Month	% Change Year to Year
January	97.4	102.6	0.0%	5.3%
February	97.4	102.6	0.0%	5.3%
March	97.4	102.6	0.0%	5.3%
April	97.4	102.6	0.0%	5.3%
May	97.4	107.5	4.8%	10.4%
June	97.4			
July	102.6			
August	102.6			
September	102.6			
October	102.6			
November	102.6			
December	102.6			

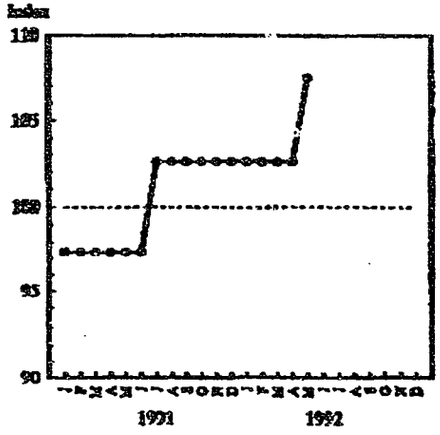
Materials

Month	Index (1981 Annual Average = 100) 1991	1992	% Change Month to Month	% Change Year to Year
January	98.9	101.5	1.1%	2.6%
February	99.4	102.7	1.2%	3.3%
March	99.6	102.7	0.0%	3.1%
April	99.8	102.7	0.0%	2.9%
May	100.3	101.8	-0.9%	1.5%
June	100.6			
July	100.8			
August	100.2			
September	100.0			
October	99.9			
November	99.8			
December	100.4			

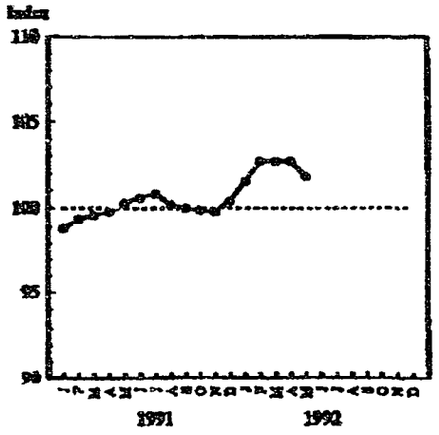
B.C.: Composite



B.C.: Wages



B.C.: Materials



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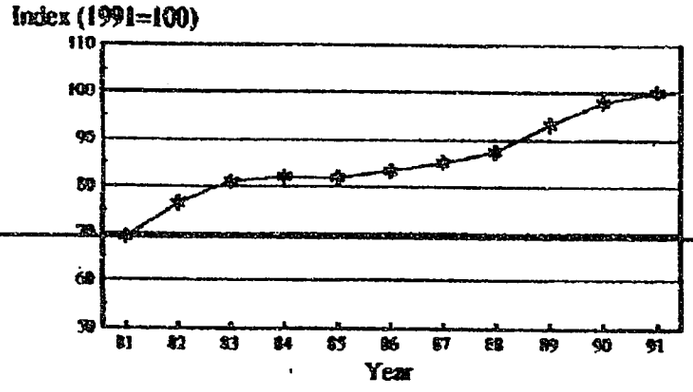
B. C.: COMPOSITE



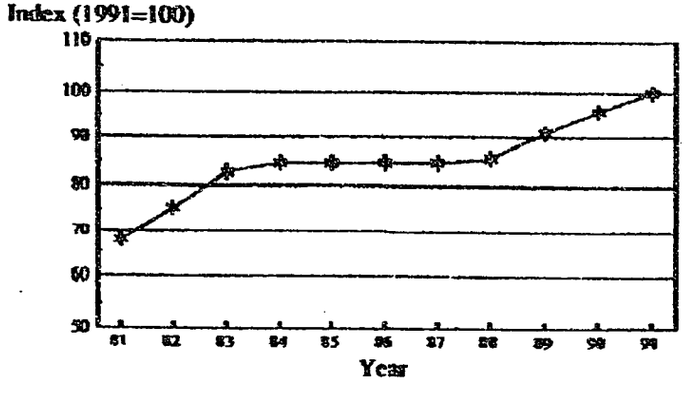
To Convert Between Base Years. Take the index number using the old base (1981=100) and divide it by the appropriate magic number below to convert it to its equivalent value using the new base (1991=100).

or

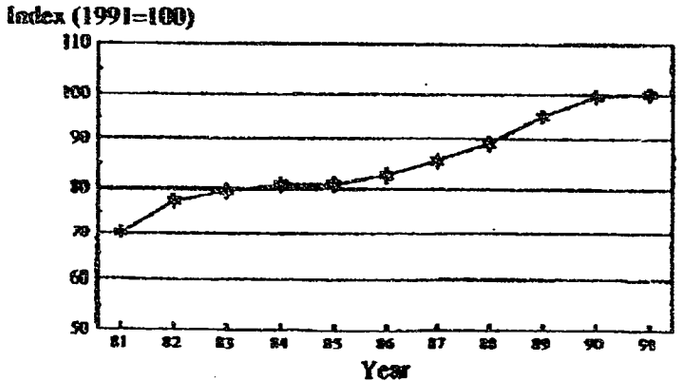
Take the number from the new series (1991=100) and multiply it by the appropriate magic number to derive an equivalent value in terms of the old base (1981=100).

For the Series:	Magic Number
British Columbia:	
Composite	1.448
Wages	1.472
Materials	1.427

B. C.: WAGES



B. C.: MATERIALS



THE CORPORATION OF THE
CITY OF PORT COQUITLAM

MEMORANDUM

August 24, 1992

TO: Parks & Rec Committee

FROM: Larry J. Wheeler, Recreation Manager/Deputy Director

SUBJECT: Kinsmen Request Regarding Remembrance Day

For your information, Bev Irvine has responded to John Golanch with an estimated cost of opening the PoCo Rec Centre on November 11, 1992 for the Kinsmen Skate-A-Thon.

We have also told Mr. Golanch that our current work plan does not include opening the PoCo Rec Centre on this date. Therefore, we have advised him that any request to modify our work plan, should be directed to the Parks & Recreation Committee.

Larry J. Wheeler.

/sd

cc. Bev Irvine, Area Recreation Supervisor

AUG 24 1992