



MARPOLE COMMUNITY CENTRE RENEWAL AND OUTDOOR POOL Update

Regular Park Board Meeting
Monday, June 20, 2022



- The purpose of this presentation is to provide an update to the Board on:
 - The design for Marpole Community Centre Renewal and Outdoor Pool
 - The impact of escalation and market conditions on costing
 - How staff are working together on an approach to deliver the project

Design Update



Context – Marpole Neighbourhood

- Oak Park is located near *čəsnaʔəm*, an ancient Musqueam village and burial site dating back at least 5,000 years.
- Existing Marpole-Oakridge Community Centre in Oak Park was built in 1940
- There are about 40,000 people within 2 km walking distance



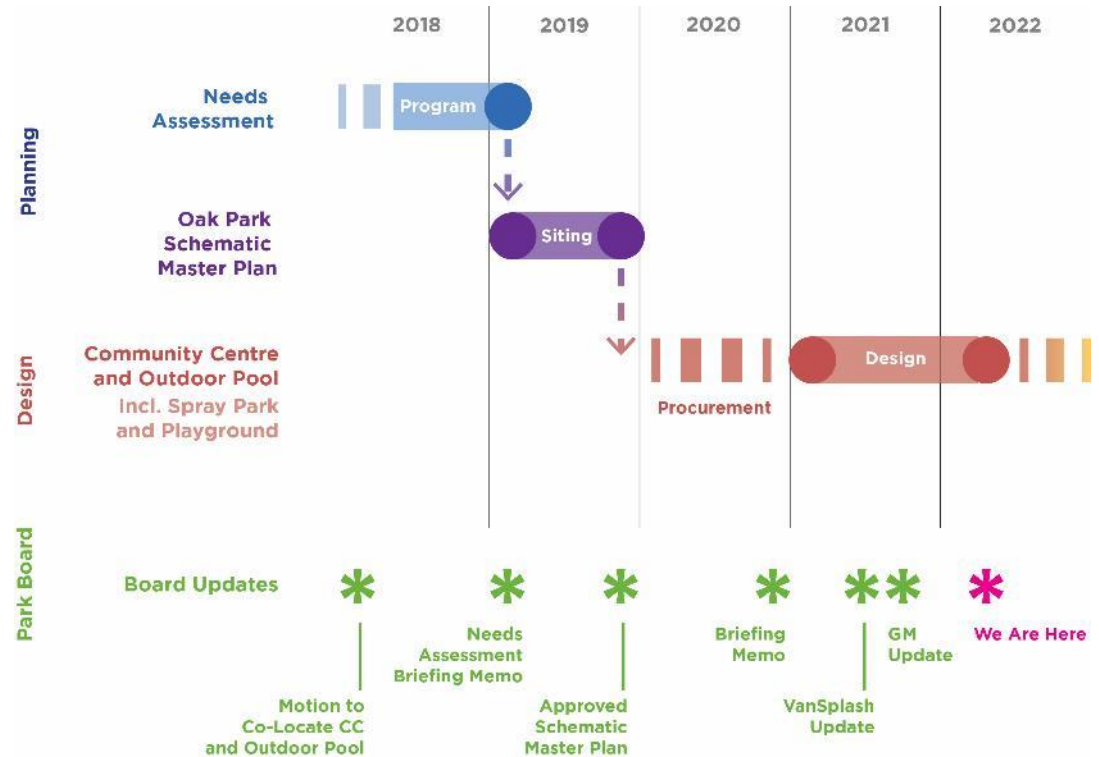
- Project led by Real Estate and Facilities Management (REFM)
- Supported by Park Board's Planning, Park Development, and Recreation staff, and Arts, Culture, and Community Services staff with the City
- In collaboration with the Marpole-Oakridge Community Association (MOCA)
- Design consultant team led by Diamond Schmitt Architects

- Motion to move forward with consultation and planning for renewal of community centre at Oak Park (2016)
- Motion to co-locate community centre and outdoor pool (2018)
- Needs Assessment (2019)
- Oak Park Schematic Master Plan (2019)
- VanSplash Aquatics Strategy (2019)
- Board Briefing Memo – contract award (2020)
- GM Report – update on schematic design (2021)

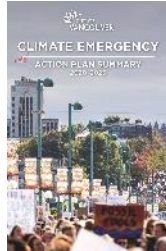
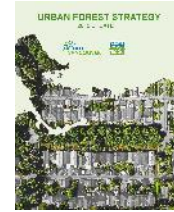


Oak Park Schematic Master Plan (2019)

- Learnings from Needs Assessment and Master Plan engagement have informed Design
- Design will be refined through Construction Documentation
- MOCA have been integral to the process



- Design Principles that respond to Policy include:
 - Reconciliation – opportunities for collaboration with Musqueam, Squamish, and Tsleil-Waututh
 - Diversity & Inclusion – uncompromising accessibility
 - Energy & Carbon – Passive House with heavy timber construction
 - Resilience – anticipate and adapt to future climate conditions
 - Community – tailored to the community's needs
 - Biophilia – connection to nature



Bird's Eye View with Existing Park as Background



Draft Design Subject to Change

Bird's Eye View with Program



Gym

Fitness Ctr

Fieldhouse

**Multi-Purpose
Rooms**

Childcare

**Outdoor
Performance
Space**

Open Space

**Restoration
Forest**

Poolhouse

**Outdoor
Pool**

Playground

Spray Park

Draft Design Subject to Change

View from Oak Street



Draft Design Subject to Change

South Entrance



Draft Design Subject to Change

Outdoor Pool Deck



Draft Design Subject to Change

View from Southeast Showing Spray Park



Draft Design Subject to Change

Outdoor Performance Space



Draft Design Subject to Change

East Entrance



Draft Design Subject to Change

North Side Recreation Program



Draft Design Subject to Change

View from Oak Park on a Rainy Day



Draft Design Subject to Change

Bird's Eye View with Existing Park as Background



Draft Design Subject to Change

2021	2022	2023- 2025	2025	2025 - 2026
Program Verification/ Schematic Design	Design Development/ Construction Documents/ Permits	Permits & Construction	Occupancy	Demolition of existing CC

Escalation and Market Conditions



Funding and Impacts on Cost Estimate

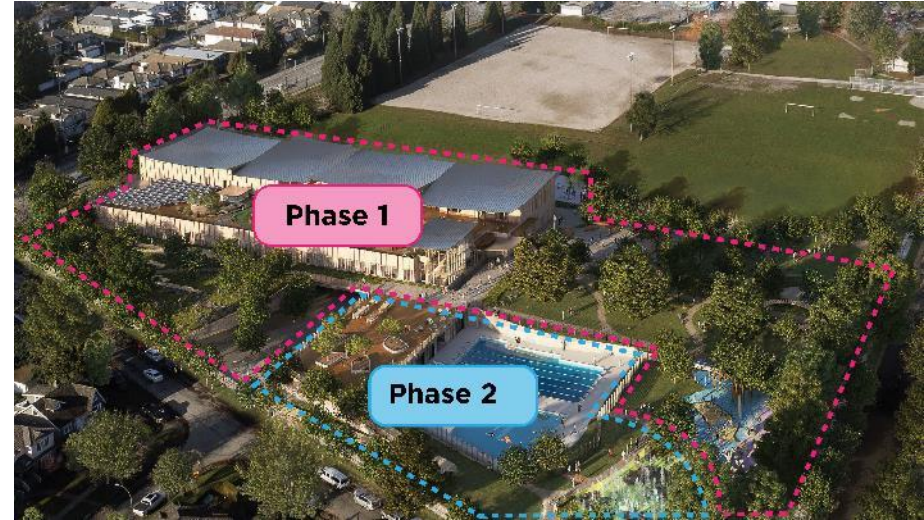
- Base funding of \$64M allocated in 2019-2022 Capital Plan
- Recent cost estimates reflect significant increases in unit rate costs due to escalation
- The last few years have been challenging and the effects cumulative

Moving Forward



Phased Approach

- Staff explored all options to fund within the current Capital Plan
- Phase 1 includes community centre, childcare, landscape, playground, and services, parking and rough-ins for the future pool
- Phase 2 will include actual construction of the pool, spray park and associated mechanical systems and change rooms and will be deferred until additional funding is available



Next Steps

- Council will consider a request for allocation of the remaining approved funding of \$64M and additional 2019-22 Capital Plan funding of \$21M to bring the total project budget to \$85M
- Project team will continue with construction documents and development permit on schedule
- Construction Manager has been engaged for pre-construction services to identify all available economies and efficiencies

