

Date: March 12, 2009



**TO:** Board Members – Vancouver Park Board  
**FROM:** General Manager – Parks and Recreation  
**SUBJECT:** Trout Lake Community Centre

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## RECOMMENDATION

- A) THAT the Board approve the location of the new Trout Lake Community Centre (option 3), as illustrated in Appendix C*
- B) THAT the Board enter into a contract for the full consulting services for the design and construction contract administration of Trout Lake Community Centre with Walter Francl Architecture Inc. for a fixed fee of \$1,817,865.00, plus GST and disbursements, as detailed in this report.*
- C) THAT the contract be on terms and conditions outlined in this report and on such other terms and conditions as are approved by the General Manager of the Park Board and the Director of Legal Services;*
- D) THAT upon approval of the contract by the General Manager of the Park Board and the Director of Legal Services, the General Manager of the Park Board be authorized to execute the contract on behalf of the Board;*
- E) THAT no legal rights shall arise hereby, and none shall arise until execution of the contemplated contract, and the Board reserves the right to rescind this resolution at any time up to the execution and delivery of the contemplated contract by the General Manager of the Park Board.*

## POLICY

The Board approves major changes in Vancouver parks, including the design and siting of major facilities.

The awarding of consulting contracts over \$30,000 is a Board decision.

## BACKGROUND

On March 12, 2007, Vancouver Park Board approved schematic design for a new Trout Lake Community Centre. At that time, Walter Francl Architecture Inc. worked with the Grandview Association, the community and Park Board to develop a Project Definition Report dated March 08, 2007, which defined Trout Lake Ice Rink project as a Phase 1, and Trout Lake Community Centre as a Phase 2.

Trout Lake Ice Rink is a part of 2006-08 capital plan, and it will reach final occupancy in April 2009. New capital plan 2009-11 approved funds of \$22.5 million dollars for the design and completion of a new Trout Lake Community Centre.

## **DISCUSSION**

### **Siting**

The approved community centre schematic design provides a floor area of 32000 sf, with plans for future expansion space of 2000sf. The original location allows for the existing community centre to remain operational, with the least amount of disruption, during the construction of the new building. The original site was determined following an extensive public involvement process. Refer to **Appendix A, Original Location.**

During the construction of a new ice rink, worse soil conditions than anticipated were encountered. Since the soil conditions posed considerable financial challenges on the rink project, more soil and site analysis were initiated in December 2008. Walter Francl Architects worked with Jacques Whitford Axys geotechnical engineers, Fast and Epp structural engineers and Hanscomb quantity surveyors to evaluate and compare new community centre alternate locations, relative to the impact of soil conditions on the project budget. Trout Lake Community Centre Location Analysis report was completed in February 2009. Three building locations were established as options (1, 2 and 3) and compared based on view corridors and architectural expression, design and function of plaza, operational layout efficiency, impact to the park and trees, soil related construction cost and service disruption to existing community centre programs. Refer to **Appendix B, Options 1,2,3.**

Significant construction cost differences have been identified. The original location (option 1) noted estimated cost of \$2 million dollars for the required excavation, backfilling and foundation work. Option 2 indicates cost of \$1.7 million dollars. Alternate location (option 3) identifies estimated cost of \$400,000 for the same scope of work. Valuable cost savings of \$1.6 million dollars could be achieved by choosing the alternate building location (option 3). This option unfortunately requires a full shut down of the existing community centre during the course of construction (18 months). Addressing the disruption of community centre while maintaining priority services is ongoing and PB recreation staff will work with Association to determine specific options for re-location of priority programs. The Board dealt with a similar situation in 1998 when Killarney Community Centre was not available for service over a two year period.

The community was invited to an Open House, March 4, 2009, organized by Park Board and Association. At that time community was fully updated and presented with preferred option 3. Approximately 250 people attended. Comments received showed 75% support for the most cost effective Option 3 (demolition of existing building and rebuilding). The 25% that supported Option 1 (retaining the existing centre while constructing a new building) voiced concern over the disruption and relocation of programs. Refer to **Appendix C, Preferred Location, Option 3.** The Association supports option 3.

While option 3 delivers significant cost savings to the project, some funding may be required to temporary relocate programs.

Because of the current economy and market uncertainty, staff recommends that design team proceeds with the community centre design for 32000 sf as previously approved, and that expansion space up to 2000 sf be treated and costed under a separate price. This will enable the Park Board to make a final decision on the scope of the contract, based on accurate tender cost and the fiscal environment at the time of a construction contract award, beginning of 2010.

Construction is scheduled to start on March 2010, with the final completion on October 2011.

### **Consultant appointment**

Walter Francl Architecture Inc. was selected through competitive process as the prime consultant for the design and delivery of Trout Lake Ice Rink, as well as schematic design of a Trout Lake Community Centre. They have developed Community Centre Functional Programme with Space Summary and Project Definition Report in March 2007, as well as recent Trout Lake Community Centre Location Analysis in February 2009. Staff recommends that the Board approve the appointment of Walter Francl Architecture Inc. to proceed with the preferred option 3 and prepare full architectural, engineering and cost control services for design development, construction documents, tendering, construction administration and all required permits for Trout Lake Community Centre building, for a fee of \$1,817,865.00 plus GST and disbursements. The proposed fee and allowances are in accord with the AIBC Tariff of Fees and reasonable for the nature and scope of this project.

### **SUMMARY**

This report recommends that the Board approve the alternate location (option 3) of the new Trout Lake Community Centre, as illustrated in Appendix C. The proposed location of the community centre is a cost effective alternative to building on the peat. The disruption to programs will be addressed by relocating core programs to other facilities for the duration of construction.

Furthermore the report recommends that the Board enter into a contract for the full consulting services for the design and construction contract administration of Trout Lake Community Centre with Walter Francl Architecture Inc. for a fixed fee of \$1,817,865.00, plus GST and disbursements. Award of a contract is recommended by a committee representing Association members, District staff, Planning and Operations staff and Community Centre staff.

Prepared by:

Planning and Operations  
Vancouver Board of Parks and Recreation  
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