



City of Richmond

Report to Committee

To: General Purposes Committee
From: Serena Lusk
Senior Manager, Recreation and Sport

Date: May 25, 2015
File: 06-2052-55-01/Vol 01

Jim V. Young, P. Eng.
Senior Manager, Project Development

Re: **Minoru Complex Multipurpose Room Alternatives**

Staff Recommendation

That the approved floor plans for the Minoru Complex be modified to include an Event Room on the ground floor of the building as displayed in Attachment 1 of the report, Minoru Complex Multipurpose Room Alternatives, dated May 25, 2015 from the Senior Manager, Recreation and Sport and the Senior Manager, Project Development.

Serena Lusk
Senior Manager, Recreation and Sport
(604-233-3344)

Jim V. Young, P. Eng.
Senior Manager, Project Development
(604-247-4610)

Att. 1

REPORT CONCURRENCE		
ROUTED TO: Parks	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

At the May 11, 2015 Council meeting, staff recommended that the floor plans for the Minoru Complex be modified to change the use of a storage room to that of a multipurpose room primarily to serve the needs of sports using the fields to the north of the Minoru Complex. The modification was identified as Alternative 3 in the staff report.

In response to the recommendation, staff received the following referral:

“Alternative 3 be referred back to staff to consult with the Major Facility Building / Project Technical Advisory Committee and the Minoru Major Facility Stakeholder Advisory Committee on the proposed multipurpose room alternatives and report back.”

The purpose of this report is to provide information on the advice received from the Building/Project Technical Advisory Committee and Stakeholder Advisory Committee (the “Advisory Committees”) as well as to recommend the floor plans be modified per their advice.

Background

The floor plans for the Minoru Complex approved in October 2014 were developed through a process which included contributions of staff, subject matter experts, architectural consultants (HCMA), significant stakeholder consultation and the City’s construction manager. Since then, design development has been completed and the project team remains on track to complete construction in late 2017.

At the February 10, 2015 Council meeting, staff presented the Public Realm Concept Design for the Minoru Complex. At that same meeting, discussion and questions arose about the multipurpose room intended to meet the needs of the users of the second floor of the Minoru Pavilion. As a result, staff received the following referral:

“That staff provide more information on the placement of the multipurpose room and how to optimize it.”

Following the February 10, 2015 referral, staff met with representatives from both of the primary users of the Minoru Pavilion — the Richmond Fitness and Wellness Association and the Richmond Sports Council. In addition to the Council approved floor plans (Base Alternative), staff presented two alternatives for the multipurpose room on the second floor of the facility to best meet the needs of both groups. The preferred alternative for each group was different but both agreed to a compromise as their second choice.

The Advisory Committees were also consulted on the alternatives and provided staff the advice that the floor plans approved by Council in October 2014 should not change due to the increased costs, conflicting priorities of the groups and that the alternatives negatively impacted the functionality of the large multipurpose room.

At the May 4, 2015 General Purposes committee meeting, staff provided information about the multipurpose room alternatives and relayed the feedback received from Richmond Fitness and Wellness Association, Richmond Sports Council and the Advisory Committees.

In response to the report, the following referral was received from committee to address the feedback from Richmond Sports Council:

“That staff explore the possibility of facilitating a tournament centre within the Minoru Site Plan.”

In addressing the Council referral, staff identified two additional alternatives. Alternative 3 included repurposing a storage room situated on the ground floor at the north end of the building into “The Tournament Centre”. Alternative 4 – “The Hub” was a discrete new capital project which involved rebuilding the caretaker’s suite and a new tournament centre above the suite on a second floor. Both alternatives were explored with Richmond Sports Council representatives who responded with strong support for Alternative 4 – The Hub. Alternative 3 – The Tournament Centre was also viable for meeting Richmond Sports Council needs.

Staff presented these alternatives at the May 11, 2015 Special General Purposes committee and Council meetings and recommended Alternative 3 – The Tournament Centre with the following rationale:

1. It maintains the benefits of a centrally-located large multipurpose room on the second floor as shown in the currently approved floor plans;
2. It enables viewing and proximity to the fields to the north of the Minoru Complex by placing a new multipurpose room at the north end of the building on the first floor;
3. It is accessible on the ground floor level;
4. It can meet the needs of a variety of users including special events;
5. It can be readily repurposed in the future should needs change; and
6. It is achievable within the current project budget. The estimated implementation cost of \$250,000 is available within the approved budget.

As a delegation at the May 11, 2015 Council meeting, Richmond Sports Council representatives indicated their support for Alternative 4 – The Hub, but indicated they no longer supported Alternative 3 – The Tournament Centre. At that meeting, staff received the following referral:

“Alternative 3 be referred back to staff to consult with the Major Facility Building / Project Technical Advisory Committee and the Minoru Major Facility Stakeholder Advisory Committee on the proposed multipurpose room alternatives and report back.”

Analysis

Advisory Committee Consultation

A joint meeting of the Advisory Committees was held on May 20, 2015. Staff reviewed the consultation process to date as well as the purpose of the Council referral. Richmond Sports Council representatives presented their preference for Alternative 4 – The Hub, or a standalone

tournament centre elsewhere on site. Following their presentation, Richmond Sports Council responded to a variety of questions from the Advisory Committees. The project architect, HCMA, conducted a review of each of the alternatives and responded to in-depth questions from Advisory Committee members.

Each member of the Advisory Committees was asked for their specific advice as to the multipurpose room alternatives. The concluding consensus from the Advisory Committee members was that Alternative 3 – The Tournament Centre, was recommended and largely agreed with staff's rationale. There were also the following comments:

1. It was misleading to call Alternative 3 "The Tournament Centre" as the name does not accurately reflect the function of a tournament centre and its proximity to the play fields is too distant.
2. The impact to schedule and budget (\$250,000 and 3 months) meant that one member of the Advisory Committees still supported no change to the floor plans.

In regards to the use of "The Tournament Centre" name, staff acknowledged it may not be reflective of the room's intended use and suggested an alternative name of "Event Room." In regards to the schedule and budget, the construction manager, Stuart Olson Dominion Construction Ltd., confirmed that the design of this specific room is not a critical path issue and that the budget is achievable within the current project budget. The Minoru Complex is still expected to open in late 2017.

In addition, staff previously received a referral from Council to develop a Minoru Park master plan. Through completion of the master plan, proposed park features will be identified including the possibility of a tournament centre should it make sense. A report will then be presented to Council for approval.

Preferred Alternative (Attachment 1)

Based on feedback from the Advisory Committees as well as the many benefits of a multipurpose room on the north, ground-floor level of the facility, staff recommend the floor plans be changed to modify the current sports storage room to an "Event Room" with the storage needs to be met elsewhere on the park site in a modular solution.

Financial Implications

The cost of approximately \$250,000 to change the floor plan design and provide approximately 600 ft² storage space in Minoru Park can be accommodated within the project budget contingency.

Financial Impact

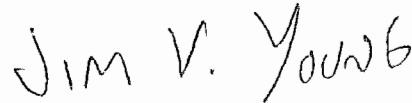
None.

Conclusion

The process of developing floor plans for the Minoru Complex has been comprehensive and has included significant consultation with a variety of stakeholders and the Advisory Committees. Modifying the floor plans to change the use from storage to an event room will meet the needs of a variety of uses and users.

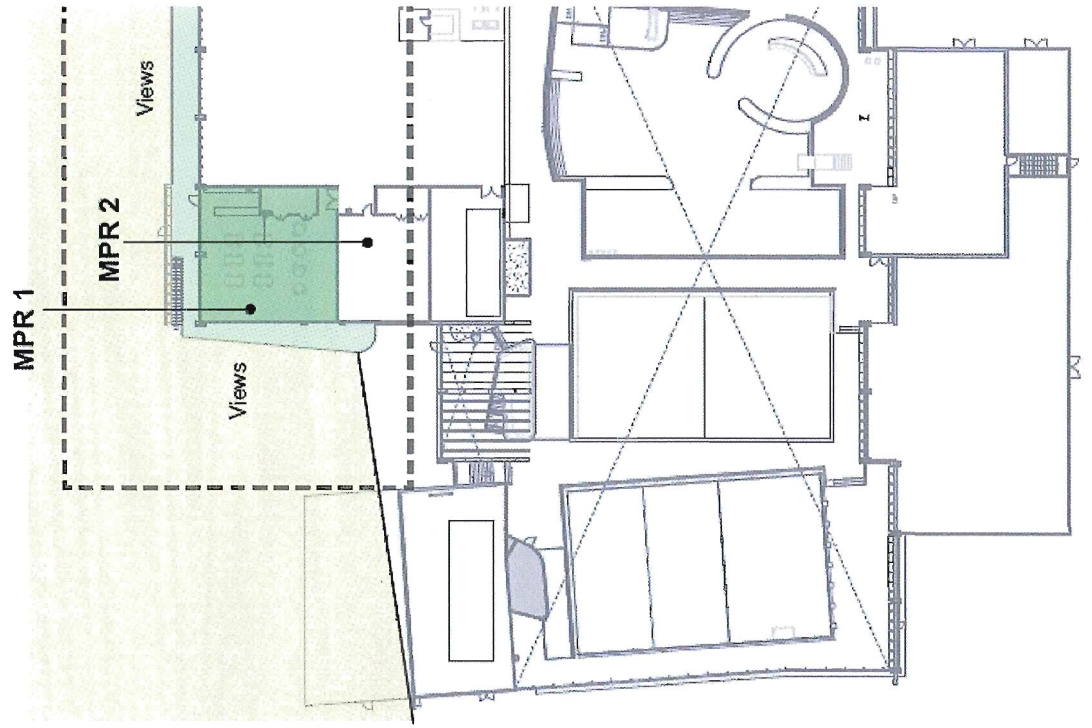
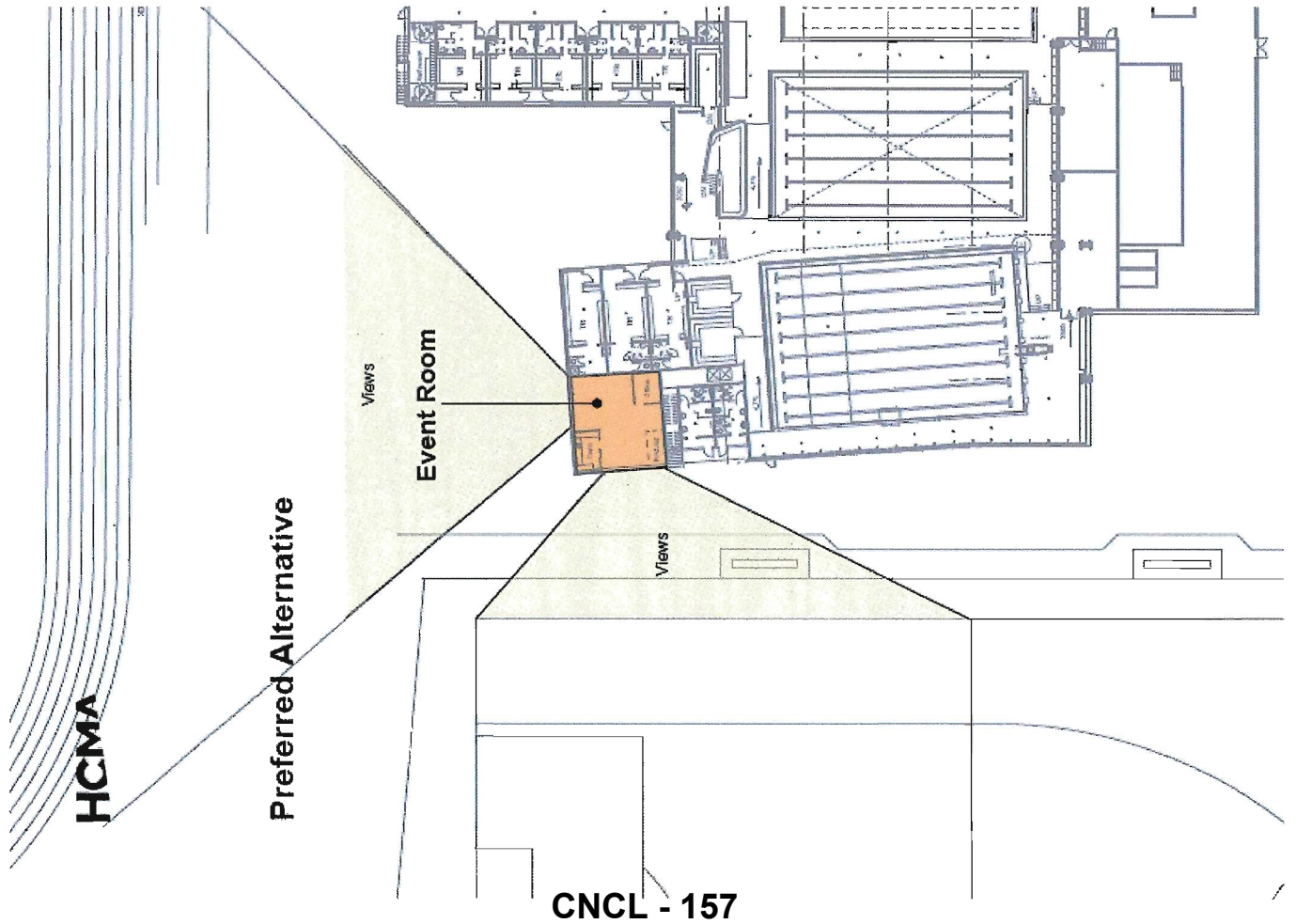


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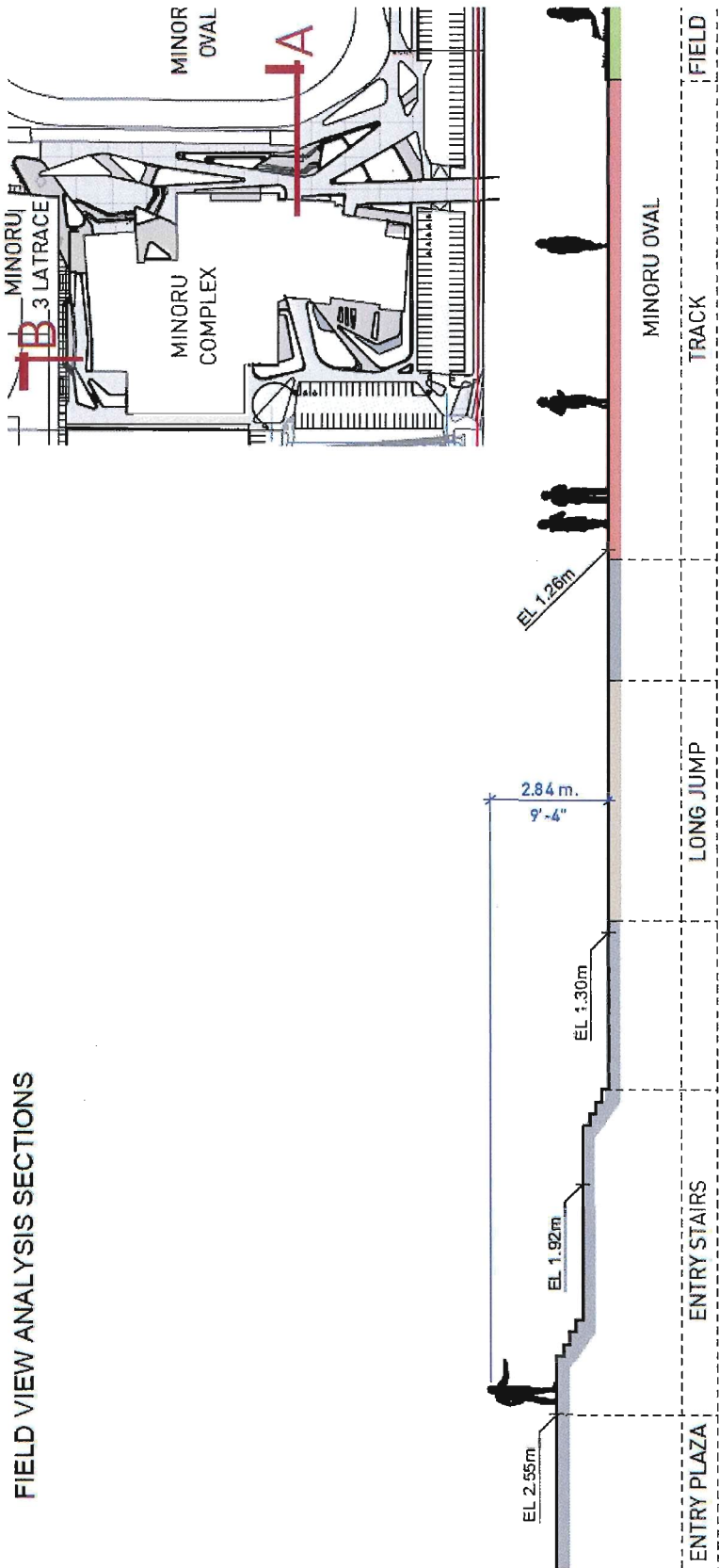


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Att. 1: Event Room – Minoru Complex Ground Floor

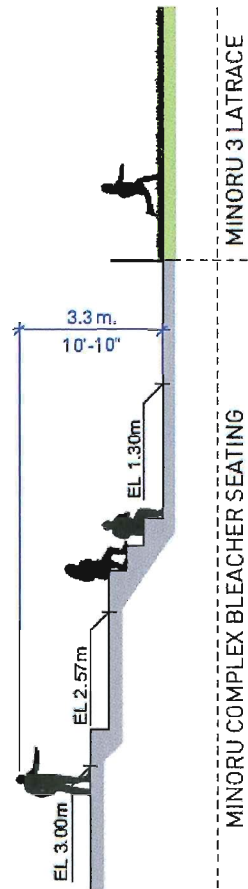


FIELD VIEW ANALYSIS SECTIONS



1:150

SECTION A THROUGH STAIRS AT FRONT ENTRY



SECTION B THROUGH NORTH BLEACHER SEATING

1:150