



# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services Committee

**Date:** January 5, 2018

**From:** Serena Lusk  
Interim Director, Parks and Recreation

**File:** 11-7000-10-01/2017-Vol 01

**Re:** **Hugh Boyd Field House Feasibility Study**

### Staff Recommendation

That a field house at Hugh Boyd Park be considered in any future review of City of Richmond major facility projects and after the completion of Phase 2 projects.

Serena Lusk  
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REPORT CONCURRENCE		
<b>ROUTED TO:</b> Project Development	<b>CONCURRENCE</b> <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b> 
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> CS	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

At the October 28, 2014, PRCS Committee meeting, representatives from Richmond Youth Soccer provided an update on their continued interest in a field house at Hugh Boyd Park. Following their presentation, staff received the following referral:

*That staff examine concepts for upgrading sports facilities at Hugh Boyd Community Park including the field and clubhouse, in partnership with community soccer associations and the Richmond Sports Council and report back.*

The purpose of this report is to respond to the referral by providing information on the outcome of a feasibility study for a field house at Hugh Boyd Park.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

*Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.*

2.1. *Strong neighbourhoods.*

2.3. *Outstanding places, programs and services that support active living, wellness and a sense of belonging.*

### Analysis

#### Background

In early 2015, staff met with soccer representatives to begin the process of responding to the referral. At that time, it was agreed that Richmond Youth Soccer would fund a feasibility study for a field house at Hugh Boyd Park at a cost of approximately \$20,000 to the organization.

Staff identified a scope of work for the project as well as the required consultation, and was responsible for the selection and hiring of the architectural team for the feasibility study.

#### Process

A working committee was struck for the project in the fall of 2015 with representatives from the following organizations:

- Richmond Boys Soccer
- Richmond Girls Soccer
- Richmond Men's Soccer
- Richmond Chinese Soccer
- West Richmond Community Association
- Richmond Sport Hosting
- Richmond School Board
- Richmond Sports Council

The committee initially met with the architects four times over a period of four months to identify the programming priorities of the group. These priorities were determined to include the following spaces:

- Change rooms
- Public washrooms
- Multipurpose space for event and community use
- Concession space
- Servery to support the multisport space and concession
- Elevated viewing deck similar to the Minoru Pavilion
- Storage
- Administration space
- Mechanical space to support the building

The committee also reviewed location options and concept designs related to the layout of the current artificial turf fields and natural grass fields at Hugh Boyd Park.

#### Facility Scope and Cost

The initial concept developed by the committee was approximately 7,200 ft<sup>2</sup> in size and met each of the programming criteria. The initial design was estimated to cost approximately \$7,000,000 in 2016 funds.

Staff then requested the committee work together with the architect to rationalize the concept to ensure the design was efficient and cost effective. This work happened during the summer of 2017. By simplifying the concept and looking for efficiencies related to layout, design and proposed construction materials, the architects reduced the concept size to approximately 6,300 ft<sup>2</sup> and the total concept level cost estimate for the facility to \$5,300,000 while still addressing the program needs. This estimate includes a contingency as well as cost allowance for LEED certification per Council policy.

Staff also requested that the design accommodate the future addition of community space (such as space for expanded community centre initiatives) or a caretaker suite should that be a priority for the City in the future.

#### Phase 2 Facilities Plan

The referral which originated this feasibility study was received by staff in 2014 and work began with the community in 2015. Subsequent to the referral and the start of the work with the community, on December 12, 2016, Council approved the following major facilities projects as priorities for the City from 2016 – 2026:

1. City Centre Community Centre North (developer funded);
2. Steveston Community Centre and Branch Library;
3. Lawn Bowling Clubhouse;
4. Britannia Shipyards National Historic Site and Phoenix Netloft; and
5. Richmond Animal Shelter.

The Hugh Boyd field house was not one of the five priority facility projects identified for 2016–2026 and has not been submitted in the 5 year Capital Plan.

However, as the feasibility study has now been completed, the project could be considered when the prioritized major facilities for 2016 – 2026 are complete. At that time, additional work would need to be undertaken to ensure the facility concept and design meet comprehensive community needs for the West Richmond area.

#### Financial Implications

The updated concept design level cost estimate for design and construction of a new Hugh Boyd Field House, based on the proposed program space, is \$5,300,000 (2018 dollars).

The Richmond Youth Soccer Association currently has identified \$150,000 for the project of which approximately \$20,000 was spent on the feasibility study. At this time, no other funding has been identified although stakeholders have expressed an interest in fundraising for this project.

#### **Financial Impact**

None.

#### **Conclusion**

The successful completion of the feasibility study has helped advance the concept of a field house at Hugh Boyd Park. With the work done by the committee there is a better understanding of the desired amenities from field sport groups and the associated costs related to the project which will provide for future consideration.

As a field house is not one of Council's priority projects for 2016 – 2026, it is recommended that it be considered in future phases of major facilities development.



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