



June 20, 2017

MEMO TO : Park Board Commissioners
FROM : Tiina Mack, Manager of Park Development
SUBJECT : **2017 Capital Plan Fieldhouse Renovations Update**

Dear Commissioners,

Fieldhouses and park washrooms are owned by the Park Board and constructed and maintained by the Real Estate and Facilities Management Department (REFM) of the City of Vancouver with priorities for this work determined by senior Park Board staff. This memo provides a 2017 renovations update on this asset group for the Board, with information provided by REFM. It also updates on planning for future washroom renewals.

Park Washrooms and Field House Renovations

On December 6, 2016, the Park Board approved the unanimous Motion that the Park Board Chair seeks from Council an additional \$1.2 million for the 2017 Capital Budget to enable the completion of all five washroom renewal projects currently in progress. This funding request was approved by Council in the first quarter of 2017 and design work is underway at Lumberman's Arch and Third Beach washrooms at Stanley Park, and at Clinton, Jonathan Rogers and Falaise Parks in East Vancouver. Specifically:

The Lumberman's Arch and Third Beach washrooms in Stanley Park are the top priority sites and are presently at the preliminary design stage as are Jonathan Rogers, Clinton and Falaise.

Public Architecture + Communication, the prime consultants, are a multi-disciplinary design studio with project experience on a variety of scales including public spaces like park sites. They have worked extensively with various municipalities throughout the Lower Mainland. Some of their more recent projects include Centennial Beach Day Facility in Boundary Bay Regional Park in Delta, Park Washroom Facilities in Hazelgrove and Newton Athletic Parks in Surrey, and the UBC McGavin Rugby Pavilion. The preliminary schedule has Lumberman's and Third Beach sites slated for completion in mid-2018 and Jonathan Rogers, Clinton and Falaise in late 2018.

Project Status and Overview - Fieldhouse Code Upgrades (Phase 2 - Fire Separations)

The Board's Fieldhouse Activation Program is providing spaces for groups in fieldhouses to create activities that engage the community. By repurposing underused spaces in fieldhouses into community spaces, this program aims to animate the neighbourhoods with place-based activities focused on the themes of art, environment and sport. This repurposing has resulted in a 'Change of Major Occupancy'. As a result, these fieldhouses require upgrades to fire separations to comply with building code requirements.

In Phase 1 of this project (now complete), 22 fieldhouses had interconnected smoke alarms installed as an urgent intermediary step.



We are now in Phase 2 of this project: to upgrade the fire separations within the fieldhouses to an acceptable level of building code compliance. The number of fieldhouses to be upgraded has been reduced to 21, since Stanley Park Second Beach is now to be used by Park Board staff and thus is not considered a change of use/occupancy. Please refer to Appendix A to a priority list on the 21 fieldhouses requiring fire separation upgrades.

Budget and Expenditures - Fieldhouse Code Upgrades (Phase 2 - Fire Separations)

Currently \$531K is allocated for the fieldhouse fire separation upgrades. Based on the preliminary cost estimate, this budget is expected to fund upgrades to 12 fieldhouses, which will form batch 1 of the fire separation work. The estimated total cost for all the fieldhouse fire separation upgrades is \$1.27M

Schedule - Fieldhouse Code Upgrades (Phase 2 - Fire Separations)

Currently the team is in the process of organising documents to procure design-build services. Target dates for the work are as follows:

- RFP for design-build services - Q2 2017
- Design-build services contract award - Q3 2017
- Substantial Completion of batch 1 - Q2 2018

Project Status and Overview - Fieldhouse Capital Maintenance

Appendix B includes a list of projects completed to date under the current capital plan such as roofing, painting, and kitchen upgrades. REFM is currently in the process of reviewing and validating the next fieldhouse capital maintenance projects and will have a prioritized list of projects prepared for Q3 2017 in collaboration with Park Board staff and in alignment with the 2018 budget submission timing requirements of the Finance Department.

Planning for Future Washroom Renewals

Park Board staff are currently updating a condition status inventory of fieldhouse washrooms that was originally completed in 2013. As well, service level requirements for washrooms will be examined through the VanPlay engagement process before the end of 2017. Once the inventory is current and required service levels are established, staff will present a renewal plan to the Board for approval in 2018 in time for consideration of funding in the 2019-2022 Capital Plan.

If you would like additional information about any of these projects, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads 'Tiina Mack'.

Tiina Mack
Manager of Park Development

/TM

Copy to: PB Senior Management Team
PB Communications
REFM Director of Facilities Planning and Development



APPENDIX A

Status of Fieldhouses in 2012-2014 Capital Plan

- Clinton Park - Caretaker's Suite: Design complete, permits 2017 Q3, tender 2017 Q4.
- Hastings Park: Phase 1 smoke detectors installed. Phase 2 fire separations #12 in priority queue, see below.

Fieldhouse Fire Separation Upgrade Priority List (Part 1)

Funded (up to \$531,000) and planned for completion by Q2 2018

1. Moberly Park
2. Falaise Park
3. Slocan Park
4. Queen Elizabeth Park
5. Burrard View
6. Hadden Park
7. Pandora Park
8. McBride Park
9. Oak Park
10. MacLean Park
11. Elm Park
12. Hastings Park

Fieldhouse Fire Separation Upgrade Priority List (Part 2)

Planned for completion by Q1 2019, funding source (approx. \$739,000) to be determined

13. Nanaimo Park
14. Riley Park
15. Ross Park
16. Adanac Park
17. Strathcona Park: Residence
18. Norquay: Residence
19. Stanley Park 2nd Beach (No change of use planned so separation not required)
20. Burrard Marina
21. Memorial South Park
22. Stanley Park A-Frame



APPENDIX B

Completed Fieldhouse Capital Maintenance Projects (as of June 6, 2017)

- Andy Livingstone (Entire Suite Painted, Replacement of Broken Lights, New Flooring, Range Hood Installation, Repair of Interior Stairs)
- Burrard View (Entire Suite Painted, Replacement of Broken Lights)
- Elm Park - Fieldhouse (Roofing)
- Garden Park - Fieldhouse (Roofing)
- Gordon Park - Fieldhouse (Roofing)
- Hastings Community Park - Fieldhouse (Roofing)
- Maclean (New Range Hood)
- McBride Park (Entire Suite Painted, Replacement of Broken Lights, New Roof)
- Moberley (Entire Suite Painted, New Range Hood)
- Nanaimo Park (Entire Suite Painted, Replacement of Broken Lights, Replacement of Cabinet Handles)
- Oak Fieldhouse (Entire Suite Painted, Replacement of Broken Lights)
- Pandora Park (Entire Suite Painted, Replacement of Broken Lights)
- Prospect Point - Picnic Building (Roofing)
- Riley Fieldhouse (Entire Suite Painted, New Carpeting)
- Second Beach (Entire Suite Painted, New Flooring, Range Hood Installation)
- Stanley Park A-Frame (Entire Suite Painted)