



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

Date: April 8, 2005

From: Robert Gonzalez, P.Eng.
Director, Engineering

File:

Re: Steveston Community Centre Facility Assessment

Staff Recommendation

That this report be received for information.

Robert Gonzalez, P.Eng.
Director, Engineering
(4150)
Att. 1

FOR ORIGINATING DIVISION USE ONLY			
ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER
Facility Management.....	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Recreation & Cultural Services	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO
			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

At the Parks, Recreation and Cultural Services Committee of November 23, 2004, the following referral was made:

That staff review and report back on the viability of Steveston Community Centre, as it exists today and in the future.

This report provides assessments of the physical lifespan of the facilities and its suitability for meeting current and emerging community needs.

Background

Steveston Community Centre was originally constructed in 1957. The original components of the 2-storey building still exist in part today and comprise the Gymnasium, stage, change rooms games, and meeting rooms on the ground floor and multi-purpose rooms, kitchen washrooms and storage on the second floor. The original building has a total floor area of 22,000 sq.ft

In 1988 a 19,000 sq ft. addition was constructed which included racquet courts, multi-purpose rooms, teen lounge, fitness centre with hot tub and a branch library. As well the original facility was extensively upgraded to meet accessibility standards.

Building Condition Assessment (Attachment 1)

The VFA audit assessment conducted in 2002 resulted in a Facility Condition Index (FCI) of 0.08 reflecting that the Community Centre is in good condition at 92%. The current replacement (insured) value is calculated at \$6,048,600 and the backlog of maintenance requirements totals as of January 2005 an estimated \$481,378.

Structure

The original building is constructed on non-pile supported foundations with a crawl space for ventilation. Designed in the mid 1950's possibly to the National Building Code of that time. Although still observed to be structurally sound it would not meet current BC Building codes for seismic standards for assembly occupancy.

The 1988 expansion is constructed as slab on grade and built to the BC Building Code standards of 1985 which will have taken into account seismic mitigation requirements.

Roof

The roof on the original building gymnasium is domed standing seam metal, other areas comprise of built up T&G and EPDM systems are in poor condition and currently scheduled for replacement in 2005.

Interior Finishes

Interior finishes of the Centre are generally in good condition. A new gymnasium vinyl floor system was installed during 2002 and current plans include a renovation to the kitchen.

Mechanical Systems

The building HVAC systems are in good serviceable condition. Roof top units have been identified as reaching the end of serviceable life and are scheduled for replacement. Plumbing fixtures and fitting are antiquated and would be replaced in time.

Electrical

Electrical services are in good condition with no significant deficiencies. A substantial energy management lighting retrofit was completed in 2002, as part of BC Hydro Power Smart Program

Life Safety

The current fire alarm system is functional but technically obsolete requiring upgrading to meet current assembly occupancy guidelines as funding permits. The building does not contain a sprinkler system.

Accessibility

The building conforms to acceptable accessibility standards although some interior doors and hardware are identified for upgrading as funding permits

Overall, Steveston Community Centre is evaluated in good condition with its current FCI at 0.08. Facility Management anticipates this will be further reduced in 2005 with the scheduled replacement of the roofing system \$200,000 and HVAC units \$100,000.

With continued regular maintenance and routine equipment and physical plant replacement there is an estimated life expectancy remaining for the building in excess of 25 years.

Community Needs

Of the community recreation centres in Richmond, Steveston Community Centre, at 41,000 ft², is second only to South Arm Community Centre in size. With the available use of the covered tennis structure, the Steveston Martial Arts Centre and the Japanese Canadian Cultural Centre, Steveston has more community recreation space than any other area of the City. The majority of the space within the community centre is multi-purpose so that it meets a variety of needs.

The catchment area for Steveston Community Centre has six schools, all with community access to these facilities.

The original part of the Centre was built in 1957 and is the oldest centre in Richmond. The expanded portion, constructed in 1988, was the first of the new or expanded facilities constructed in Richmond during the late 1980's and early 1990's.

There has not been significant renovation or updating of the Centre since the last phase of construction. Consequently, the facilities would benefit from some updating and cosmetic treatment.

Demographics

The residential community surrounding the Centre is growing and changing. The 2000, or so, new residents in the Imperial Landing, Trites Road and London Landing developments are primarily older adults and retirees.

Approximately 50% of the community lives in single-family residences with the other half living in multi family dwellings. Fifty four percent of the families living in Steveston consist of less than 3 people.

There is a Citywide and national trend of fewer children being born so there is the expectation of reduced demand for daytime preschool and children's programs. This is supported by the Richmond School Board's projection of lower enrolment in the Steveston area. The population projections are an increase in adults and seniors and a reduction in children and young adults in the future.

Use

In 2004 the Community Centre generated 13,000 registrations, 14,000 fitness visits and a further 2,500 visits to Open Gym programs. There is a 91% success rate for programs. 57% of the registrants are from the Steveston catchment area.

While the success rate for programs is high, there is a vacancy rate in programs of 31%. This means that there is considerable room for individuals to register for and participate in programs.

As the Centre has an abundance of multi-purpose space it can adapt to demographic and registration pattern changes with a minimum of accommodations.

Staff believes that the amount of public recreation facility space is adequate and the Steveston Community Centre is in good structural condition overall. Both the Recreation and Cultural Services and Facilities Management Departments feel that the Centre has considerable life left.

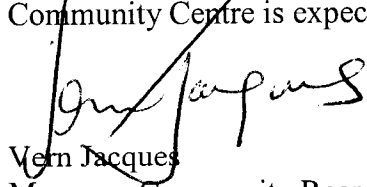
Financial Impact

None.

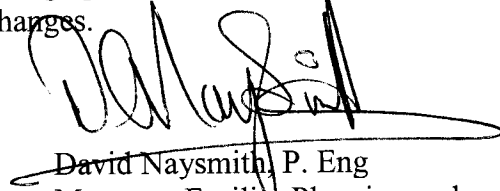
Conclusion

Overall, the Steveston Community Centre is structurally sound and in good condition. It has a variety and abundance of multi-purpose space and can accommodate a broad range of

community recreation programs. With the changing demographics and use patterns, Steveston Community Centre is expected to accommodate these changes.



Vern Jacques
Manager, Community Recreation Services
(4158)



David Naysmith, P. Eng
Manager, Facility Planning and
Construction (3312)

VRJ:vrj



Asset Summary Report

by Asset Name

REGION: City of Richmond
CAMPUS: A - City of Richmond

Asset Name SCC - Steveston Community Center
Asset Number 161

STATISTICS

Requirements Index:	0.08
Facility Condition Index:	0.08
Total Requirements Cost:	\$481,378

Current Replacement Value	\$6,048,600	Address 1	4111 Moncton Street
Size	40,800 SF	Address 2	-
Year Constructed	1957	City	-
Year last Renovated	1988	State/Province	-
Commission Date	-	ZIP/Postal Code	-
Decommission Date	-	Architect	-
Ownership	City Owned	Historical Category	-
Floors	2	Construction Type	A-2 Assembly Occupancies not in A-1
		Use	C. Community and Cultural Centres

Photo Description

ARCHITECTURAL

The Steveston Community Center, Bldg. C161, is located at 4111 Moncton Street, Richmond, British Columbia. This two-story 40,800 square foot facility was built in 1957, however the building received a major renovation in 1988. The structure contains a library, gymnasium, sports facilities and a multi-purpose room. The main entrance to the building is through a set of double doors located on the south side of the building. Per the 1998 British Columbia Building Code, this building is classified as a Group A, Division 2, Assembly Occupancy.

Interior wall finish consist of painted gypsum board. Floor finishes include carpet, sheet vinyl, ceramic tile, and hardwood flooring. Ceiling finishes include acoustical tile, painted gypsum board or exposed steel deck and beams. Exterior doors are either metal framed insulating glass doors or wood doors on metal frames. Interior doors are generally wood on metal frames equipped with lever type hardware and panic hardware at the exits. Windows consist of insulating glass on metal frames.

The substructure consists of a concrete slab on grade and the superstructure is comprised of structural steel. The exterior facade is comprised of face-sealed stucco. The roof at the original building is a built up system and an inverted roof is installed over the addition. The roof over the gymnasium consists of a domed standing seam metal roof. Interior roof drains capture water for the entire roof surfaces.

The building has one passenger elevator and two stairwells. All stairwells contain railings.

MECHANICAL



HVAC

The building's HVAC system consists of fourteen air handlers with hot water heating coils and a chill water coil. There are two air-cooled chillers. Two gas-fired hot water boilers provide heating to the air handler coils and perimeter radiant panel heating. The larger unit has a rating of 330,000 BTU/HR, the second smaller boiler has a 125,000 BTU/HR.

There were seven roof mounted exhaust fans providing serving the rest rooms, kitchen and dining area.

Plumbing

The water supply enters the building in a storage area on the first floor. It is equipped with a single pressure-reducing valve. The water line supplies domestic cold water to the building faucets, toilets and showers as well as supplying the domestic hot water tank. The building utilizes copper piping for water distribution and cast iron and PVC for sanitary waste. A 46,000 BTUH, direct gas-fired boiler with heat exchanger supplies hot water for 4 storage tanks. Sanitary waste is disposed to the city sewer system.

Fire Suppression

The building does not contain sprinkler coverage.

ELECTRICAL SERVICE

The Steveston Community Center Building receives power from the local utility company by the use of the outside pad-mounted 300kVA transformer identified as 018 and enters the building through three 4-inch metal underground conduits. The electrical service enters the facility and terminates in the main disconnect switch rated at 347/600 volts and 400 amps, 3-phase, 4-wire located in the main electrical room. Distribution is then routed to a main distribution board rated at 400 amps with twenty-four 3-pole breakers installed and has 8 spares available for future growth. The power available for the building breaks out to 10.17 watts per square foot or 109.6 watts per square meter, which is sufficient for the current use of this type of facility.

EMERGENCY POWER

The building does not have an emergency generator, however the building is equipped with a generator connection port located in the main electrical room. There are battery powered emergency lights and the exit lights have battery backup.

LIGHTING

One by Four-foot fluorescent fixtures with prismatic lenses, T12 lamps, and magnetic ballasts dominate lighting in this building. The exterior has nineteen 12-inch wall pack fixtures. These lights provide perimeter lighting around the building. Although the site visit was during daylight hours it is estimated that the site lighting is adequate based upon fixture placement and should be sufficient.

FIRE ALARM

The building is equipped with a supervised central fire alarm system. There are pull stations, smoke and heat detectors that service most areas. The existing system is adequate for the current use of the building with some minor additions defined in the deficiency section of this report.

TELEPHONE/DATA

The building is provided telecommunications services by the local telecom supplier and is reportedly acceptable at this juncture

Requirements



Asset Summary Report

by Asset Name

Name	Prime System	Category	Priority	Action Date	Cost
BI 2005 Wheelchair Accessibility	Interior Doors	Customer Requests	1.Currently Critical	10/19/05	\$0
BI 2005 Preschool Sinks (2) required MP rm.	Plumbing Fixtures	Customer Requests	1.Currently Critical	10/19/05	\$3,049
BI 2005 Kitchen Renovation	Other Site Systems and Equipment	Customer Requests	1.Currently Critical	10/19/05	\$40,000
Plumbing: Install Backflow	Domestic Water Distribution	Building Code	1.Currently Critical	10/08/03	\$1,678
HVAC: Replace Rooftop Units	Air Distribution Systems	Building Integrity	1.Currently Critical	10/08/03	\$100,000
Electrical Distribution: Storage in electrical room	Branch Wiring Devices	Building Code	1.Currently Critical	10/08/03	\$423
Roof: Replacement of roofing components	Roof Coverings	Building Integrity	1.Currently Critical	10/08/03	\$204,000
Stairs: Damaged Vinyl Treads	Stairs	Functionality	2.Potentially Critical	10/08/03	\$1,262
Plumbing: Replace Condensate Drain	Sanitary Waste	Functionality	2.Potentially Critical	10/08/03	\$919
Plumbing: Antiquated Service Sink	Plumbing Fixtures	Building Integrity	2.Potentially Critical	10/08/03	\$1,276
Panel board: Replace	Branch Wiring Devices	Building Integrity	2.Potentially Critical	10/08/03	\$14,595
HVAC: In Floor Heating System	Other Equipment	Building Integrity	4.Functional Need	10/08/03	\$41,300
HVAC: Thermostats	Controls and Instrumentation	Appearance	4.Functional Need	10/08/03	\$204
Electrical feeder: Un-supported	Branch Wiring Devices	Functionality	4.Functional Need	10/08/03	\$1,111
GFCI Bathroom Receptacles: Install	Branch Wiring Devices	Life Safety	4.Functional Need	10/08/03	\$157
GFCI Kitchen Receptacles: Replace Receptacles	Branch Wiring Devices	Functionality	4.Functional Need	10/08/03	\$528
Accessibility: Door Hardware	Interior Doors	Accessibility	5.Doesn't meet Current Codes	10/08/03	\$7,354
Accessibility: Directional Signs	Emergency Light and Power Systems	Accessibility	5.Doesn't meet Current Codes	10/08/03	\$986



Asset Summary Report

by Asset Name

Name	Prime System	Category	Priority	Action Date	Cost
Fire Alarm System Devices: Install A/V devices	Fire Alarm Systems	Life Safety	5.Doesn't meet Current Codes	10/08/03	\$13,758
Fire Alarm Pull Stations: To High	Fire Alarm Systems	Life Safety	5.Doesn't meet Current Codes	10/08/03	\$7,978
Partitions - Replace Moveable Walls	Partitions	Customer Requests	7.Sustaining Capital	10/08/03	\$40,800
				Total	\$481,378