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**To:** Richmond City Council **Date:** November 23, 2005  
**From:** Mayor Malcolm D. Brodie **File:**  
Chair, General Purposes Committee  
**Re:** **OVAL – FORM AND CHARACTER, SCHEMATIC DESIGN**

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The General Purposes Committee, at its meeting held on Monday, November 21<sup>st</sup>, 2005, considered the attached report, and recommends as follows:

**Committee Recommendation**

*That the report (dated November 18<sup>th</sup>, 2005, from the Director, Major Projects), entitled Oval - Form and Character, Schematic Design Report (SDR) be received for information, and that staff proceed with detailed design of the Oval building with continued valued engineering to meet project budget, and that a communication plan be prepared for release to the public regarding the Oval, and that staff prepare a list which could be published of the environmental elements which have been included in the facility.*

Mayor Malcolm D. Brodie, Chair  
General Purposes Committee

Attach.

VARIANCE

Please note that staff recommended the following:

That the report (dated November 18th, 2005, from the Director, Major Projects), entitled Oval - Form and Character, Schematic Design Report (SDR) be received for information, and that staff proceed with detailed design of the Oval building with continued valued engineering to meet project budget.

## 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**

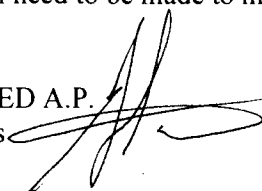
City Staff support the form and character of the building and they will continue to work with the design team in the detailed development of these ideas. Staff also approve of the SDR with the understanding that further changes will need to be made to maintain the current combined project budget amount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

Greg Scott, P. Eng., LEED A.P.

Director, Major Projects

(4372)

GS:gs



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(b) *that comments made in relation to a 'trade and exhibition centre' at the Oval site were intended to refer to a building adjacent to the Oval itself; and*

(2) *That staff advise VANOC immediately of the Committee decision.*

The question on the motion was not called, as Committee members offered their support for the proposed resolution. At the same time, staff were also requested to comment in a subsequent report, for discussion at the December General Purposes Committee meeting, on the feasibility of a companion site for the trade and exhibition centre; whether Tourism Richmond would be interested in such a proposal; and possible problems.

The question on the motion was then called, and it was **CARRIED**.

#### 4. **OVAL – FORM AND CHARACTER, SCHEMATIC DESIGN (SDR)**

(Report: Nov 18/05, File No) (REDMS NO. 1669855)

The Director, Major Projects, Greg Scott, accompanied by Marion LaRue and Gene Kinoshita, two members of the Design Team, gave a short video presentation on City's vision for its Speed Skating Oval.

Following the completion of the video presentation, the Design Team members used site plans to explain the design, layout, interior and exterior design features, and building materials to be used in the construction of the oval. Discussion then ensued among Committee members, the delegation and staff on such issues as:

- the feasibility of retaining the proposed lobby and the etched glass windows
- whether the fitness equipment would be removable
- whether the proposed diagram and layout 'was etched in stone'
- the ability of the facility to provide space as needed for high performance sports
- whether any consideration had been given to locating the Richmond Museum within the facility
- whether the facility would be operated by the City or by a Board of Directors
- the types and sustainability of the building materials to be used in the construction of the facility; the life expectancy of the proposed building;
- the number of people who could be accommodated in the north plaza area
- the process which was followed to obtain public input

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- the feasibility of 'tweaking the plans', and whether the result would be a smaller building footprint
- the process to provide regular updates to Council on the specific costs of designing and constructing the oval facility to ensure that the budget was adhered to
- the feasibility of including such amenities as a rowing tank in the building
- the ease in moving goods and equipment from the plaza to the lower level of the building
- whether there would be an opportunity to roller blade along the dyke on the north side of the building
- the cost of maintenance on that section of the building exterior which would be constructed of wood
- how the piles of ice found outside of arenas, which resulted from use of ice clearing equipment (Zamboni) to clean ice surfaces, would be dealt with.

(Cllr. Steves left the meeting at 5:05 p.m., and returned at 5:14 p.m., during the above discussion.)

(Cllr. Barnes left the meeting at 5:10 p.m., and returned at 5:12 p.m.)

During the discussion, Committee members voiced their approval for the proposed design of the Oval facility, describing the design as beautiful and awesome. Mayor Brodie referred to recent comments in local newspapers about budget overruns relating to the Oval, and he advised that the construction of the Oval facility was 'on time and on budget'.

It was moved and seconded

*That the report (dated November 18<sup>th</sup>, 2005, from the Director, Major Projects), entitled Oval - Form and Character, Schematic Design Report (SDR) be received for information, and that staff proceed with detailed design of the Oval building with continued valued engineering to meet project budget, and that a communication plan be prepared for release to the public regarding the Oval, and that staff prepare a list which could be published of the environmental elements which have been included in the facility.*

**CARRIED**

## ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (5:47 p.m.).*

**CARRIED**



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**To:** Mayor and Councillors  
**From:** Ted Townsend  
Senior Manager, Corporate Communications  
**Date:** December 15, 2005  
**File:** 01-0185-01/2005-Vol 01  
**Re:** **Oval - Form and Character Communications Plan**

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As requested by General Purposes Committee, staff have developed a communications plan to support final approval of the Oval – Form and Character report.

The general Oval – Form and Character report has already received considerable local media coverage, including front page coverage in the Richmond News, as a result of its presentation to General Purposes Committee. The communication plan factors in this previous “soft release” of the information. In addition, most communications activities are planned during the month of January as it would be ineffective to conduct much activity during the current holiday season.

Following Council’s final approval, a news release will be issued with appropriate accompanying imagery outlining the general concepts and themes of the Oval - Form and Character. This information will also be posted on the City’s Internet and Intranet sites and showcased in the upcoming December Oval Update in The Review.

The City will be updating all of its Oval-related communications materials to reflect the new Oval – Form and Character, which will be completed and disseminated in early 2006. In addition, new communications materials are currently under development, which will feature the new Oval – Form and Character, to be used as part of City promotional activities associated with the upcoming Olympic Winter Games in Torino.

The City is working with Cannon Design to complete updating of Oval conceptual imagery and develop a coordinated approach for the distribution of new imagery related to the Oval. The City is also working closely with VANOC, which is currently updating its venue materials, to ensure the new Oval – Form and Character is reflected in those new materials.

The City will continue to provide regular information to the community on project status updates, including Oval – Form and Character, through a variety of community presentations and other ongoing communication activities.

Ted Townsend  
Senior Manager, Corporate Communications

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