

Date: January 21, 2000

Millennium Sports Facility Proposal by Phoenix Gymnastics Club and Pacific Indoor Bowling Club

RECOMMENDATION

<p>THAT the Board approve the attached Memorandum of Understanding dated January 24, 2000 between the Board, and the Phoenix Gymnastics Club, the Pacific Indoor Bowling Club and the Millennium Sports Facility Society.</p>
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POLICY

The Board at its meeting of June 14, 1999 approved the following resolutions:

A. THAT the Board approve in principle the joint proposal by the Phoenix Gymnastics Club and the Pacific Indoor Lawn Bowling Club to build an athletic facility in the Nat Bailey Stadium Park area; subject to all design, financial and legal details to the satisfaction of the Board.

B. THAT the above approval in principle be granted until June 1, 2001.

C. THAT the Board authorize the preparation of a Master Plan to guide future development for Hillcrest Park, Nat Bailey Stadium Park and Riley Park, such a plan to include the provision of gymnastics/lawn bowling facility.

D. THAT the Board authorize the preparation of a Memorandum of Understanding (MOU) governing the development and operation of this facility.

E. THAT where able to do so, staff continue to reasonably assist the parties to determine ways and means to secure the success of this venture.

BACKGROUND

This project originates from the desire to combine the accommodation of two separate recreation activities: indoor lawn bowling and gymnastics.

The Pacific Indoor Bowling Club has occupied for about 60 years a facility at Grimmatt Park. The Club built the facility in 1938 at their cost and have maintained it since. Grimmatt Park is small and the Board in 1998 agreed

with community residents that the entire park should be a green space and served the lawn bowling club notice to vacate the facility by June 1, 2001. Relocation options for the Club have been explored since the mid eighties and the Hillcrest Site is the preferred location.

The Lawn bowling club's membership is currently about 250, and it offers recreational and competitive indoor lawnbowling programs.

Separately, the Phoenix Gymnastics Club has been in discussions with the Board over a number of years for the Board to support the Club either by way of providing a rent subsidy, a building or land to put a building on. Such support would be seen as a tangible way of creating a more equitable environment for the participation of young women in recreation.

The PGC sponsors recreational and competitive gymnastics programs primarily for young people between the ages of 18 months and 10 years, but also for youths and adults. The club currently has a membership of 1,600. Being centrally located in the City of Vancouver, the club will provide opportunities for athletes both in the immediate community and from other parts of the city as well.

In January 1999 the Board agreed, in principle, to the club building a facility at Hillcrest/Nat Bailey Park subject to public consultation. After consultation with the public and stakeholders the Phoenix Gymnastics Club and the Pacific Indoor Lawn Bowling Club agreed to develop a joint proposal. The clubs intend to built this facility with donated and borrowed funds.

At a meeting in June 1999, the Board approved the joint proposal and authorized a Memorandum of Understanding to be drawn up. The Board also commissioned a Master Plan study for the area, which will determine the final site location of the facility.

DISCUSSION

Since the June Board meeting a number of achievements have been made:

- The Master Plan is underway.
- A Memorandum of Understanding (MOU) now has been drawn up and is submitted for the Board's approval.
- The two clubs have formed a Millennium Sports Facility Society
- A fund-raising plan has been drawn up.
- An initial costing review has been completed.

The total building will be up to 50,000 sq.ft. to be built in two phases. Phase 1 will be about 40,000 sq ft. With a further potential up to 10,000 sq.ft. of indoor lawn bowling space to be added in Phase 2. The latter addition is to be largely built below grade.

In Phase 1, the bowling facility is to be 18,500 square feet, mostly below grade.

The gymnasium and related spaces, totaling 21,500 sq.ft. would be built on top of the bowling facility. The second phase would be below grade and landscaped on top. At the Park Board's choice and expense the structure could be strengthened to carry an additional storey, possibly devoted to additional program space for the Riley Community Centre. The preliminary site for the facility is between Nat Bailey Stadium and the Vancouver Racquets Club, subject to a recommendation of the Master Plan.

Memorandum of Understanding

The Memorandum of Understanding includes provision for:

- 25 year lease term
- compatibility of building quality and appearance with other recently built Park Board facilities
- approval of design and construction procedures
- extent of Park Board /City financial security to lenders
- maintenance responsibility
- provisions for naming the facility

Three issues remain of concern and the MOU provides for their resolution: lease arrangements, naming rights and building standards.

Lease Arrangements

The intent is for the Park Board to lease the land and the facility to the parties in a three year construction lease and a twenty five year building occupancy lease. The details of these arrangements are currently under discussion with the Legal Services and it is conceivable that an alternate arrangements involving the City may result. The MOU provides for either scenario.

Naming Rights

The MOU provides for the Park Board considering naming the building after a donor. The Society believes that the Board should consider naming the building for a donation amount that may be at a lower level than the Park Board's existing practice. Currently a donor level of \$200,000 is contemplated. Based on a review of Park Board facilities named after donors, staff suggest that the minimum level at which this should be considered is \$500,000. The Bloedel Conservatory, Van Dusen Botanical Gardens and Jean Beaty Park all involved donations well over \$500,000 and these donations represented at least one third of the total project costs. The MOU provides for the naming to be consistent with Board practices and policies in effect at such time as a donation is secured and the Board would have to approve the naming.

Building Standards

The proponents have budgeted a per square foot project cost of approximately \$71.00, while Park Board facility costs typically run in the \$140.00 to \$200.00

range. While staff acknowledge that somewhat lower project costs can be achieved by reducing internal finishes, use of donated materials and lower project management fees, the current per square foot estimate is beyond the point where staff can provide the necessary assurances to the Board. Lower initial construction cost almost inevitably leads to higher operating costs or earlier building replacement costs, and will likely compromise aesthetics. Staff believe that lower maintenance costs and longer building life span are in the interest of all parties. The MOU provides for an early submission of a cost estimate by an independent quantity surveyor and for review of the plans by the Urban Design Panel at the recommendation of the General Manager.

SUMMARY

The approval of this MOU will enable the Millennium Sports Facility Society to proceed to the next phases of this multi sports recreation facility project.

Prepared by:

Planning and Operations Division

Board of Parks & Recreation

Vancouver, B.C.

PR/RR/vs