



Date: February 11, 2004

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation
SUBJECT: RILEY HILLCREST MASTER PLAN UPDATE -
APPOINTMENT OF CONSULTANTS

RECOMMENDATION

- A. *THAT the Board appoint Hughes Condon Marler: Architects to develop an updated Master Plan for the Riley, Hillcrest and Nat Bailey Stadium Parks for the fee of \$45,000.*
- B. *THAT no legal rights shall arise hereby, and none shall arise until execution of the contemplated contract. The Board may rescind this resolution at any time up to the execution of the contemplated contract.*

POLICY

Consultant contracts in excess of \$30,000 are awarded by the Board.

BACKGROUND

A consultant group headed by Urban Forum Associates was retained in 1999 to develop a Master Plan for Riley, Nat Bailey and Hillcrest Parks. The project was initiated to address a number of emergent developments and concerns at that time, and in particular the following:

1. Siting of the Millennium Sports Facility;
2. Identifying expansion/renovation possibilities for the Riley Community Centre, including strategies for dealing with the ageing Percy Norman Pool; and
3. Resolving the future of Nat Bailey Stadium, in light of the then-recent departure of the Triple A professional baseball franchise.

The Master Plan study determined a location for the Millennium Sports Facility and proposed five options for expanding the community centre. These expansion options all involved retention and repair of the existing pool, with improved integration with the rest of the recreation complex, but without an expanded footprint. The Master Plan did not advance any scenarios regarding the future of the Stadium beyond the *status quo*, given that, while the study was in process, a transition was made to a Single A

franchise, which did not require significant site redevelopment.

In addition, the 2000 Master Plan advanced a number of design program elements for the study area, including pedestrian and vehicle circulation improvements, landscaping features and allowance for future expansion of the existing recreation facilities and clubs. Master Plan implementation was projected over the long range, with further design detailing at the onset of any given capital project.

The Master Plan was received and approved by Park Board in September 2000. Since then, two major decisions have been made that impact on the study area to such an extent that the Master Plan must be updated:

- The selection of Nat Bailey Park between the Stadium and Vancouver Racquets Club as the site of the 2010 Winter Olympic and Paralympic Games Curling Facility, and
- Park Board's plan to replace Percy Norman Pool with a major Aquatic Facility

These two emergent developments are the principal drivers of the initiative to update the Master Plan.

DISCUSSION

Terms of Reference for the Master Plan revision were developed in consultation with partner organizations and other stakeholder groups involved with sport and recreation facilities in the subject area. The terms of reference and an invitation to submit proposals were circulated to architectural consultant firms whose performance abilities with respect to consultative design processes are known to staff. Three proposals were received in response to this request, all three at the upper level of the range of costing (\$40,000 to \$45,000) specified in the Terms of Reference.

Staff in planning, park development, facility development and the Queen Elizabeth District reviewed the proposals received and recommend that Hughes Condon Marler: Architects be contracted to complete the Master Plan update. Their fee proposal is for \$45,000.

Staff make this recommendation because the Hughes Condon Marler proposal was assessed as best meeting the selection criteria stipulated in the project Terms of Reference: "cost quote, related experience of the firm and individual team members; reference verification, and proposed project methodology and timing." The proposal outlines a very thorough work program combining technical analysis and stakeholder input to arrive at a vision meeting the needs both of the community and the Olympic bid. In addition, Hughes Condon Marler: Architects are widely recognized for their design work with respect to major aquatic and ice arena projects, these being the key components that the revised Master Plan will have to integrate with other established recreation amenities in the subject area.

CONCLUSION

This report recommends the appointment of Hughes Condon Marler: Architects to develop a revised Master Plan for Riley, Nat Bailey Stadium and Hillcrest Parks for the proposed fee of \$45,000.

Prepared by:
Planning and Operations
Board of Parks and Recreation
City of Vancouver