



To: Richmond City Council
From: Mayor Malcolm D. Brodie
Chair, General Purposes Committee
Date: March 23, 2006
File:
Re: OVAL UPDATE

The General Purposes Committee, at its meeting held on Monday, March 20th, 2006, considered the attached reports, and recommends as follows:

Committee Recommendation

- (1) That a brief description of all Oval related reports that were channelled through to the three advisory committees and/or Council, that do not meet in-camera criteria be made available for public viewing in the City Clerk's Department or other appropriate location at City Hall; and*
- (2) That a chronological record of all Oval related motions passed by Council that do not meet in-camera criteria be provided as part of the Oval information package.*
- (3) That City staff prepare an exhaustive and complete report on all costs of Council and staff time and travel to date relating to the Olympic Oval, similar to the analysis completed after the 2002 Tall Ships event.*

Mayor Malcolm D. Brodie, Chair
General Purposes Committee

Attach. (2)

VARIANCE

Please note that the Committee added Part (3); that the following was recommended for the 'Oval Information' report:

- (1) That all Oval related reports that do not meet in-camera criteria be made available for public viewing in the City Clerk's Department or other appropriate location at City Hall; and
- (2) That a chronological record of all Oval related motions passed by Council that do not meet in-camera criteria be provided as part of the Oval information package.; and

that the following was recommended for the 'ROO-Geotechnical Reporting' report:

That the report (dated March 20th, 2006, from the Director, Major Projects, and the Director, Richmond Olympic Business Office), regarding the ROO – Geotechnical Reporting, be received for information.

March 20, 2006

To: General Purposes Committee

From: Councillor Evelina Halsey-Brandt

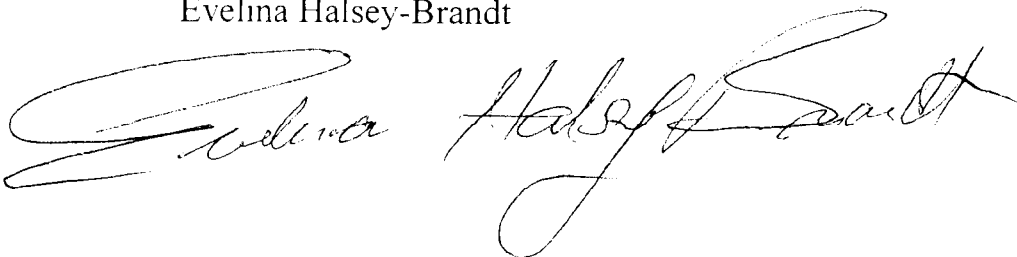
Re: Oval Information

Due to the high interest in Oval related information by the residents of Richmond and the Media I believe that any information that can be provided to interested parties should be. I also believe Council should ensure that the information is easily accessible. Due to the large volume of material that is generated by the Oval I believe that all the information should be compiled in one large file and made accessible for viewing through the Clerks Department or other appropriate location at City Hall.

I therefore move that:

- 1) All Oval related reports that do not meet In-Camera criteria be made available for public viewing in the Clerks Department or other appropriate location at City Hall and
- 2) That a chronological record of all Oval related motions passed by Council that do not meet In-Camera criteria be provided as part of the Oval information package

Evelina Halsey-Brandt

A handwritten signature in black ink, appearing to read 'Evelina Halsey-Brandt', written in a cursive style.



To: General Purposes Committee
From: Greg Scott, P. Eng., LEED A.P.
Director, Major Projects
Lani Schultz
Director, Richmond Olympic Business Office
Re: ROO- Geotechnical reporting

Date: March 20, 2006

File:

Staff Recommendation

That Council receive this report for information.

Greg Scott, P. Eng., LEED A.P.
Director, Major Projects
(4372)

Lani Schultz
Director, Richmond Olympic Business Office
(4286)

REVIEWED BY CAO	YES	NO
	<input type="checkbox"/>	<input type="checkbox"/>

Staff Report

Origin

There has been significant media attention over the past week regarding geotechnical issues associated with the Richmond Oval (RO) site that have given the public an impression that there is reason for concern that the short and long term viability of the oval are at risk. The purpose of this report is to provide members of Council with a review of the technical information that has been available and/or discussed, and to confirm for Council and public interests, that there is no new information that has come to light that would cause the need for alarm regarding settlement issues and the functionality of the pre-games, games time, and post-games oval programs.

Findings Of Fact

Analyzing soil conditions for a major project such as the Oval are a normal part of any responsible construction process. Through a variety of reviews, soil testing, engineering reports, and peer reviews “second opinions”, the City and VANOC are very aware of the soil conditions and are very confident that the oval will be delivered within the guidelines requested by VANOC and the ISU for the 2010 Games, as set out in the original bid and Venue Agreement. Armed with awareness regarding the soil conditions has allowed the City to carefully design the Oval such that there will be an effective means to predict and mitigate building settlement. This is a normal course of events for developing projects in Richmond. The soil conditions and challenges at the oval site are not unusual for Richmond or this region. Through its extensive capital program which recently has involved the building and maintaining of significant buildings such as City Hall, recreation centres, arena and aquatic complexes, and fire and community safety buildings, the City is very experienced in dealing with challenging soil issues, and is confident the oval site soil conditions are manageable. This opinion is also shared by construction and engineering experts that have been involved in the analysis of the oval site to date.

As part of the Oval project, City Council set up an Oval Steering Committee and an Oval Building Committee, each with a broad membership from construction, development and business industries to help guide decision making regarding the oval project. These Committees each have two Council representatives on them. Council, and these committees with their considerable construction expertise, have been discussing oval building and business issues at various levels for some time, and staff have been presenting project updates and construction information to them, including any significant geotechnical issues, on an ongoing basis. To date there is no reason for Council or the public to be alarmed with a sudden change in our understanding of the soil conditions or of the findings and conclusion of their examination.

The information that has been presented and the impact is outlined below:

In the summer of 2004, Richmond's bid documents submitted to VANOC for the proposed Richmond Oval included a geotechnical report from Thurber Engineering. Thurber's report outlined the types of geotechnical concerns that could be expected from constructing the Oval on the City's specific site. In addition, the report outlined potential solutions such as ground densification and preloading, which would need to be considered in detail during the project's

preliminary design phase. All of Thurber's findings were based upon their extensive experience in this area of Richmond and did not raise any unanticipated issues or concerns.

Council appointed Oval Committees and have been discussing these issues. Provided below is a list of documents that have been presented to the committees:

Information to Oval Building Advisory Committee

Thurber Geotechnical Report (Sept 1, 2005)

Schematic Design Report (SDR) (Nov 2005)

Project Status Report (Aug 2005)

Project Status Report (Sept 2005)

Project Status Report (Oct 2005)

Project Status Report (Nov 2005)

Project Status Report (Dec 2005)

Project Status Report (Jan 2005)

Project Status Report (Feb 2005)

Information to the Oval Steering Advisory Committee

date of meeting	name of report/information	
hard copy information:		
March 8, 2005	Geotechnical Challenges - part of Issue and Discussion Papers material	
June 14, 2005	Oval Road Construction (draft report to General Purposes Cttee)	site prep & pre load construction timeframe outlined in Option 1
September 7, 2005	An Integrated Planning Framework: Olympic Gateway (draft report to Council – mention of preload under heading of Integrating The Oval Building and Site Development)	
information from meeting notes:		
March 8, 2005 as presented by: Jeff Day and Robert Gonzalez	<p>"... because of soil settlement issues a geotechnical engineer and Council would discuss the potential of preloading the proposed hotel site following, rather than prior to the Olympics"</p> <p>"... the slab would be disconnected from the building to control settlement (IOC and ISU criteria required a minimum settlement allowance A) – sub surface fractures were being searched by studies working across the site going down to a level of 30-40 feet and a second opinion from a soils engineer would be sought if necessary; tidal influence had been taken into consideration during the exercise – slab settlement would significantly affect speed skaters' performance, ice, h-vac system, etc."</p>	
April 20, 2005 regarding Site Master Plan Update	"the Building Advisory Committee, through Kathleen Beaumont, was asked to obtain guidelines from the geotechnical engineer regarding the area – Lani Schultz advised, however, that this study had already been completed"	
June 14, 2005 regarding Oval Road Construction	"following a question asked on soil conditions of the site, Robert (Gonzalez) advised that information on the preload would be provided to the Committee"	
September 7, 2005	"Parcel 5 would likewise have no significant building undertaken until the Oval was built (in order to eliminate the risk of slab settlement affecting the Oval)"	

City Council is provided with high level information on all aspects of the RO from programming to design information. Staff at certain milestone events has also been given the opportunity to review the detail information that staff work with on a daily basis. Below is a list of information that has been provided to Council regarding geotechnical issues to date:

Reports to Council

RTC: Parking Requirements for the Waterfront Precinct and Richmond Oval (June 30th 2005)

RTC: Oval - Form & Character, Schematic Design

Schematic Design Report (SDR) (Nov 2005) Geotechnical (see page 4.3 10-year mentioned).

Oval: Project Status Report (Dec 2005)

Oval: Project Status Report (Jan 2006)

The schedule of the oval project was built on the preload remaining on the site for a 4 month period of time. As with any project in Richmond the settlement of soil is monitored to determine when the most effective date for which the preload should be removed. The consultant team is recommending that a 6 month preload period is required and as such the design team is review construction sequence and methods to investigate avenues to make up the extra 2 months of time required to preload the site. Staff will report on the findings when this work is completed.

Impact of Settlement on the Long Term Use of the Oval

The City's Council approved program vision for the legacy use of the Oval remains a multi purpose active living facility that blends high performance sport, community wellness and special event agendas. This program vision is consistent with the City's original bid to VANOC, and with the Venue agreement signed between the City and VANOC. Within this program, the long track speed skating oval is not envisioned to be a primary use of the facility, although the City intends on retaining the infrastructure for it in the event that it is needed and a defensible business plan can be made to activate it. It should also be noted that the decision to not program ongoing long track speed skating in the Richmond Oval post 2010 games was influenced by the decision of S.S.C. to commit to Calgary fir 20 years ass the national training center. More specifically, the post games oval program calls for three separate sport areas within the main sport Hall including:

1. An area that comprises of 2 international ice rinks suitable for ice activities including short track speed skating
2. A court/gymnasium area that will accommodate such activities as badminton, basketball, wheelchair sports, and other indoor court sport activities.
3. An indoor running track/field house that will be suitable for such activities as track and field, combative sports, high performance training, etc.

The above areas will be augmented and supported by significant fitness training, sport medicine and science facility. These legacy uses for the oval will be developed to enable high performance sport and community wellness programs are met, and to protect our ability to host international events. Staff and outside consultants working on the oval project are very comfortable given the measures being taken to mitigate soil challenges at the site, that these uses will not be hindered

by the predicted soil settlement on the oval site, and that the predicted settlement is within the tolerances required. As a legacy, the post-games Richmond Oval will continue to be an outstanding venue for high performance sport as well as local sport and wellness activities, long past the 2010 Games. It will have the flexibility to host national and world championships in a wide range of both summer and winter sports, as well as being an ongoing training centre for elite athletes from all disciplines. It will retain the ability to accommodate long track speed skating to complement Canada's other speed skating plans and venues, but its primary use will be of a more multi-use nature with benefit to a much wider range of athletes and activities. This is consistent with the vision presented as part of the City's original bid to VANOC for the Speed Skating Oval, and is not hampered by the soil conditions at the oval site.

Potential Consequences of Misinformation regarding the Oval Site settlement issues.

A number of unnecessary negative consequences are beginning to emerge as a result of the recent communications regarding the oval site geotechnical issues. Some of the more troublesome and unfortunate consequences include:

1. Significant concern has been raised amongst the City's Olympic partners with regard to the building of the oval, primarily because most thought that there was new information that had come to light that the City had not shared. The City fielded many calls last week about concerns from our various partners, representing IOC, ISU and VANOC interests when no need for concern existed. The City is working hard to have open and productive relationships with all of its partners, and the intensity of the concern expressed last week over the oval the soil conditions issue has re-enforced just how important and delicate these relationships are. Concerns from our partners have been addressed, but not without a significant amount of "re-work" by all involved to satisfy the various stakeholders.
2. There are a number of potential and significant financial consequences to the misinformation that has been communicated regarding the geotechnical issues at the oval site. These include :
 - A potential decrease in the perceived value of the City's properties that are currently on the market.
 - Concern expressed by the our construction insurance firm regarding its involvement in this project. This could potentially result in a significant financial impact to the City and or a considerable delay to the project schedule.

Financial Impact

There is no Financial impact with the receipt of this report.

Conclusion

City Staff reiterate that the information contained in the receipt media comments is not new information and does not change the program, nor the complexity as first envisioned with the construction of the Richmond Olympic Oval. This article has however had an impact on our

relationships with our partners and possible financial impact to the project vis-à-vis our course of construction insurance and the City RFP for land sale. Staff believe it is important that the following key points are understood with regards to the geotechnical conditions at the oval site:

1. Analyzing soil conditions for a project such as the Oval are a normal part of any responsible construction process. The City and VANOC are very aware of the soil conditions as set out in the original bid and Venue Agreement.
2. The soil conditions and challenges at the oval site are not unusual for Richmond or this region.
3. The most recent geotechnical report for the Oval has not identified unexpected settlement, and there are structural measures that can be taken to remedy the situation if the possibility of settlement actually occurs.
4. The City of Richmond and VANOC were fully aware of the existence of challenging soil conditions at the River Road site at the time of the City's submission of the Bid. It was carefully reviewed and considered as part of the bid evaluation process and more recent study of the soil conditions has not produced an different results.
5. As a legacy, the post-games Richmond Oval will continue to be an outstanding venue for high performance sport as well as local sport and wellness activities, long past the 2010 Games.

Staff will continue to update Council, Oval committees and the public regarding this project using a variety of communications media.

Greg Scott, P. Eng., LEED A.P.
Director, Major Projects
(4372)

Lani Schultz
Director, Richmond Olympic Business Office
(4286)

GS:gs