

Date: September 24, 2009



TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Riley Park Community Centre, Ice Rink and Curling Club Renewal: Allocation of Capital Funds

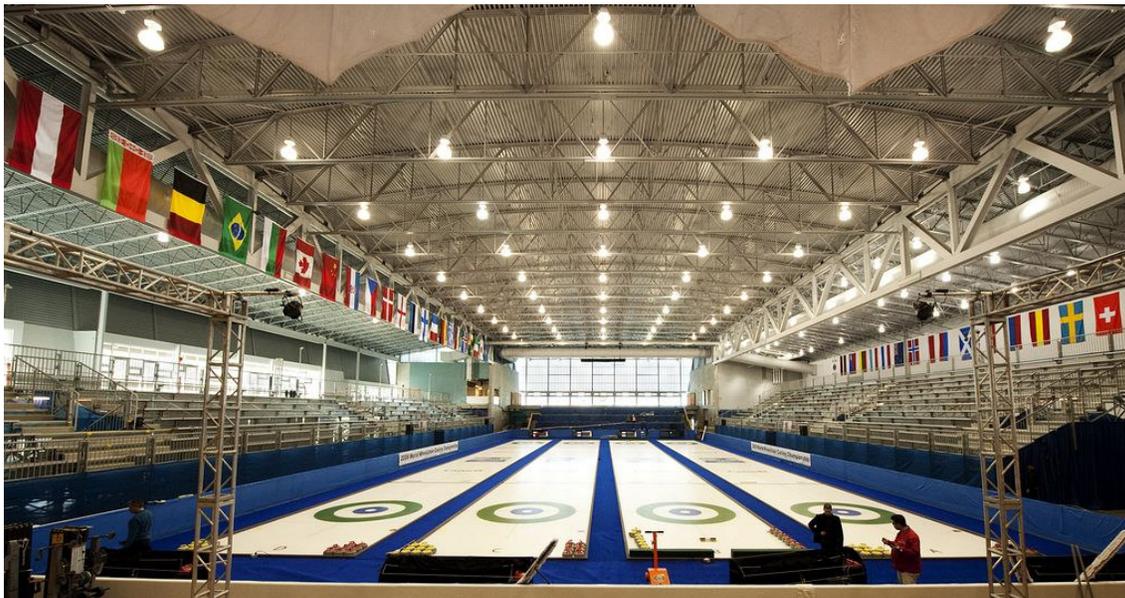
RECOMMENDATION

- A. THAT the Board request that Council allocate \$13.0 million to fund the renewal of Riley Park Community Centre, Riley Park Ice Rink and Vancouver Curling Club, sources of funds to be \$7.0 million from Capital from borrowing authority for Parks and Recreation as part of the 2009-2011 Capital Plan, and \$6.0 million from Curling Venue Post-Olympic Conversion Fund.*

POLICY

Allocation of capital funds for park and recreation projects require Board and Council approval.

BACKGROUND



The Olympic/Paralympic Curling Venue in Hillcrest Park was designed and built to be converted after the 2010 Winter Games to accommodate the following major uses:

- Riley Park Community Centre;
- Riley Park Ice Rink;
- Vancouver Curling Club; and
- Riley Park Library.

In 2006, it was estimated that the post-Olympic conversion cost was \$12.35 million. In 2008, the estimate was increased to \$14.0 million. This estimate excludes library furnishings and collection, which will be funded separately by the Vancouver Public Library.

The conversion project was approved by the Park Board and Council to be included in the 2009-2011 Capital Plan, with the following funding sources:

- \$8.0 million from Capital from borrowing authority for Parks and Recreation; and
- \$6.0 million from Curling Venue Post-Olympic Conversion Fund.

On May 4, 2009, Park Board approved a Capital Budget for 2009 that included the full amount (\$14.0 million) for the conversion of the Curling Venue.

On June 11, 2009, Council approved a Capital Budget for 2009 that included a \$1.0 million allocation to this project for planning/design but not construction, noting that “staff will report back to the Park Board and Council with a detailed budget and funding request for subsequent phases of the projects”.

On July 6, 2009, Park Board approved a revised Capital Budget for 2009 that included \$1.0 million allocation to this project.

DISCUSSION

Planning/design

The Development Permit issued in 2007 for the construction of the Curling Venue also included its post-Olympic conversion. Architectural plans for the conversion have recently been finalized and an application for a Building Permit will be submitted in October.

Schedule

The anticipated schedule is as follows:

- Allocation of funding: October 2009
- Issuance of Building Permit: November 2009
- Tendering of project: November 2009
- Pre-construction services: December 2009-March 2010
- Olympic and Paralympic Games: February-March 2010
- Start of construction: April 2010
- Completion of construction: Spring 2011

- Furnishings and set-up: Summer 2011
- Public opening: September 2011

Cost estimate

A quantity surveyor was hired in early 2008 to provide a cost estimate for the conversion. The estimate was \$14.0 million. Staff recently reviewed the estimate and concluded that the \$14.0 estimate remains valid.

Risk

Staff feel confident that the project can be delivered on time and on budget, as long as there is no delay in project start-up. Staff note that tendering the project in November is ideal because the market is generally favourable to the consumer, and allows sufficient preparation time before construction starts in April 2010.

If there is a delay in tendering, it could result in higher costs because the pre-construction preparation time frame is shortened (contractors will likely seek additional compensation for working with shorter time frames).

If this scenario were to occur, it is possible to avoid higher costs by not compressing the pre-construction schedule. This, however, would mean a delay in the start of construction and, in all likelihood, a delay in project completion, creating a risk that the public opening of the new facilities may not occur in September 2011.

NEXT STEPS

If the recommendation is approved by the Board, staff will follow up with a report to Council in October 2009.

SUMMARY

The post-Olympic conversion of the Curling Venue will deliver three new major recreational facilities, as well as a new branch library. Approval of the funding will allow the conversion project to move forward, with the new public facilities opening in September 2011.

Prepared by:

Planning and Operations
Vancouver Board of Parks and Recreation
Vancouver, BC

DD & MD