



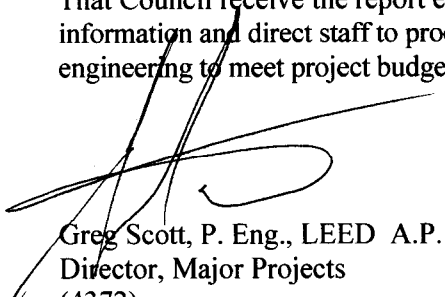
# City of Richmond

# Report to Committee

**To:** General Purposes Committee **Date:** November 18, 2005  
**From:** Greg Scott, P.Eng. LEED A.P. **File:**  
 Director, Major Projects  
**Re:** **Oval - Form and Character, Schematic Design (SDR)**

### Staff Recommendation

That Council receive the report entitled Oval - Form and Character, Schematic Design Report (SDR) for information and direct staff to proceed with detailed design of the Oval building with continued valued engineering to meet project budget.



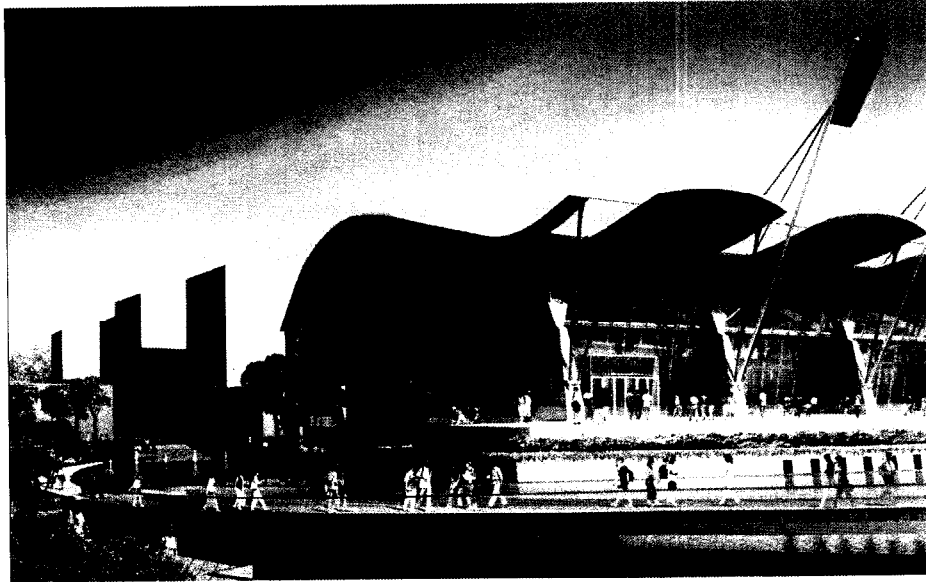
Greg Scott, P. Eng., LEED A.P.  
 Director, Major Projects  
 (4372)

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

## Staff Report

### Origin

City Staff brought forward an information report on Olympic Oval Project Update and “Milestones” to City Council in March of this year. Staff received concurrence from Council on specific events that require approval or Council involvement. While the building form and character was not one of them, the Project Definition Report (PDR) report is and has been combined with the Schematic Design Report (SDR). Staff believe that Council will better understand the report if staff can provide a building form for reference. The Project Team will also present the form and character of the facility using a short video.



### Analysis

#### Form and Character of the Richmond Speed Skating Oval

The Architectural team has worked over the past seven months to develop “The Idea” for the building form. The team held a design forum in May, conducted technical tours of other facilities around the world, and consulted with cultural groups and stakeholders. The outcome of this work is presented in the following text from the Architectural team and Council will receive a presentation from the team that will illustrate this text.

##### *The Idea*

*The Richmond estuary is the product of the mixing of seasonal and daily cycles of river and ocean where smooth laminar flow becomes turbulence. It is identified by distinct residual patterns, sedimentation and a layering of elements, both natural and manmade, which are particular to this ecosystem.*

*Flow in its three principal states (smooth laminar, transitional and turbulent) is the idea which synthesizes the multitude of site and building activities. In its interior and exterior this place celebrates our existence in the daily and seasonal cycles of sun, water, earth and wind. Here we find the rigorous order of the city’s built environment giving way to the natural order of the river’s edge.*

*Flight represents the embodiment of the elite human spirit and our aspirations for the development of both mind and body. For the speed skater, years of rigorous preparation culminates in the turbulence of the Olympic event. For the individual in the community an opportunity is presented to enrich the daily routine by entering an oasis, an environment dedicated to the potential of the human body.*

*Fusion of the physical elements of flow and the spiritual elements of flight is attained in the creation of a unique and inspirational environment which enhances the culture of the City of Richmond, the region and the country. The estuary, like Canada, is both diverse and interconnected, fluid and elemental, powerful and calm.*

**Project Definition Report (PDR) and Schematic Design Report (SDR)**

The Project Definition Report (PDR) and Schematic Design Report (SDR) is a required design deliverable for the Richmond Speed Skating Oval project. It is a summary of the status of the project at a milestone date approximately equal to the end of the Schematic Design Phase prepared by Cannon Design. The purpose of this PDR is to enable all designated stakeholders in the project to review the available data to date and offer input and observations. The SDR also serves as a measure of progress on the project and, as such, provides a milestone benchmark for subsequent development of the design. This report describes the Richmond Speed Skating Oval in it's "Games" configuration.

The SDR report consists of project status descriptions by all major design disciplines, their supporting graphic material and the information tables necessary to report on the management parameters of the project. In addition to the major design disciplines, the SDR includes a detailed summary of geotechnical issues and strategies because this aspect of the project is further evolved than many other disciplines owing to the early release of site preparation tenders needed at the outset of the project to avoid project slow-down during the lengthy pre-load period. The report includes a section on project Schedule and Budget.

The information in the schedule section lists all of the processes and milestones anticipated for the project and shows in a tabular format the methodology of delivering the project on or before **July 1, 2008**. The project pacing to date shows all activities to be on schedule to achieve project completion on that date.

The Budget Estimate provided, as part of the SDR is the Schematic project budget, which consists of the estimated construction cost including contingencies, and landscape development is used to help guide the project design as it is an iterative process, requiring cost estimates along the design process. This budget will continue to be updated as the development of the design drawings and additions and deletions will take place to meet budget targets. Staff will be bring a report forward to committee to obtain direction on building elements, certain functions that may have to be adjusted or deleted to obtain budget target of \$178 million (incls. \$23 million parking project).

Cannon Design are supported in the management of the design, budget and schedule issues by the Project Management MHPM and the Construction Manager (as agent) Dominion Fairmile. The design effort is thus well immersed in the operative issues of the project as well as constructibility, phasing and tendering pacing issues.

The SDR is available in the Clerk's office for City Council to review.

**Financial Impact**

None

**Schedule Impact**

Failing to meet approvals during this time will delay the completion of the schematic design and will effect critical path tender packages and as such delay our July 15, 2008 opening date.

**Conclusion**

City Staff support the form and character of the building and they will continue to work with the design team in the detailed development of these ideas. Staff also approve of the SDR with the understanding that further changes will need to be made to maintain the current combined project budget amount of \$178 million.

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