

Memo



Date: May 4, 2011
File: 1310-30
To: City Manager
From: K. Bouw, Architecture Planner, Infrastructure Planning
Subject: Design Update - Parkinson Recreation Centre Multi-Age Activity Centre

Recommendation:

THAT Council receives, for information, the report from the Architecture Planner dated May 4, 2011 regarding an update of the design for the new PRC Multi-Age Activity Centre;

AND THAT Council approves an additional \$600,000 budget to increase the size of the PRC Multi-Age Activity Centre per Scenario 3 of this Report to Council, funded from General Reserves;

AND FURTHER THAT the 2011 Financial Plan be amended accordingly.

Purpose:

Service Request #194630:

COUNCIL RESOLUTION FROM THE MAY 2, 2011 P.M. REGULAR MEETING:

THAT staff report back to Council with an update regarding the construction of the new Senior's Centre at the Parkinson Recreation Centre (PRC).

Background:

The PRC was selected in 2009 as the new site for the Water Street Senior Centre Society (WSSCS) in order to facilitate a land agreement for the new Kelowna Yacht Club (KYC) building.

The schematic design for the new PRC Multi-Age Activity Centre (MAAC) was complete in early 2011 and presented to Council on 31 January 2011. The design had changed considerably over time; originally the facility was to be fully integrated into the Parkinson Recreation Centre (PRC) so that it would also meet the requirements of the City's 2015 Canada Winter Games bid. Subsequently it was designed as a stand-alone purpose-built facility to increase the identity and self-sufficiency of the Multi-Age Activity Centre, minimize the impact on the PRC and increase the opportunity for future upgrades and addition to the PRC.

The design process was a collaboration including input from the Relocation Committee; this includes representatives of the Water Street Senior's Centre Society elected by the Society's Executive. City staff has been meeting regularly with the Relocation Committee over the past several years in order to consult on the needs of the Society and the design of the new facility.

The project has now moved into the Detail Design Phase with construction anticipated to begin this summer. The design includes an 11,000 square foot gross building area on 2 storeys. The new building has the same area and accommodates the same functions as the Water Street Senior's Centre at 1360 Water Street, although there was some reallocation of space between the various program rooms approved by the Relocation Committee. Spaces include:

- Reception and office area (smaller than existing),
- Main hall (smaller than existing),

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- Kitchen and lounge area (larger than existing),
- Activity room (larger than existing),
- Meeting room (larger than existing),
- Computer room (larger than existing), and
- Billiards (larger than existing)
- Support spaces including washrooms, storage, mechanical, etc. (similar to existing).

An open house was held on 3 March 2011 at the Water Street Senior's Centre to provide the public an opportunity to view the conceptual plans and provide comments and feedback. Approximately 60 people attended the open house and 40 comment sheets were filled out. A number of issues and concerns were identified relating to the size of the new facility in comparison to the existing. Over the past several weeks, City staff, Mayor and Council received additional letters, e-mails and phone calls identifying concerns related to the building. Minor issues related to design details that do not affect the size and form of the building are currently being addressed.

The major concerns identified include:

Building Location at the Parkinson Recreation Centre (Attachment 1)

- The relocation of the Society is a part of the planning for the construction of Phase 2 of Stuart Park and was originally proposed to create waterfront park land for the broader community and meet the needs of an active seniors group. The PRC offers a number of advantages for the society including; on site recreation centre (swimming pool, gym, multi-use rooms, fitness centre, etc.), on site park facilities (sports fields, sport courts, multi-use trails), convenient transit service and improved security.
- The early planning for the facility identified the western side of the PRC as the preferred site for the new building given the opportunity to create a separate entrance and identity for the centre, adjacency to Mill Creek, proximity to existing parking and connection to existing multi-modal trails, parking and outdoor fitness equipment. In addition, this site poses the least conflict with the future expansion of the PRC.

1. Size of the Main Hall

- The existing Main Hall is 3024 square feet (excluding storage areas and stage); the Main Hall was increased slightly in the early stages of detailed design to 2616 sf. (from 2325 sf. shown at the public open house);
- Concern has been raised by the Duplicate Bridge group, who currently play bridge each Saturday from 1pm to approximately 4pm at the Water Street Centre, that there is not adequate space available for the weeks when their numbers exceed their average of 93 players (based on attendance records from January 2010 to present);
- During early discussions with Recreation staff and the Relocation Committee it was identified that larger functions such as larger dinners, monthly pancake breakfasts and weekly bridge could be played in the Apple Room (4200 sf.) at the PRC. These activities average 20 program hours per month and discussions are ongoing;
- The sharing of PRC facilities was a part of the rationale for the location of the new Multi-Age Activity Centre to the PRC and is consistent with the recommendations of the March 6, 2006 report to Council on the Senior's Services Strategy for the delivery of programs and services. This report recommended that services for seniors be integrated into multi-age recreation facilities to maximize the programming, benefits and use of the City's recreation facilities across the population.

2. Number of washroom stalls in the new facility

- The number of washrooms is established by the requirements of the British Columbia Building Code and based on room size and occupancy loads;
- During the detailed design and in response to the expansion of the Main Hall one stall has been added to the women's washroom on the ground floor. In addition, 2 of the women's washroom stalls on the ground floor will be based on the needs of persons with disabilities

and all of the washrooms will consider the accessibility concerns highlighted by the user group.

3. Capacity to increase the number of billiards tables to 4 (the existing facility has 3)
 - The size of the billiards room has been increased during detailed design to allow for the layout of 4 tables based on the size of the tables (10ft by 5ft table playfield area) and a clearance of 5 feet around each table and additional room for seating.
4. Accessibility of the two-storey configuration
 - The building is 2 storeys and includes a central stair and elevator for access
 - As the City grows and facilities are added to our parks and recreation areas, the City will increasingly look to provide multi-storey buildings to achieve efficient site utilization;
 - The layout of the facility places the most intensively used program rooms on the ground floor in order to maximize the use of the ground floor;
 - The schematic design was presented to the Accessibility Advisory Committee in February 2011, the recommendations from this Committee are being included during detailed design to ensure accessibility requirements are met. The size of the elevator exceeds the standards identified by the Americans with Disabilities Standards for Accessible Design guidelines.
5. Availability of parking at the PRC
 - Staff have been reviewing the parking at Parkinson Recreation Centre and have been preparing seasonal parking counts to monitor the use of the parking lot and available spaces throughout the day;
 - One of the potential future conflicts is during the Saturday bridge game (starts at 1pm with players often arriving as early as 12pm for setup and socializing). There will be some overlap with the end of the winter Farmers Market (which runs from 8am to 12pm at the Parkinson Recreation Centre);
 - It has been suggested that a shared parking area will be provided at the new Multi-Age Centre for WSSCS member's use, similar to the Rutland Recreation Centre. This is an issue that will be addressed by the Recreation & Cultural Services Department who are ultimately responsible for the parking management at this site.
6. Flooring in the proposed Main Hall
 - During the open house, those that are involved in dance and fitness classes stressed the importance of a wood dance floor finish that would match the existing Main Hall;
 - The consultants are currently reviewing materials that would be suitable and compatible with the energy efficient radiant floor heating system and meet concerns over maintenance and durability given consideration to the other activities that are planned for this space.

Project Schedule

The project schedule for construction of the new MAAC was developed in consideration to the agreement with the KYC on a schedule to vacate the site. The current schedule is as follows:

- Schematic Design: October 2010 - January 2011
- Request for Proposal & Design Consultant Selection: February 2011- March 2011
- Detailed Design & Construction Drawings: March 2011 - June 2011
- Construction Tendering & Award: July 2011 - August 2011
- Construction: August 2011 - June 2012
- Building Commissioning & Final Occupancy: June 2012

Financial/Budgetary Considerations:

Council approved \$3.2M for the project as a part of the 2011 Capital Budget. On 31 January 2011 Council approved an additional \$277,000 of funding for site landscaping and circulation, replacement kitchen equipment and additional storage capacity for public programming needs. The current total budget is \$3.477M.

In order to address the concerns regarding the size of the Main Hall the following scenarios have been prepared. The increase in the building area will also result in additional costs for structural enhancements due to the increased span, increase in the electrical service, increased mechanical system requirements and additional washroom facilities required by Code as the floor area increases.

Scenario 1: No increase to the Main Hall from 2612 sf.

- Continue design and construction of the existing layout. The consultant has shown that the Main Hall, as currently designed, accommodates 100 bridge players;
- Negotiations between the City and the Society would continue with the intent of coming to a mutually acceptable solution for the Duplicate Bridge and other larger special events; this could include scheduling changes to increase flexibility;
- Additional costs for this option include the change to the flooring in the Main Hall estimated at \$50,000;
- Concerns were raised by the Duplicate Bridge group regarding lighting in the Apple Room; improvements to the lighting levels to a higher standard (two to three times that of a standard building and as considered appropriate for a senior's facility) are estimated at \$40,000.
- The total costs associated with these improvements are estimated at \$90,000.

Scenario 2: Increase the building layout by approximately 600 square feet

- This option would increase the Main Hall to slightly above the size of the existing Water Street Senior's Centre (status quo);
- This option would allow for the setup of 30 duplicate bridge tables or 120 players which is the current highest attendance levels;
- The costs associated with this option are estimated at \$380,000.

Scenario 3: Increase the building layout by approximately 1000 square feet

- This scenario would accommodate future growth and all changes to the originally approved program functions;
- This option would allow for the setup of 35 duplicate bridge tables or 140 players;
- The costs associated with of this option are estimated at \$600,000.

Staff recommends Scenario 3 above. Since this facility will be programmed for use by the general public when it is not scheduled for senior's activities, the additional space would be available to the benefit of the community as a whole and increase the flexibility of multi-age recreation programming at the PRC.

This change to the design of the MAAC will result in a minimum 4-week delay to the project schedule. If the minimum delay can be met and there are no further delays for any reason, staff feel that the City's obligations to the KYC can still be met.

Internal Circulation:

Director, Recreation & Cultural Services

Director, Real Estate & Building Services

Director, Financial Services

Manager, Utility & Building Projects

Manager, Strategic Land Development

Considerations not applicable to this report:

Legal/Statutory Authority

Legal/statutory Procedural Requirements

Technical

External Agency/Public Comments

Requirements

Community & Media Relations Comments

Alternate Recommendation

Existing Policy:

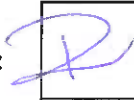
Personnel Implications

Submitted by:



K. Bouw, Architecture Planner

Approved for inclusion:



R. Cleveland, Director, Infrastructure Planning

Attachments:

1. Site Plan

cc: General Manager, Community Sustainability
General Manager, Community Services
Director, Recreation & Cultural Services
Director, Real Estate & Building Services
Director, Design & Construction Services
Director, Civic Operations
Director, Financial Services
Director, Communications & Media Relations



ATTACHMENT 1:
Site Plan

**DESIGN UPDATE
PARKINSON RECREATION
CENTRE
MULTI-AGE ACTIVITY CENTRE**

