



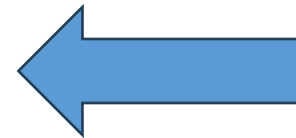
# Seniors' Activity Centre Facility Needs Assessment & Feasibility Study Conclusion and Next Steps

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(5728294)

# Project Scope



Completed in fall 2023

# Space Programming

## Current Facility Space

Room	Area (approx. sq. ft.)
Multipurpose room/gym (Activity Room)	3,000
Multipurpose room (Learning Studio)	550
Multipurpose room (Social Rec Room)	1,000
Multipurpose room (Audio Visual Room)	1,100
Office/volunteer space	2,000
Informal social space/front desk area	2,500
Woodshop	1,250
Frank Kurucz Rehabilitation Studio	1,000
Arts Studio	850
Cafeteria and kitchen space	3,000
Storage	1,000
Outdoor gathering social space	1,750
Marine Room	1,150
<b>Total</b>	<b>20,150 sq. ft.</b>

## Proposed Additional Facility Space

Room	Area (approx. sq. ft.)
Multipurpose room/gym (large)	6,000
Multipurpose room (small/medium)	500
Multipurpose room (small/medium)	500
Multipurpose room (small/medium)	500
Office/volunteer space	100
Office/volunteer space	100
Office/volunteer space	100
Office/volunteer space	100
Informal social space	3,000
Welcome entry & reception	500
Centre visibility & expression	1,000
Accessibility & inclusion	1,000
Improved social service	800
Storage	500
Outdoor gathering social space	1,500
<b>Total</b>	<b>16,200 sq. ft.</b>

# Concept Design Considerations

- Site context
- Site constraints
- Surface parking

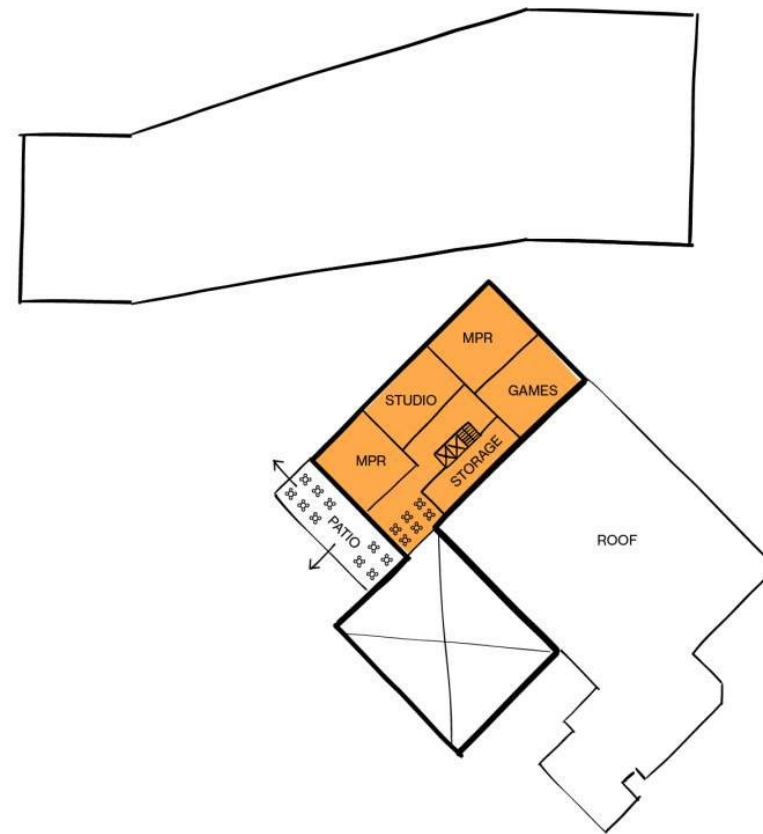


# Concept Design: Renovation/Addition

Level 1



Level 2

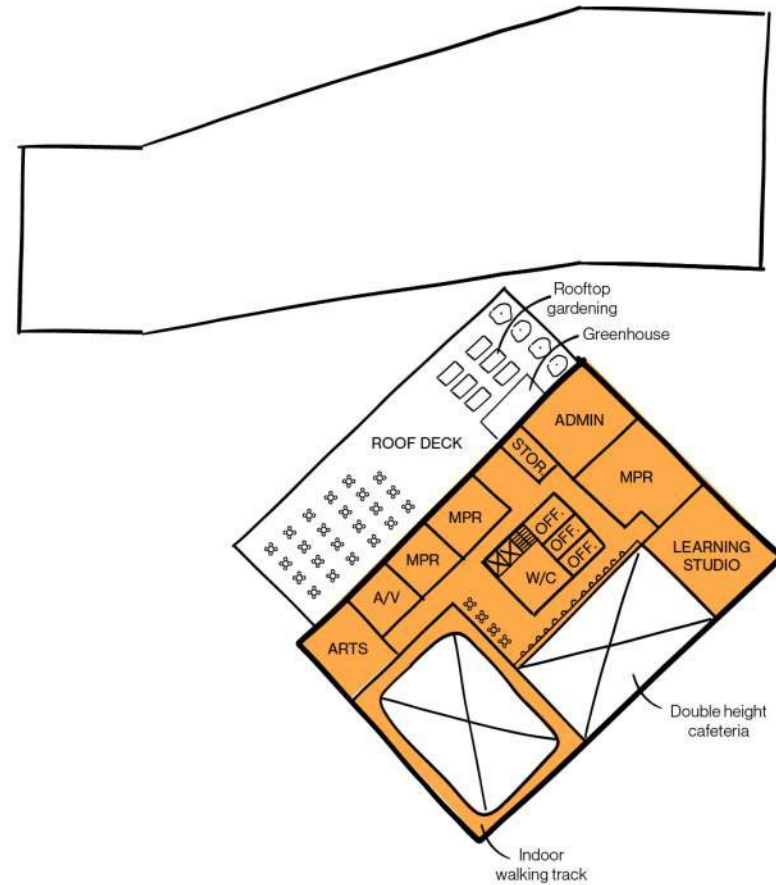


# Concept Design: New Build

## Level 1



## Level 2



# Class D Costing Breakdown

Costing*	Renovation/Addition (\$ millions)
Construction costs	40
Construction contingency	10
Professional fees	7
Connection fees & permits	2
Management & overhead costs	4
Soft cost contingencies	1
Furnishings, fixtures and equipment allowance	8
<b>Total costs</b>	<b>\$72 million</b>

\*The proposed costing does not include any additional installation of parking

# Class D Costing Breakdown

Costing*	Renovation/Addition (\$ millions)	New Build (\$ millions)
Construction costs	40	52
Construction contingency	10	12
Professional fees	7	10
Connection fees & permits	2	2
Management & overhead costs	4	5
Soft cost contingencies	1	2
Furnishings, fixtures and equipment allowance	8	10
<b>Total costs</b>	<b>\$72 million</b>	<b>\$93 million</b>

\*The proposed costing does not include any additional installation of parking



# Next Steps

Create a Roundtable to further develop a plan for the future of the SAC in West Vancouver. One of the priorities of the Roundtable will be to explore a seniors' hub model.

In the meantime, staff will work to:

- increase evening and weekend program offerings
- explore partnerships or lease agreement opportunities to maximize facility usage
- improve accessibility within the facility
- expand and improve current transportation options



Thank You!