

Date: March 2, 2007



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Trout Lake Arena Design/Funding

RECOMMENDATION

THAT the Board approve the development permit schematic design plans for Trout Lake Ice Rink, as illustrated in Appendix A, and the schematic design for a future new Trout Lake Community Centre, as illustrated in Appendix B.

POLICY

The Board approves the schematic designs for major construction projects.

BACKGROUND

The 2006 – 2008 Capital Plan includes \$10,000,000 for the replacement of the replacement of the existing Trout Lake Ice Rink. VANOC is contributing \$2,500,000 towards this allocation. In September of 2006 the Board and City Council approved a budget increase of \$2,500,000, for a project allocation of \$12,500,000.

This new rink will provide skating practice space for the 2010 Olympic and Paralympic Winter Games, and will have an ice sheet meeting international standards. After the Games the rink will be reconfigured to NHL size.

The new rink is designed as a free standing structure with provisions to connect to the future lobby and community centre.

On May 29, 2006, the Board endorsed the design factors to be considered in developing the design for the new ice rink and community centre.

On July 17, 2006, the Board appointed Walter Francl Architect Inc. to provide full consulting services for the design and construction contract administration of the Trout Lake Ice Rink, and for the schematic design for a future new Trout Lake Community Centre

On October 30, 2006, the Board approved the siting of the replacement facilities for the Trout Lake Community Centre and Ice Rink at site AB2, located in the southwest portion of John Hendry Park. The Board also requested staff to report back by January 30, 2007, on the issue of ice allocation during the ice rink's reconstruction.

Schematic design drawings were presented to the Board's Planning Committee on February 20, 2007.

DISCUSSION

A Building Committee, including members of the Grandview Community Association, District staff, Community Centre and arena staff, Planning and Operations staff and VANOC, has met regularly with the consulting team since August 10, 2006. The Building Committee supports the schematic design as currently presented to the Board.

Conceptual design plans were displayed at public open houses on October 18, 2006, and January 24, 2007. Public reaction was supportive on both occasions.

The architect has developed an exciting design that meets the program and responds well to neighbourhood and park sensitivities.

The project will be carried out in two phases:

Phase 1 - Ice Rink Reconstruction

- Replace the existing ice rink with a new stand-alone facility sited adjacent to the existing Community Centre.
- The rink will be of international size hockey dimensions (100 ft. X 200 ft.), with 250 spectator seats. The ice will be converted to NHL standard (85 ft. X 200 ft.) after Olympic use.
- Provide a new skaters' lounge, change rooms and facility support areas.

The schematic design plans to accompany a Development Permit application are attached as **Appendix A**.

Phase 2 – Future Community Centre Replacement.

Schematic design plans for a future new community centre show:

- A future 34,000 sq. ft. community centre to replace the existing program spaces, including a full size gymnasium.
- The centre will be integrated with the park and connected by a common lobby to the ice rink.

The schematic design plan for the future community centre is attached as **Appendix B**.

The consultant will be in attendance to present and answer questions about the schematic design plans. The landscaped park area is maximized by building the ice rink change and washrooms, an area of 4000 square feet, below grade. Every effort has been made to orient the ice rink so as to reduce disruption to the park and avoid impacting existing trees. Some trees will be moved or replaced.

Budget

The total project budget is \$12,500,000. The budget currently is allocated as follows:

Construction	\$9,600,000
Consultants	\$1,400,000
Miscellaneous costs	\$450,000
Escalation and construction contingency	\$1,050,000
 Total	 \$12,500,000

A preliminary stage cost estimate has been done on the schematic design plans. Early available indications were that several unexpected factors will challenge the construction budget, including:

- Relocation of existing electrical, water, sewer and telephone services, and upgrading to new where required.
- Greater than anticipated costs to achieve LEED Gold, given the restrictions presented by a stand-alone ice rink.
- Alterations to the south elevation of the existing Community Centre.

The project shortfall at this time is estimated to be \$1,400,000. This shortfall is being addressed in a number of ways, including:

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| • Reduce floor area by 7% and per square foot construction cost by 4% | \$350,000 |
| • Utilize additional DCL funds for park development associated with the new facility | \$330,000 |
| • Support fundraising program and accept Phase I contribution from Grandview Community Centre Association | \$250,000 |
| • Consider advancing construction date from December, 2007 to late summer 2007 | \$200,000 |
| • Explore possible utilization of Stanley Park lumber for glulam beams | \$50,000 |
| • Jointly purchase rink boards with Killarney rink project | \$TBD |
| • Explore value in kind contribution from Winter Games sponsors | \$TBD |
| • Instruct project team to pursue further value engineering initiatives | \$TBD |

The presently quantifiable items amount to \$1,180,000, leaving some \$220,000 to be derived from the last 3 items. It is anticipated that concurrent with the construction documentation phase, the amounts to be attributed to each of the three last items will be firmed up.

Schedule

The development permit is scheduled to be applied for on March 6, 2007. The project will be reviewed by the Urban Design Panel in April of 2007. A development permit is expected in June of 2007.

While the rate of cost escalation in 2007 is lower than the rate experienced in much of 2006, cost escalation continues to be a significant concern, and the Board's preferred later start date of December 2007 contributes to the project deficit.

A possible review of the start date could partially assist in addressing the shortfall, but this can only be considered if the concerns of rink users throughout the City can be addressed. Staff are continuing to work on this matter and believe that a workable solution to the reallocation of ice time required to deal with the potential simultaneous shutdown of the Killarney and Trout Lake rinks may be achievable.

SUMMARY

The Board is requested to approve the drawings presented as shown in Appendix A, which are to be submitted as part of the development permit application for the Trout Lake Ice Rink. The schematic design for a future Trout Lake Community Centre as shown in Appendix B is presented for the Board's approval, but will not form part of the development permit application.

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