

Memo



Date: July 6, 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 July 6, 2011 regarding the Design Update - Parkinson Recreation Centre Multi-Age Activity Centre.

Purpose:

COUNCIL DIRECTION FROM THE MAY 9, 2011 P.M. REGULAR MEETING: (SR#195242)
THAT staff report back to Council on the final design of the Parkinson Recreation Centre Multi-Age Activity Centre at an open Council Meeting.

Background:

On May 9, 2011, Council approved a \$600,000 budget increase to the MAAC in response to a series of concerns from members of the Water Street Senior Centre Society (WSSCS) regarding the proposed building design. The main concerns that were identified include;

- Size of the Main Hall
- Number of washrooms
- Layout of the billiards room
- Accessibility of the building
- Designated parking at the Parkinson Recreation Centre (PRC)

Following the Council recommendation, staff and the consulting team have revised the building plans to address these issues.

Universal Accessibility

Since May 2011, the design of the building and the upgrades to the facility have made specific reference to the needs of the wider community in relation to universal accessibility.

Staff and the architect have presented the building design to the Accessibility Advisory Committee (AAC) on two occasions (1 February 2011 and 7 June 2011) and have incorporated design features to promote universal accessibility based on recommendations of the Committee, including;

- Sliding entry doors that provide ease and convenience of access and egress for users at all mobility levels;
- Minimum widths and circulation required in and around the elevator and the position of operation and emergency buttons;
- The layout of the reception area and lounge;
- The design and layout of washroom stalls, the swing of doors and the position of fixtures; and
- Layout and configuration of parking stalls.

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Main Hall

The Main Hall is 3451 square feet. This is an increase of 835 square feet from the previous plan. This provides better accommodation for the needs of user groups including the programs with larger space requirements, such as; duplicate bridge, carpet bowling, ballroom dancing, and all fitness programs.

Main Hall Flooring

City staff and the consulting team have been working with the WSSCS Relocation Committee and representatives of the dance groups in the selection of appropriate flooring materials for the proposed recreation programming of the Main Hall.

The project team is currently working through a system that includes a suspended wood floor over a radiant heating system, supported on a concrete slab. The proposed system provides a suitable medium for the transfer of heat, a wood surface and the "bounce" required for dance and other activities held in the Main Hall.

During the detailed design phase further investigation into flooring suitability, detailing and testing will be undertaken.

Kitchen

The location of the kitchen has been moved to the centre of the building in order to provide a better connection between the kitchen and the Main Hall and lounge space for senior's activities community programming and rentals.

Washrooms

The size and the number of washroom stalls have been increased as identified by the user groups as a significant requirement of the new facility. Three women's washroom stalls have been added to the building (2 on the ground floor, one on the second storey) and 2 men's urinals have been added (one on each floor).

An additional request has been made by the WSSCS Relocation Committee for an additional men's stall on each floor. This request is being worked through in the detailed design phase of the project.

Storage

Storage areas throughout the building have been designed to accommodate the needs of the Society as well as community recreation programs and rentals. To serve this purpose, lockable storage areas have been divided into 3 categories; storage areas for shared use (including tables and chairs), storage for the Senior's Society and storage for community recreation programs.

A detailed storage list including equipment lists will be provided during the detailed design phase of the project.

Billiards Room

The design of the billiards room has been based on standards outlining required setbacks and circulation and allows for additional space for seating and cue storage. Based on user feedback at the public information session, a card table area is being looked at in the detail design phase.

Building Security

The design of the building allows for each room and floor to be locked down when not in use for security reasons and to prevent vandalism. In addition, the building reception desk has been positioned to provide clear views to publicly accessible building entrances, the stairway and the elevator accessing the second floor.

Parking at the Parkinson Recreation Centre

Staff have reviewed the Bylaw requirements for parking in the new facility and has received approval from Land Use Management and the Building & Permitting for the new facility based on the current allotment of parking stalls available at the PRC.

Parking counts have been undertaken at the facility over the past 12 months and have shown few issues in relation to the availability of adequate parking for the new and existing facility. At this time there are no plans to create designated parking, however, once the facility is opened, staff will monitor parking availability to determine suitable measures for the Society.

An additional 4 parking stalls for persons with disabilities have been created directly in front of the entrance to the new facility.

High Performance Building

The design of the building continues to promote energy efficiency and the reduction of GHG emissions and life cycle operating costs through the following design approaches;

- Integrated design of building architecture and mechanical systems,
- A central solar chimney to provide a path for natural ventilation and air movement through the building,
- Two, 5-ton air to water heat pumps to create chilled water in the summer and hot water in the winter months,
- Passive solar heating,
- Natural daylighting,
- Passive ventilation,
- Radiant floor heating,
- Operable windows and user controls with sensors that are integrated with the building's mechanical systems.

Public Information Session

A public information session was held on Thursday, 23 June 2011. The session included a formal presentation including a detailed description of the background to the project as well as illustrations and videos of the revised building plans using colour graphics and 3-dimensional videos. The purpose was to provide information to clarify the concerns expressed since the presentation to Council on 9 May 2011.

Project Schedule

The project schedule for construction of the new MAAC was developed in consideration to the agreement with the Kelowna Yacht Club (KYC). The KYC is designing a new facility that will be located on the current WSSCS site once the WSSCS has been relocated and the existing building has been demolished. The current construction schedule for the MAAC has been updated to account for the setbacks associated with the design changes approved in May 2011. The tentative schedule is as follows:

- Schematic Design: October 2010 - June 2011
- Detailed Design & Construction Drawings: June 2011 - August 2011
- Construction Tendering & Award: August 2011 - September 2011
- Construction Award: 1 October 2011
- Construction: October 2011 - August 2012
- Building Commissioning & Final Occupancy: September 2012

Internal Circulation

Project Engineer / Utility & Buildings Project Management

External Agency/Public Comments

The WSSCS Relocation Committee has endorsed the updated layout and design of the building (Attachment 3) and have provided City staff with further comments based on the Public Information Session drawings. This input will be considered during the Detailed Design Phase of the project.

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. On 9 May 2011 Council approved an additional \$600,000 for further expansion to the building. The current total budget is \$4.077M and is within the latest project estimate.

City staff will develop an appropriate new furniture and equipment list for the building that will be forwarded to Council as a request in the 2012 Capital Budget.

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
Existing Policy
Personnel Implications
Community & Media Relations Comments
Alternate Recommendation

Submitted by:



~~FOR~~ K. Bouw, Architecture Planner

Approved for inclusion:

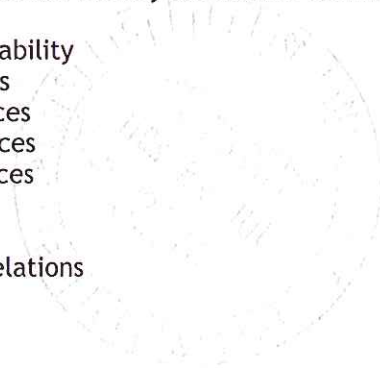


R. Cleveland, Director, Infrastructure Planning

Attachments:

1. Site Plan
2. Building Plans
3. Letter from the Water Street Senior Centre Society Relocation Committee

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



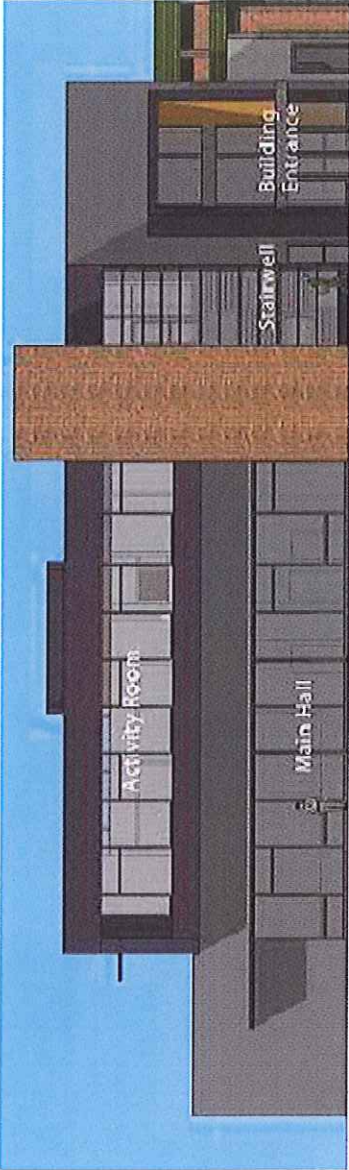
ATTACHMENT 1: Site Location Plan



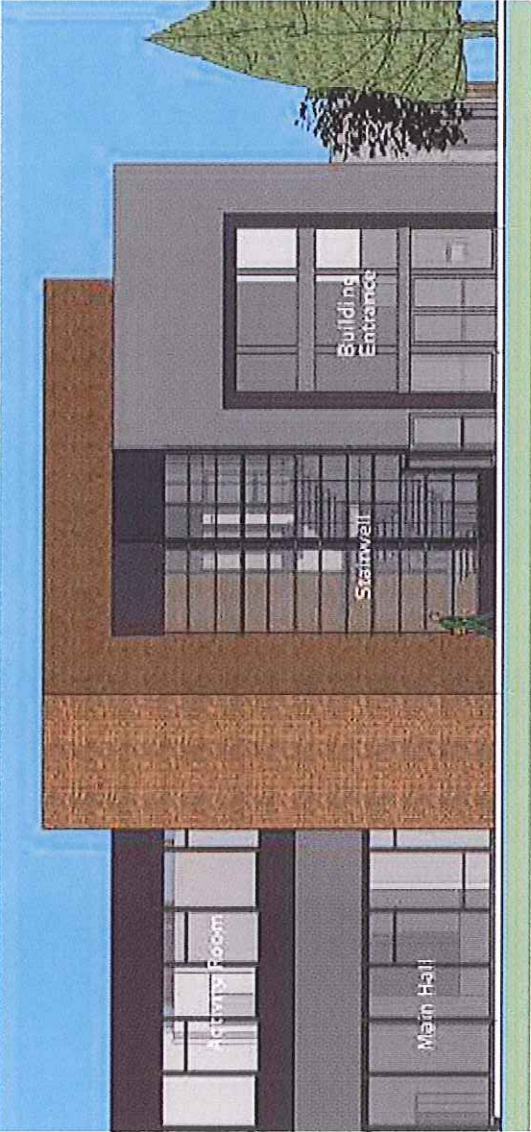
ATTACHMENT 2: Revised Schematic: Ground Floor Plan



ATTACHMENT 2: Revised Schematic: South Elevation with detail of Entrance



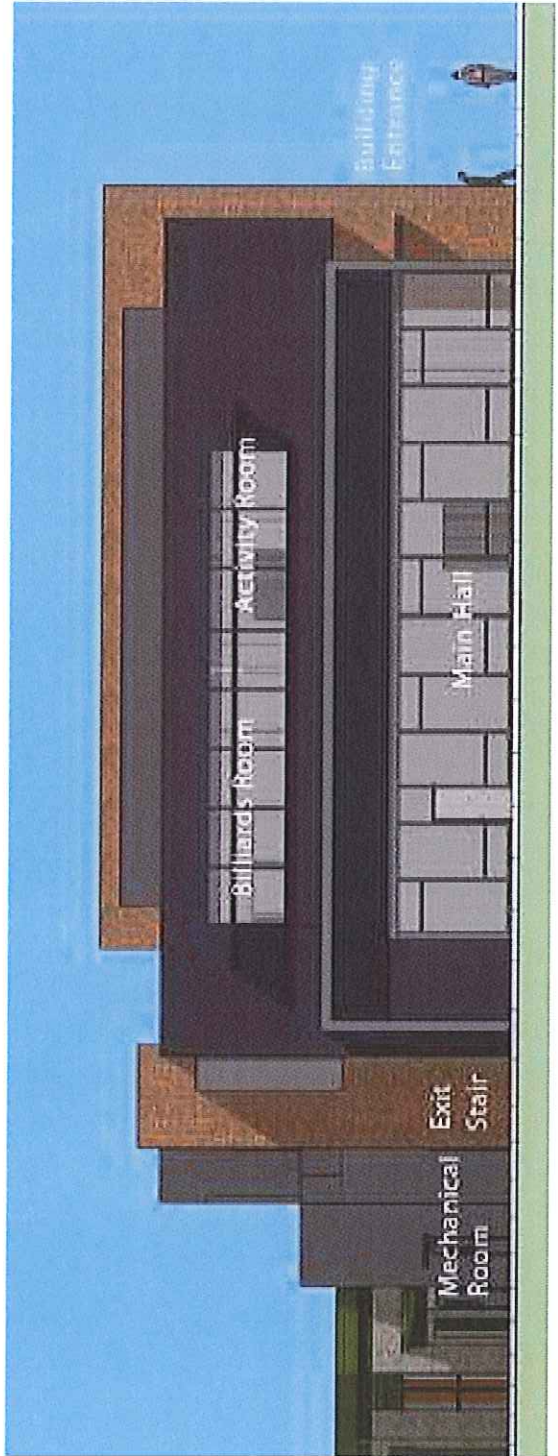
South Elevation



ATTACHMENT 2: Revised Schematic: North & West Elevations



North Elevation



ATTACHMENT 2: Revised Schematic: Views from South-east and West



Building Entry - View from Southeast



ATTACHMENT #3:

Letter from the Water Street Senior Centre Society Relocation Committee

From: carole bridges [mailto:cw_bridges@hotmail.com]

Sent: Wednesday, June 29, 2011 6:11 PM

To: Kristine Bouw; Chris Bischoff; Carole H. Bridges

Subject: Letter as requested

Water Street Senior Centre,
1360 Water Street, B.C.

June 29th., 2011

Dear Ms. Bouw,

I am sending this letter on behalf of the Water Street Centre Design and Relocation committee to express our continuing support of the city staff and the architect/consulting team we have been working with since the fall of 2010 on the plans for the new multi-use building located next to Parkinson Recreation Centre. This building will become a vibrant home for the many active seniors in Kelowna. Since the March Open House we have received a great deal of feedback from the public and from the members of our committee which has successfully resulted in additional funds being allocated to this building and many positive changes being made to the original schematic drawings.

All requests for enough space for the activities we presently offer and some new ones at the centre were carefully considered and implemented. It was especially gratifying to observe the team meeting with those members of our centre with the most knowledge of certain areas i.e. billiard room, kitchen and computer lab to name a few and relying on their expertise.

The information given to the large group present at the Open House held on Thursday, June 23rd at Water Street Centre was an excellent presentation. Plans of every part of the building were displayed and each one highly visible. The on screen power point program took us through every aspect of the designs for the new building. The virtual tour wowing all of us. Those speaking to the audience were well prepared and highly professional in their demeanor. The question and answer period was handled very well.

We have enjoyed our many sessions with team. We hope to continue this successful partnership until the building opens.

Thank you,

(sent by e-mail)

Carole Bridges (committee chair)

committee: C. Bischoff,

as of July, 2011 - J. Bohn, L. Kelly

DESIGN UPDATE

MULTI-AGE ACTIVITY CENTRE @ PARKINSON RECREATION CENTRE



Council Presentation, 2011.07.11




PROCESS

- ▶ 2009 - The PRC is selected as the new site for the WSSCS
- ▶ October 2009 - Relocation Committee signs off on location at PRC & preliminary concept plan
- ▶ January 2011 - Relocation Committee signs off on Schematic Design & High Performance building design
- ▶ 31 January 2011 - presentation of Schematic Design to Council
- ▶ 3 March 2011 - Open House at Water Street Senior's Centre
- ▶ 9 May 2011 - Council approves additional \$600k budget to increase building size & building design is revised
- ▶ 23 June - Public Information Session at Water Street Senior's Centre




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PROCESS (CONTINUED)

- ▶ Regular meetings with Relocation Committee throughout process
- ▶ 2 presentations to the Accessibility Advisory Committee
- ▶ Meetings with User Groups
 - ▶ Carpet bowling
 - ▶ Duplicate Bridge
 - ▶ Aerobics class
 - ▶ Dance groups
 - ▶ Kitchen volunteers
 - ▶ Observation of billiards, lunch program, aerobics class, tai chi class

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DRAWING UPDATES BASED ON 9 MAY 2011 COUNCIL DIRECTION

1. **Size of the Main Hall**
 - The Main Hall has been increased to 3450 sf. (an increase of 835 sf.)
2. **Number of Washrooms in the New Facility**
 - 3 women's washroom stalls have been added (2 on ground floor, one on second storey)
 - 2 men's urinals added (1 on each floor)
 - An additional request has been made for an additional men's stall on the ground floor (the architect is currently working on reviewing this request)
3. **Pool Room Layout**
 - Sizes have been reviewed based on standards
4. **Accessibility of the two-storey configuration**
 - City staff & the architect have presented to the Accessibility Advisory Committee twice (in February and in June 2011) and have incorporated design features to promote universal accessibility including sliding front entrance doors, design of elevators and circulation areas and the provision of additional PWD parking in the front of the building

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DRAWING UPDATES BASED ON 9 MAY 2011 COUNCIL DIRECTION

5. **Designated Parking at the Parkinson Recreation Centre**
 - Parking counts have been undertaken at the facility over the past 12 months and have shown few issues in relation to suitable parking for the facility
 - There is no plans to create designated parking, however once the facility is opened staff will monitor parking availability to determine suitable measures
6. **Flooring in the Main Hall**
 - Staff and the consulting team have been researching suitable flooring systems and have been discussing the requirements with the Relocation Committee and representatives from the dance groups active at the WSSC
 - Further detail of the proposed wood floor system will be presented in this presentation

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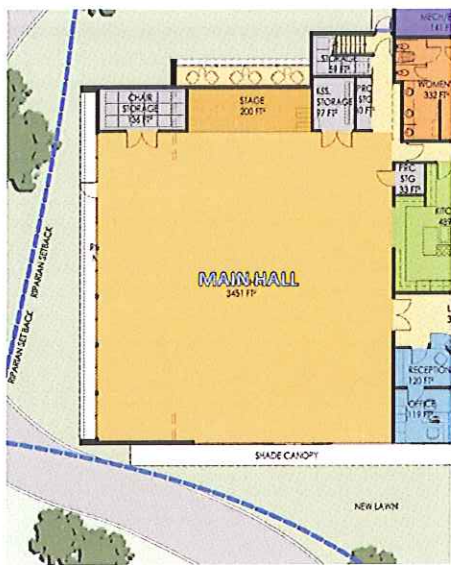
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BUILDING INFORMATION

- ▶ Building is a 13,200 gross floor area (gfa) (includes internal spaces and external walls)
- ▶ Ground Floor 7,597 gfa.
 - Reception / Entrance
 - Lobby
 - Kitchen
 - Main Hall
 - Washrooms
- ▶ Second Floor 5,555 gfa.
 - Activity Room
 - Billiards Room
 - Computer Room
 - Washrooms
 - Meeting Room

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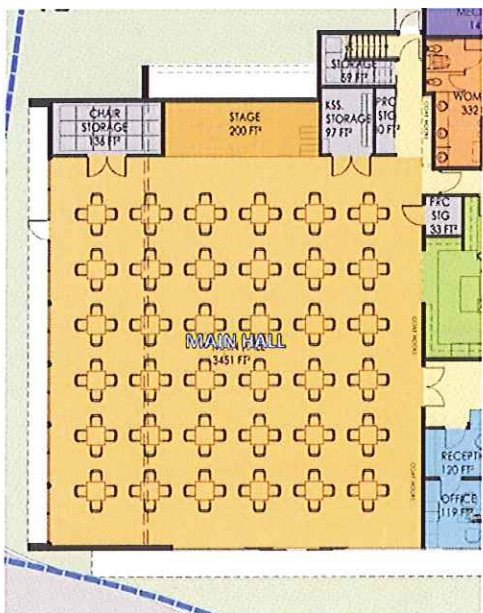




MAIN HALL

- ▶ Views to Mill Creek
- ▶ Dance floor surface over radiant heating
- ▶ Sliding doors to south lawn
- ▶ Operable windows to allow cross ventilation for passive cooling creates a more sustainable cooling system
- ▶ South facing windows reduce winter heating costs
- ▶ Storage for chairs, banquet and bridge tables, carpet bowling equipment, score boards and exercise equipment
- ▶ 40 lineal feet of coat storage

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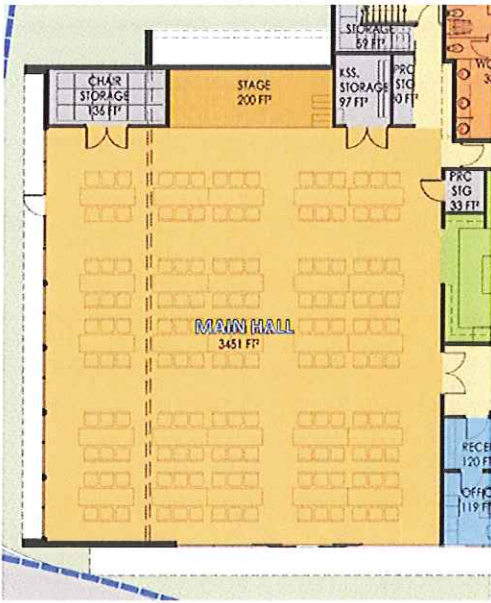


MAIN HALL

DUPLICATE BRIDGE LAYOUT

- ▶ Accommodates 36 tables
- ▶ Suitable for layout of bridge game into 3 sections for competitive play
- ▶ Kitchen service through roller window

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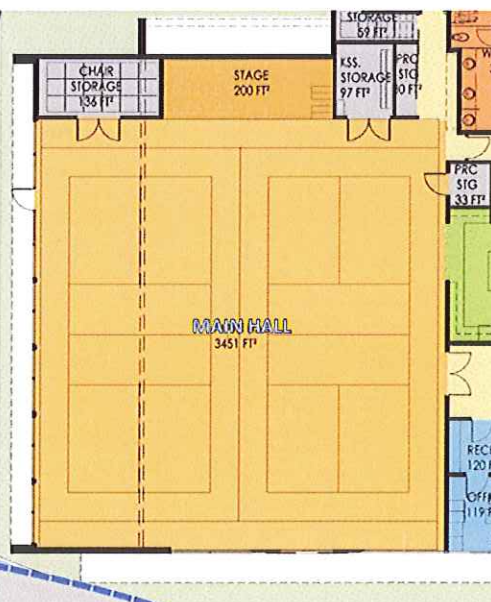


The floor plan shows a large central area labeled 'MAIN HALL 3451 FT²' filled with rows of tables and chairs. To the top left is 'CHAR. STORAGE 138 FT²'. To the top center is 'STAGE 200 FT²'. To the top right are 'K.S.S. STORAGE 97 FT²' and 'PRC. STG 80 FT²'. On the right side, there are 'PRC. STG 33 FT²', 'RECEP. 120 FT²', and 'OFFICE 119 FT²'. A 'WC' is also indicated near the top right.

MAIN HALL BANQUET LAYOUT

- ▶ Seating for 150
- ▶ Easy access to kitchen and washrooms
- ▶ Bar service through roller window to kitchen

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The floor plan shows the same 'MAIN HALL 3451 FT²' area, but instead of tables and chairs, it is divided into two large rectangular courts. The surrounding rooms and storage areas are identical to the banquet layout.

MAIN HALL PICKLEBALL LAYOUT

- ▶ 2 Pickleball courts
- ▶ 12' Ceiling height clearance

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MAIN HALL CARPET BOWLING LAYOUT


- ▶ 6 carpet bowling mats (either orientation)
- ▶ Storage for carpet bowling equipment under stage

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MAIN HALL

- ▶ Dance floor and in-floor radiant heat system



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KITCHEN

- ▶ Central kitchen accessible to both Lounge and Main Hall
- ▶ 8ft long serving window to Main Hall
- ▶ 6ft long serving counter to Lounge
- ▶ Ample freezer and fridge space
- ▶ Dishwasher and bussing area within easy access of door
- ▶ 70 ft of lineal counter space and storage
- ▶ 44ft of lineal upper storage
- ▶ Bank of wall ovens away from heavy traffic path
- ▶ Trolley storage close to door
- ▶ Griddle and stove in central and within easy access to both serving windows

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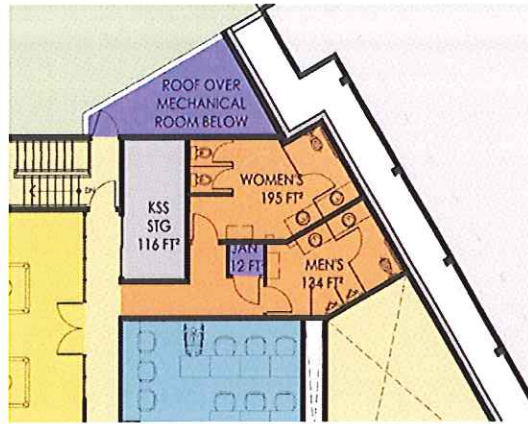
WASHROOMS

- ▶ Women's washroom includes 6 stalls (2 stalls for PWD)
- ▶ Men's washroom includes 1 accessible stall and 3 urinals
- ▶ Additional stall for PWD as per BCBC
- ▶ Accessible washroom design and layout was developed through discussions with the Accessibility Advisory Committee (door swings, sink within washroom, grab bars, circulation etc.)
- ▶ Include baby change stations

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WASHROOMS

- ▶ Women's washroom includes 3 stalls (1 stall for PWD)
- ▶ Men's washroom includes 1 accessible stall and 2 urinals
- ▶ Accessible washroom design and layout was developed through discussions with the Accessibility Advisory Committee (door swings, sink within washroom, grab bars, circulation etc.)
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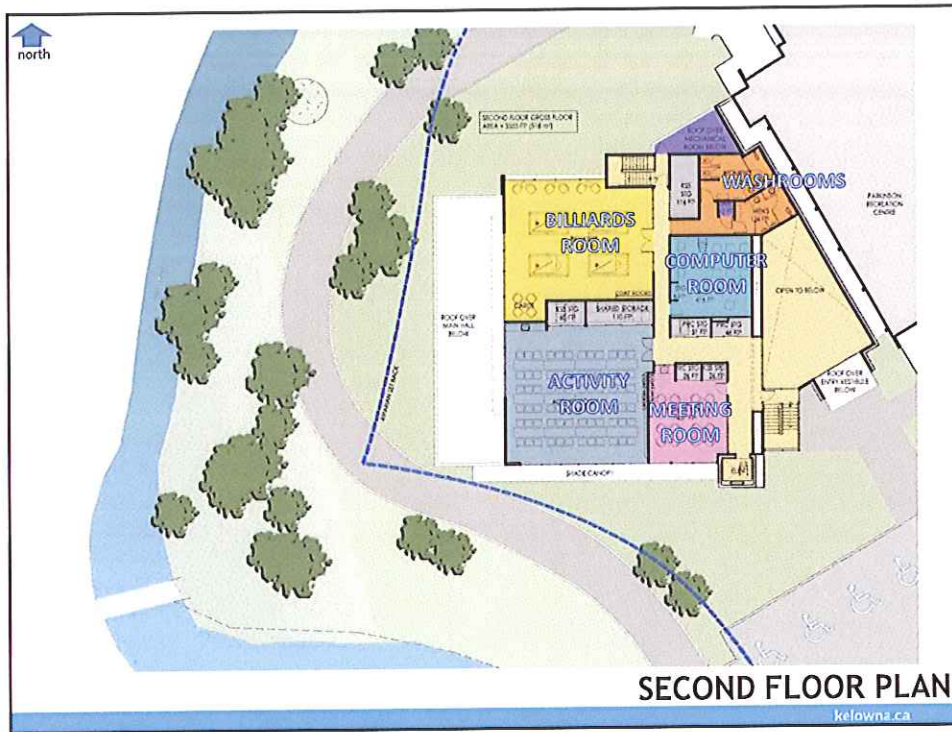
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STORAGE

- ▶ Divided into 3 categories: 1. shared storage (tables & chairs), 2. Senior Society storage & 3. Recreation & Culture storage for community programs
- ▶ Included a detailed review of storage needs in the facility
- ▶ Will be updated in detailed design

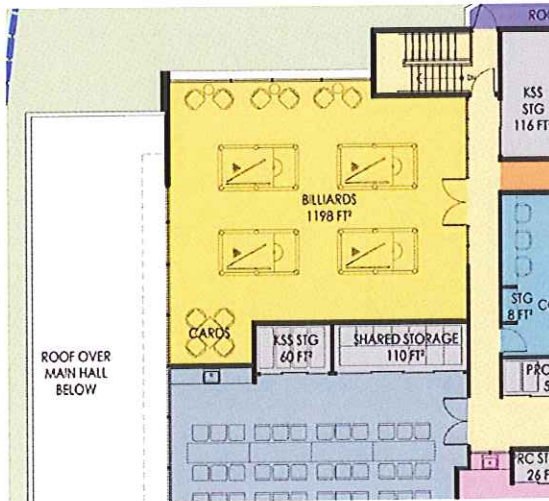


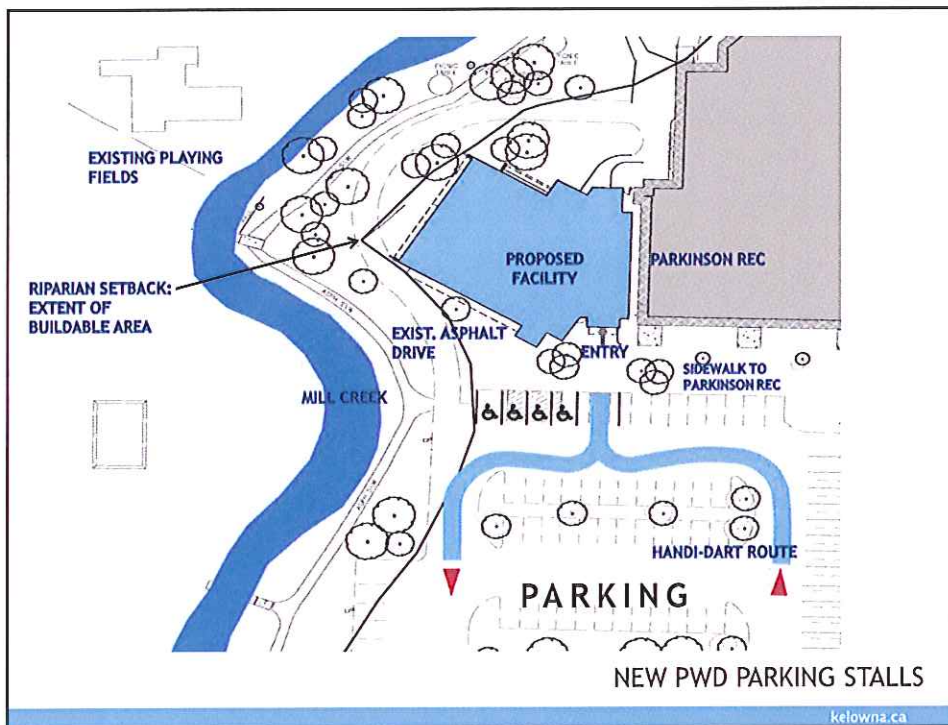
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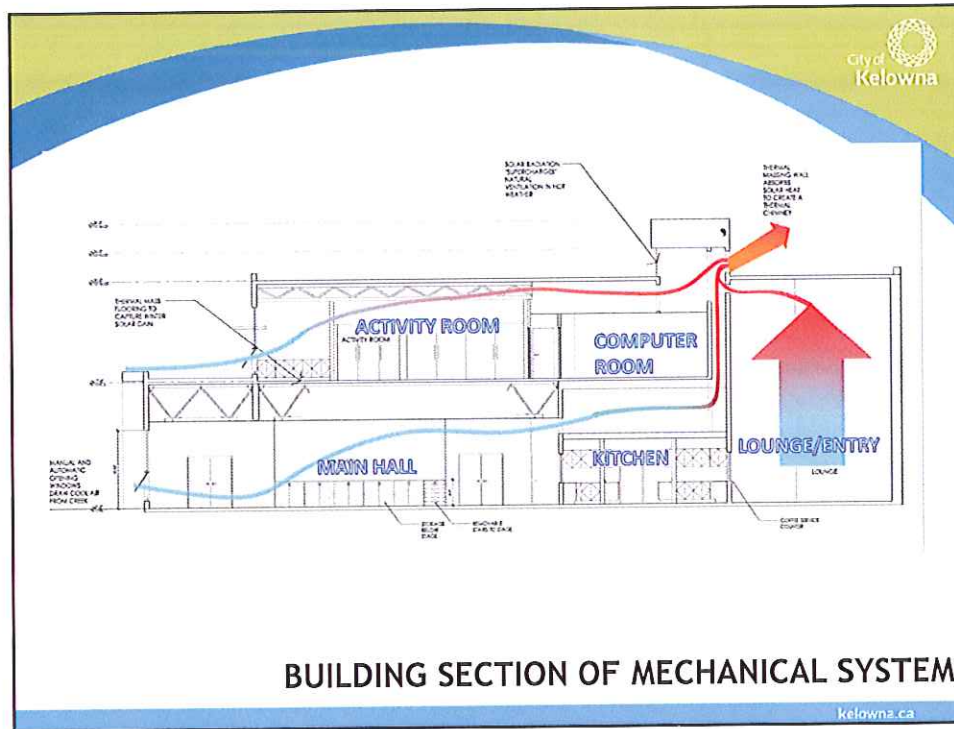


BILLIARDS ROOM

- ▶ Accommodates 4, 10'4" x 5'10" billiard tables with a minimum of 5' between each table and 6' to adjacent walls
- ▶ 8' between billiard tables and wall at seating area
- ▶ Card table area overlooking Mill Creek
- ▶ View over North playing fields and Mill Creek
- ▶ Updates currently underway for card room layout options
















NEXT STEPS

- ▶ Project is moving into detailed design with the scheduled start of construction set for fall 2011
- ▶ Construction will last approximately 12 months
- ▶ City staff will continue to work with the elected Relocation Committee from the WSSCS
- ▶ Building Commissioning & Final Occupancy scheduled for September 2012

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THANK YOU

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ATTACHMENT 1: Site Location Plan



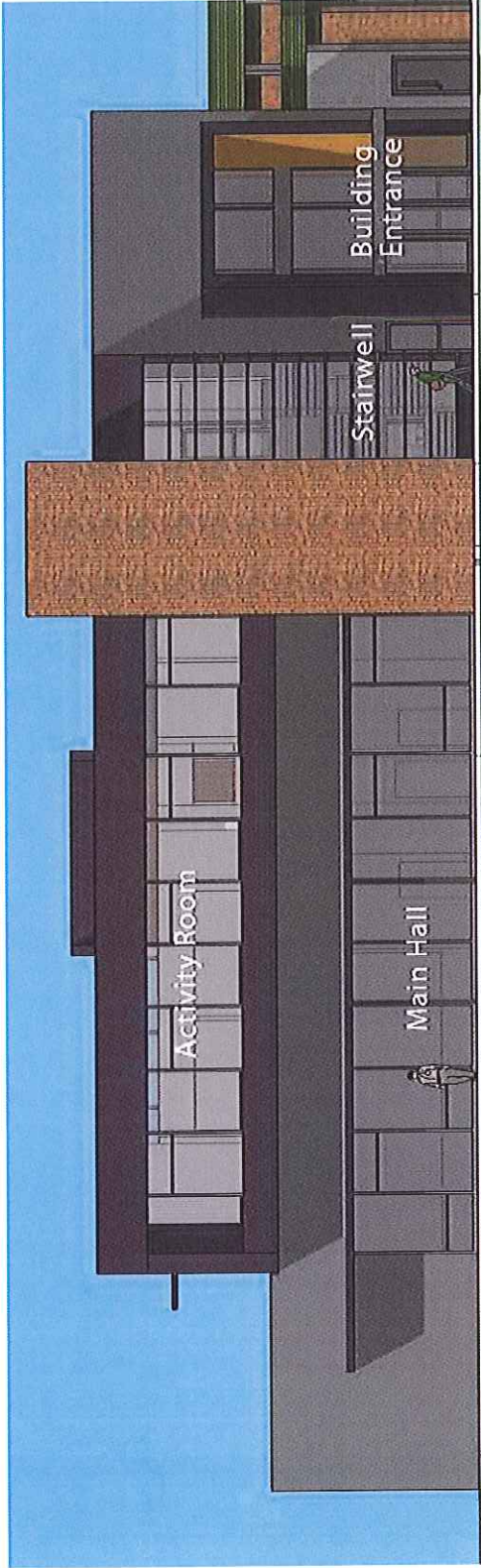
MAIN FLOOR GROSS FLOOR AREA = 7897 FT² (719m²)

ATTACHMENT 2: Building Plans
Ground Floor Plan

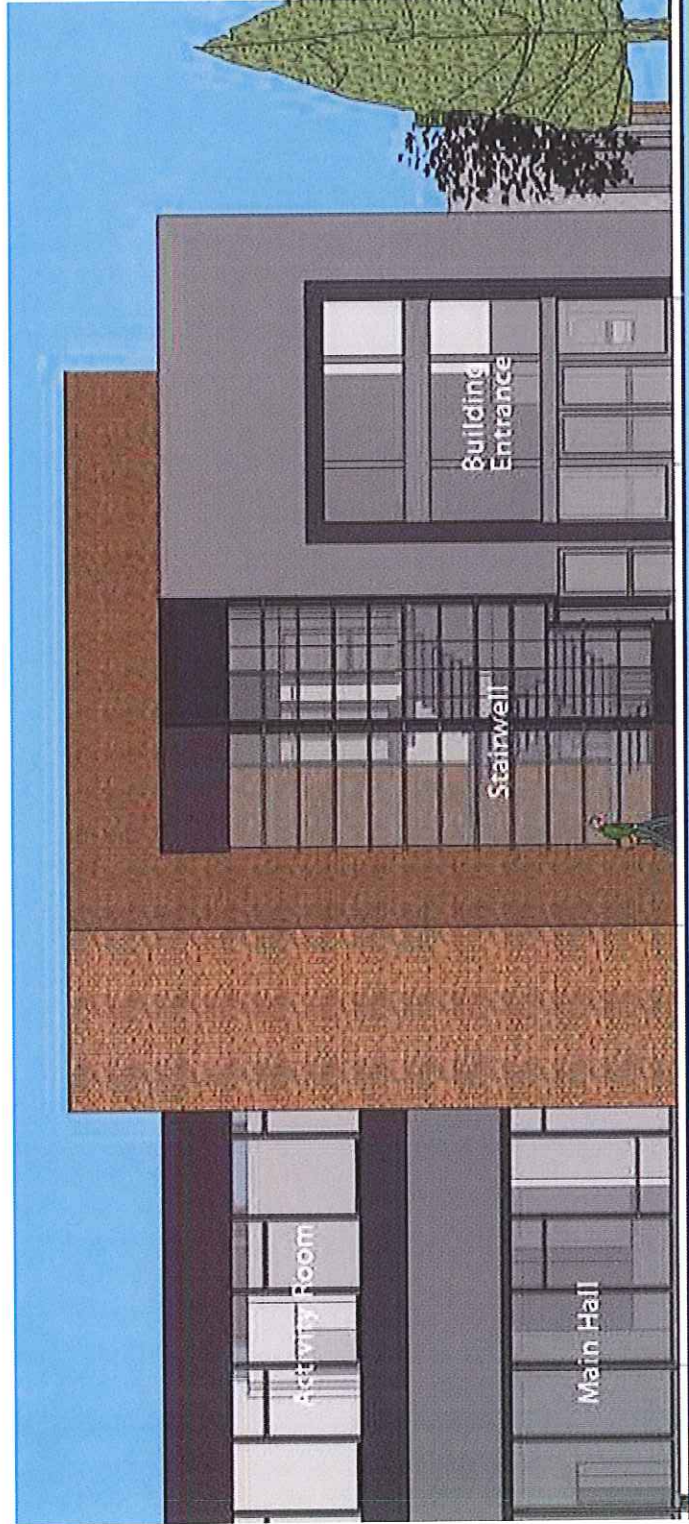


SECOND FLOOR GROSS FLOOR AREA = 5555 FT² (516 m²)

ATTACHMENT 2: Building Plans
Second Floor Plan

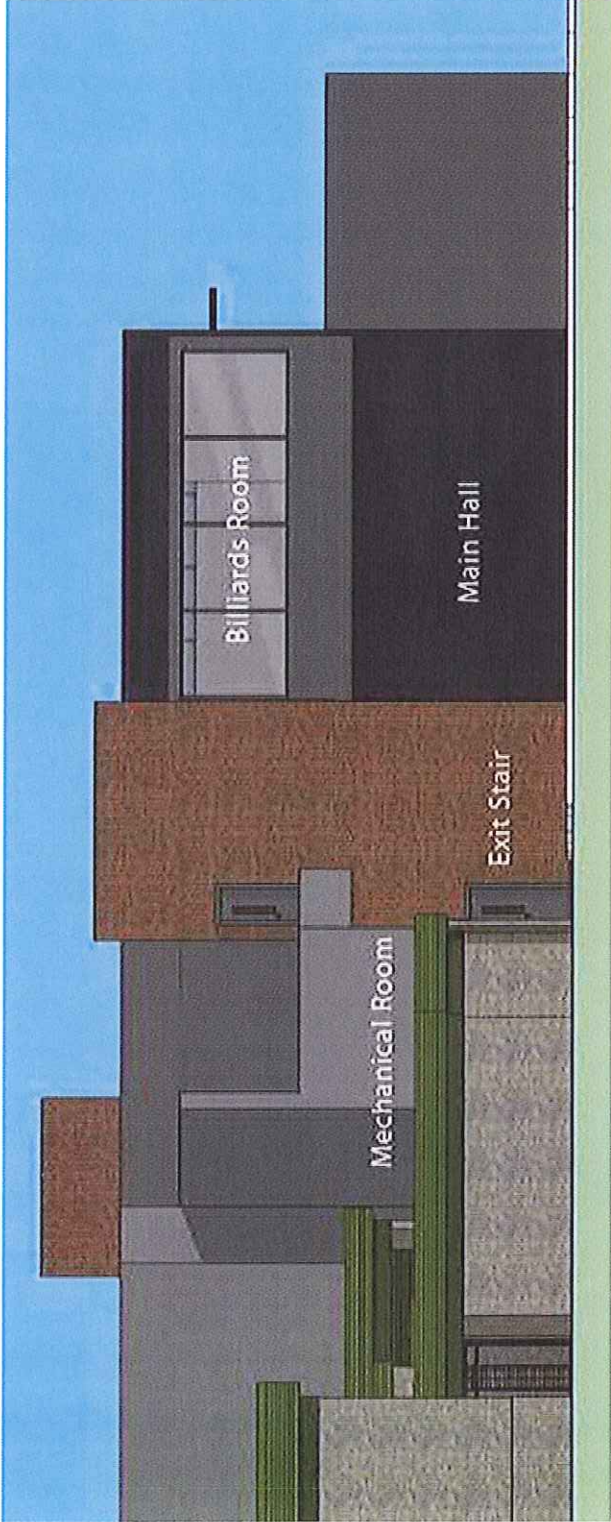


South Elevation

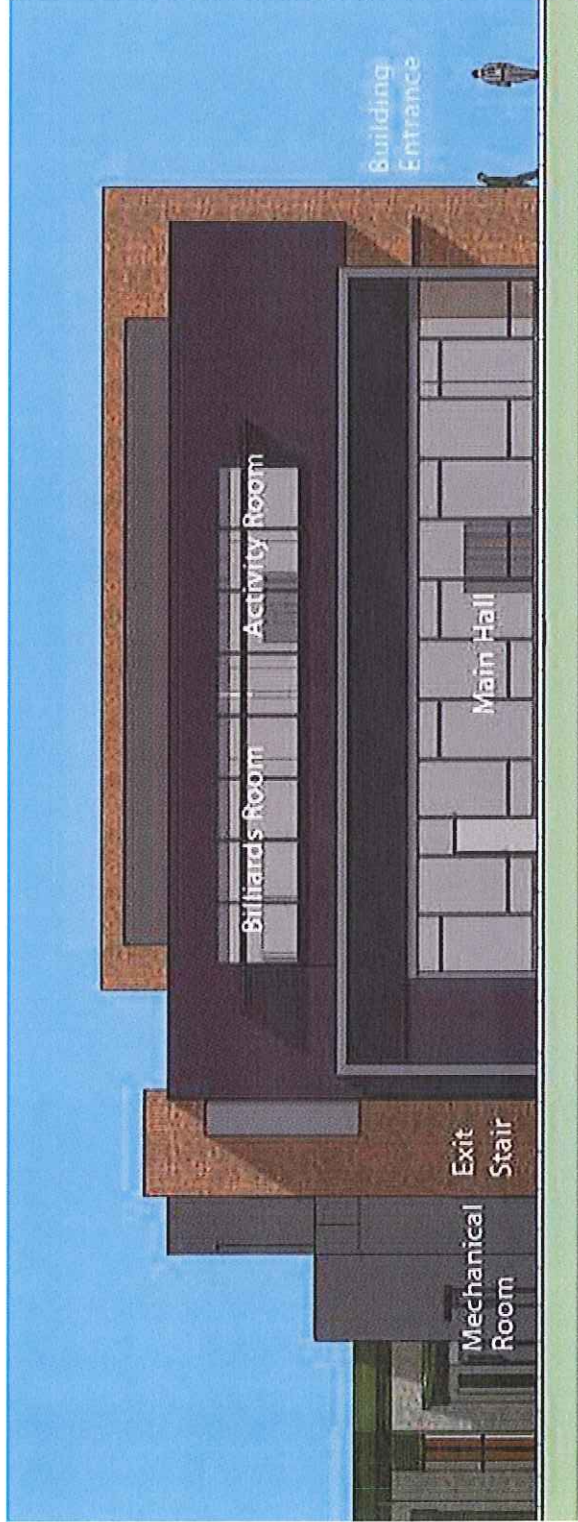


South Entry Elevation

ATTACHMENT 2: Building Elevations



North Elevation

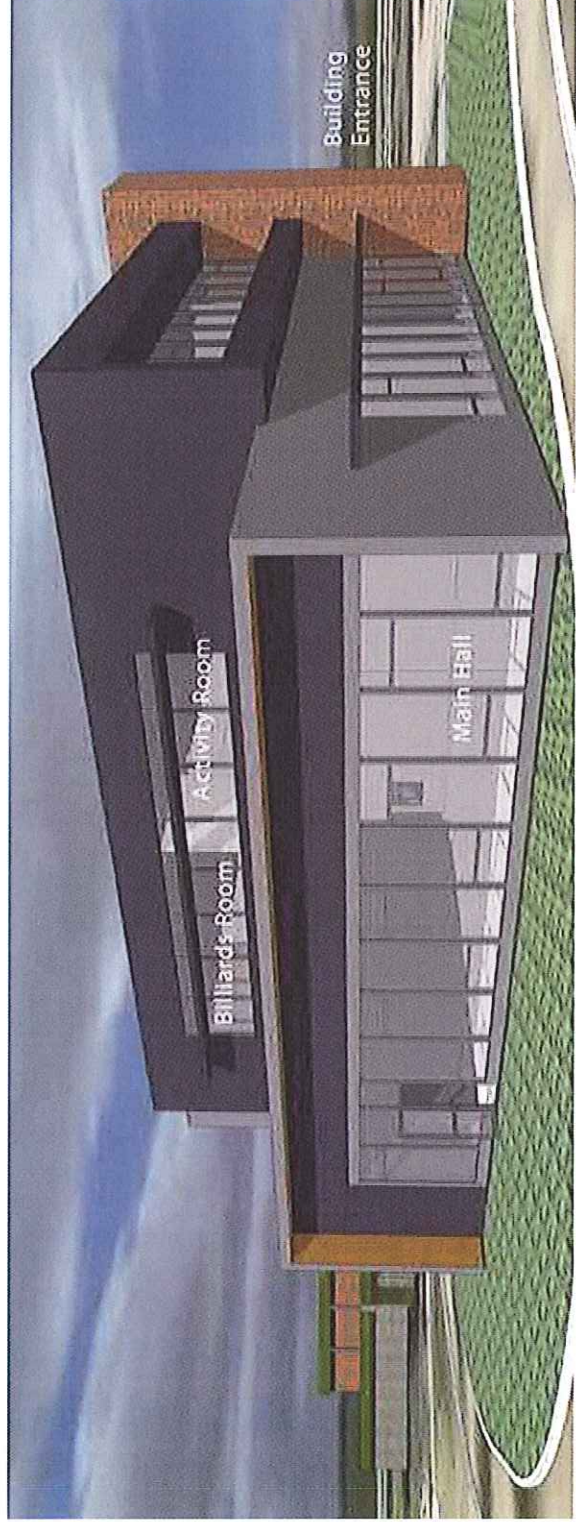


West Elevation

ATTACHMENT 2: Building Elevations



Building Entry - View from Southeast



View from West

ATTACHMENT 2: Building Illustrations