



**CITY OF RICHMOND**

REPORT TO COMMITTEE

**TO:** Community Services Committee  
**FROM:** Dave Semple  
Director, Parks

**DATE:** November 3, 2000  
**FILE:** 2045-01

**RE:** Sports and Special Events Portable Washroom/Changeroom/Shower Facility

STAFF RECOMMENDATION

That \$90,000 be pre-approved as part of the 2001 Buildings Capital budget for the acquisition and installation of a temporary portable washroom/changeroom/shower facility to be located at the playing fields on Sea Island for the purposes of sports and special events.

Dave Semple  
Director, Parks

Att. 2

FOR ORIGINATING DIVISION USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Facilities Management.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## STAFF REPORT

### ORIGIN

On December 31<sup>st</sup>, 2000, the lease between the Vancouver International Airport Authority (YVR) and the City of Richmond will expire and will not be renewed. Since 1967, the City of Richmond has leased the RCA Forum building and surrounding sports fields for community use. Today the building is in need of many extensive upgrades and facility improvements, which have significant financial implications. By effect of this lease termination, all public access and all existing facility user groups will no longer have access to the facilities at the RCA Forum facility as of December 31<sup>st</sup>, 2000.

Given the cost of upgrading the existing building, staff have explored various options to accommodate the relocation of the existing RCA Forum user groups. At the March 13<sup>th</sup>, 2000 Council meeting as part of the Report "***Findings of the Feasibility Study for the Development of the 20-acre Owned Riverport Site,***" staff were directed to:

*"Explore options for the relocation of the indoor users of the RCA Forum:*

- a) *By finding an indoor space that can be used by multiple groups including Lawn Bowling and;*
- b) *exploring the possibility of groups funding the capital and operating costs.*
- c) *Explore options for the provision of sports field availability for the Rugby Club."*

Negotiations are currently under way for the provision of leased community space for the existing indoor user groups of the RCA Forum. This report deals with the Council referral to explore options for the outdoor sports user groups including the Rugby Club who currently use the RCA Forum playing fields.

### ANALYSIS

#### ***RCA Forum – Existing Outdoor Sports Programming***

Directly adjacent to the RCA Forum, the City of Richmond has been permitted community access from YVR to three playing fields for sports and recreational use. These fields have become the primary home field for the Richmond Rugby Club and a variety of adult soccer club users. The sports fields on Sea Island are well suited for adult organised outdoor sport uses given the isolation of the site.

Currently the outdoor sports user groups have access to the washroom, changeroom and shower facilities inside the RCA Forum building. These facilities are used during practice, tournament and league games.

#### ***Loss of RCA Forum Building & Future Programming Options***

With the loss of the RCA Forum building, the outdoor sports user groups will no longer have access to the washroom/changeroom and shower facilities. The Richmond Rugby Club will also be required to remove their clubhouse and storage trailers from the site when the RCA Forum lease expires in December 2000.

Through discussions with YVR, staff have been granted year to year access to the fields highlighted in Attachment 1. It is the intention of staff to program these fields for community use, primarily as the new home field for rugby, adult soccer and softball use.

***Options for Consideration:***

In order to maintain the existing level of service to the outdoor sports user groups who currently use the RCA Forum fields, there is a need for a portable washroom, changeroom, shower facility at the new site. The following are options for consideration:

*Option 1: Relocate the RCA Forum field users to the site (detailed in Attachment 1) for the 2001 playing season without the provision of washroom/changeroom/shower facilities.*

With this option there would be no additional capital cost to the City however there would be a significant reduction in the level of service provided to the outdoor sports user groups on Sea Island given the lack of washroom/changeroom and shower facilities.

*Option 2: Relocate the RCA Forum field users to the site detailed in Attachment 1 and install a portable washroom/changeroom/shower facility on the site.*

With this option the level of service to the outdoor sports user groups on Sea Island would remain the same as today given the possible acquisition of a portable washroom/changeroom/shower facility (example Attachment 2).

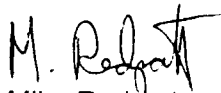
Staff recommend the acquisition and installation of a portable facility as outlined above in Option 2. In order to facilitate the installation of this facility it would require the pre-approval of approximately \$90,000 to allow for the installation of a portable washroom/changeroom/shower facility in February 2001 when the existing RCA Forum building is being demolished. The installation of such a facility would be subject to permit, site servicing and approvals from YVR for installation at the site detailed in Attachment 1.

FINANCIAL IMPACT

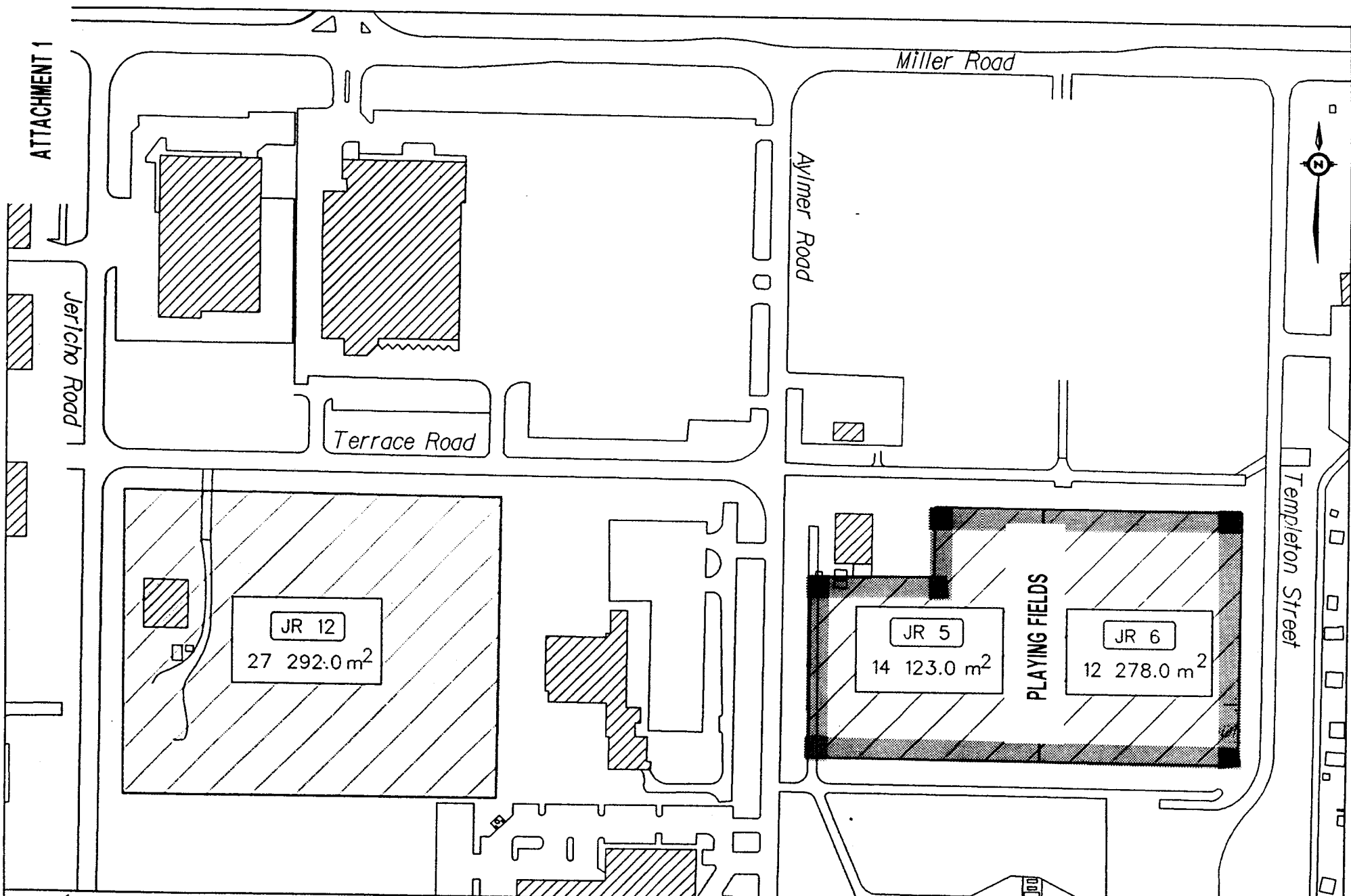
That \$90,000 be pre-approved in the 2001 Building Capital budget, and that \$5000.00 for building maintenance for janitorial, heat and light be included in the Parks operational budget for 2001. The 2001 capital request for the Sea Island facility would off-set the 2001 Building Capital submission for the construction of Shell Road Trail washrooms of which staff plan to defer construction until the 2002 capital program.

CONCLUSION

If approved, staff will work with the existing Sea Island outdoor sports user groups to develop an operating agreement for maintenance of a portable washroom/changeroom/shower facility. In the event that the temporary access agreement for the use of the YVR fields ends, staff will facilitate the relocation to another site.



Mike Redpath  
Manager, Parks Administration and Programs



VANCOUVER INTERNATIONAL AIRPORT  
TECHNICAL DATA CENTRE

plotting date  
1996/07/08  
drawn by  
N. ALLAD

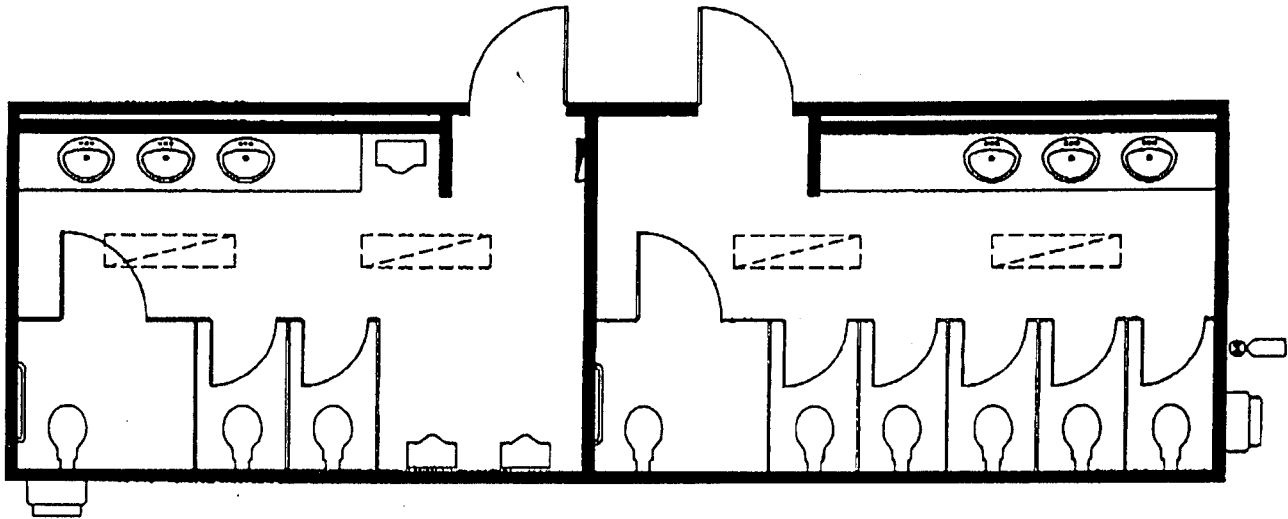
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1 of 1

PLAYING FIELDS

XGRDLGLO14.DGN

12' x 38' WASHROOM (L1374)  
 QUALITY USED BUILDINGS

EXAMPLE FACILITY



GENERAL SPECIFICATIONS

Roof

- 45 mil. EPDM roofing
- 2x8 joists at 16" o.c. w/ 2x6 tapers
- R20 friction fit insulation
- Vinyl clad gyproc ceiling

Walls

- 30 guage metal siding
- 2x4 studs at 16" o.c.
- R12 friction fit insulation
- Vinyl clad gyproc

Doors

- Exterior - insulated metal doors

Floor

- Sheet vinyl flooring
- Floor trusses at 16" o.c.
- R20 friction fit insulation

Plumbing

- Flush valve water closets - 'American Standard'
- Flush valve urinals - 'American Standard'
- Lav basins - 'American Standard'
- 5 Imp. gallon hot water tank - 'State'

Heating

- Electric - wall fan heaters

Electrical

- 120/208 volt triple phase
- Service head/mast and electrical panel



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