



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** November 27, 2020

From: Jim V. Young, P. Eng. **File:** 06-2050-20-MLBC/Vol 01
Director, Facilities and Project Development

Elizabeth Ayers
Director, Recreation and Sport Services

Re: **Richmond Lawn Bowling Clubhouse - Floor Plan and Preliminary Form and Character**




Staff Recommendation

That the floor plan and preliminary form and character design for the Richmond Lawn Bowling Clubhouse be approved, as outlined in the staff report titled, "Richmond Lawn Bowling Clubhouse - Floor Plan and Preliminary Form and Character", dated November 27, 2020, from the Director, Facilities and Project Development and Director, Recreation and Sport Services.

Jim V. Young, P. Eng.
Director, Facilities and Project Development
(604-247-4610)

Elizabeth Ayers
Director, Recreation and Sport Services
(604-247-4669)

Att. 3

REPORT CONCURRENCE		
ROUTED TO: Parks Services Finance Department	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER  <hr/>
	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO  <hr/>

Staff Report

Origin

On May 27, 2019, Council approved the program, totaling 4,900 sq. ft., and funding of \$5.3 million for the replacement of the Richmond Lawn Bowling Clubhouse. As such, the Consolidated 5-Year Financial Plan (2019-2023) was amended to include \$5.3 million (2020 dollars) for the Richmond Lawn Bowling Clubhouse capital project. At that time, staff also received direction from Council to work with the Club to consider use of available clubhouse space by other community groups.

The purpose of this report is to present the floor plan and preliminary form and character of the Richmond Lawn Bowling Clubhouse for Council endorsement. Endorsement of the floor plan and preliminary form and character will allow staff to proceed with completion of detailed design followed shortly thereafter by facility construction.

This report supports Council's Strategic Plan 2018-2022 Strategy #3 One Community Together:

Vibrant and diverse arts and cultural activities and opportunities for community engagement and connection.

3.1 Foster community resiliency, neighborhood identity, sense of belonging, and intercultural harmony.

This report supports Council's Strategic Plan 2018-2022 Strategy #4 An Active and Thriving Richmond:

An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.

4.1 Robust, affordable, and accessible sport, recreation, wellness and social programs for people of all ages and abilities.

4.2 Ensure infrastructure meets changing community needs, current trends and best practices.

This report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

8.1 Increased opportunities for public engagement.

Analysis

Floor Plan Design and Preliminary Form and Character

The program approved by Council for the Richmond Lawn Bowling Clubhouse project totals 4,900 sq. ft. with a budget of \$5.3 million. The floor plan design and preliminary form and character have been developed to that budget.

The process to deliver the Richmond Lawn Bowling Clubhouse project follows the phases of development outlined below:

1. Advanced Planning and Program Development (completed)
2. Concept Design (completed)
3. Detailed Design (pending)
4. Enabling Works (pending)
5. Construction Implementation (pending)
6. Occupancy (pending)

Staff proceeded with form and character design following Council direction on December 19, 2018 to locate the new lawn bowling clubhouse between the greens (Attachment 1).

The project is at the Detailed Design phase wherein the floor plan and preliminary form and character design have been developed to a schematic level for Council consideration. Preliminary form and character refers to the general shape, volume, materials and general colour scheme of the building. Materials will be chosen in line with the City's Facility Design Guidelines and Technical Specifications to ensure quality, longevity and value. In order to finalize the design, Council approval of the floor plan and preliminary form and character is required.

The floor plan, as shown in Attachment 2, was developed in close consultation with the stakeholders. The types of spaces, size allocations and adjacencies were refined, while considering the specific technical and operational requirements for the building. This thorough process resulted in floor plan drawings that provide maximum operational functionality while meeting related building codes and bylaws, such as the City of Richmond's Fire Code Compliances and Enhanced Accessibility Guidelines. Use of the multipurpose room by other community groups, based on availability of the space, has also been accommodated through the floor plan design. Furthermore, the facility has been purposefully designed so that two separate groups can have meetings that take place simultaneously.

Once the floor plan was developed, the building's preliminary form and character, as shown in Attachment 3, was shaped to compose the look of the building, while considering the surrounding park environment. The site plan is being co-ordinated with the Minoru Lakes Renewal project and includes an arrival plaza as well as a pathway connection to Minoru Lakes. The arrival plaza, located at the northeast corner of the building, includes special paving and will serve both the lawn bowling clubhouse and Minoru Park users. The public pathway, located on the north side of the building, will be approximately five metres wide and will provide a connection and visual corridor between Gollner Avenue and Minoru Lakes. The Minoru Lakes bridge crossing will be shifted north from its current location as part of the Minoru Lakes Renewal project in order to better align with the public pathway associated with the Lawn Bowling Clubhouse project.

Development of floor plans and preliminary form and character design included the following consultations:

- Six meetings with the Richmond Lawn Bowling Club's Building Committee (the "Building Committee");
- Consultation to ensure integration with the Minoru Lakes Renewal project;
- Review and comments by the City's Advisory Design Panel (ADP); and
- Reviews by a professional quantity surveyor and contractors to ensure alignment of the project budget with the space allocation choices and proposed form and character.

Should Council approve the floor plans and preliminary form and character outlined in this report, staff will proceed with detailed design development including consideration of Advisory Design Panel recommendations regarding the proposed facility form and character. It is anticipated that minor adjustments to the drawings presented in Attachments 2 and 3 will be made as the detailed design proceeds to ensure the project remains on budget and meets operational and stakeholder needs.

Advisory Design Panel Comments

Overall, the ADP was very supportive of the proposed facility design and were complimentary of the environmental sustainability design considerations. There were a number of questions throughout the meeting that were answered by members of the project team. The questions and comments will be taken into consideration during the advancement of detailed design.

The proposed clubhouse design and budget currently reflect completing the facility to the City's Council adopted High Performance Building Policy for all new City buildings to meet a standard of LEED (Leadership in Energy and Environmental Design) Gold Certification.

Next Steps

Upon Council approval of the floor plans and preliminary form and character design, staff would proceed with preparation of detailed design drawings. This is a process by which the building energy initiatives, components, materials, colours and systems are coordinated and described through detailed drawings and specifications. Staff will continue to consult with the Building Committee and other stakeholders during detailed design, and the final appearance of the building may change slightly as a result of this process.

The final outcome is a fully coordinated set of documents for final pricing and a set of detailed design drawings to provide the contractor with all the information necessary to construct the building. Should Council approve the recommended floor plan and preliminary form and character design, it is anticipated design and tender documents can be ready for construction tendering by Summer 2021. Construction is anticipated to take 14 months.

Staff will work with the Club to maintain basic operations of the greens during the construction process which will include a temporary trailer for on-site club administration and a shipping container for storage. The Building Committee supports this in order to achieve the most functional program and building placement for the replacement clubhouse.

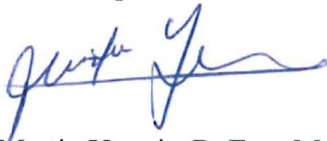
Furthermore, staff will continue working with the Club to ensure processes are in place for other community groups to utilize available clubhouse space once the new facility is operational.

Financial Impact

Funding of \$5.3 million (2020 dollars) to complete replacement of the Lawn Bowling Clubhouse was approved by Council as part of the 2018 Capital Program and a 2019 amendment. The proposed floor plan and preliminary form and character outlined in this report can be achieved within this budget. Any addition to the program would require an increase to the project budget.

Conclusion

Staff proceeded with development of floor plans and preliminary form and character design of the Richmond Lawn Bowling Clubhouse following Council adoption of the program and space allocation. Should Council endorse the floor plan and preliminary form and character design, staff will proceed with developing the detailed design to allow construction to commence.

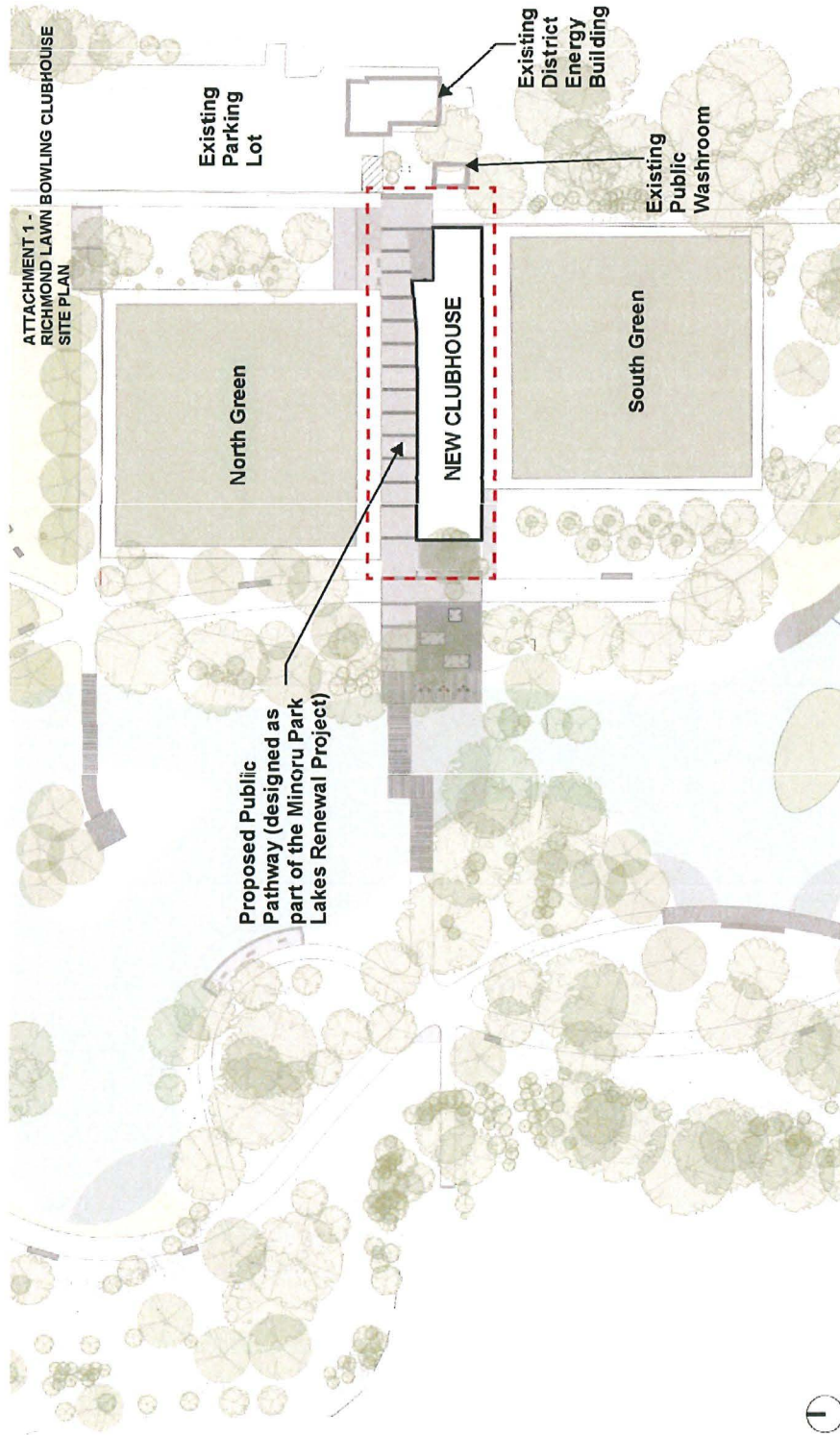


Martin Younis, B. Eng. M. Eng.
Manager, Capital Buildings Project Development
(604-204-8501)



Gregg Wheeler
Manager, Sport and Community Events
(604-244-1274)

- Att. 1: Richmond Lawn Bowling Clubhouse Site Plan
- 2: Richmond Lawn Bowling Clubhouse Proposed Floor Plan
- 3: Richmond Lawn Bowling Clubhouse Preliminary Form and Character



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PROJECT
Richmond Lawn Bowling Clubhouse

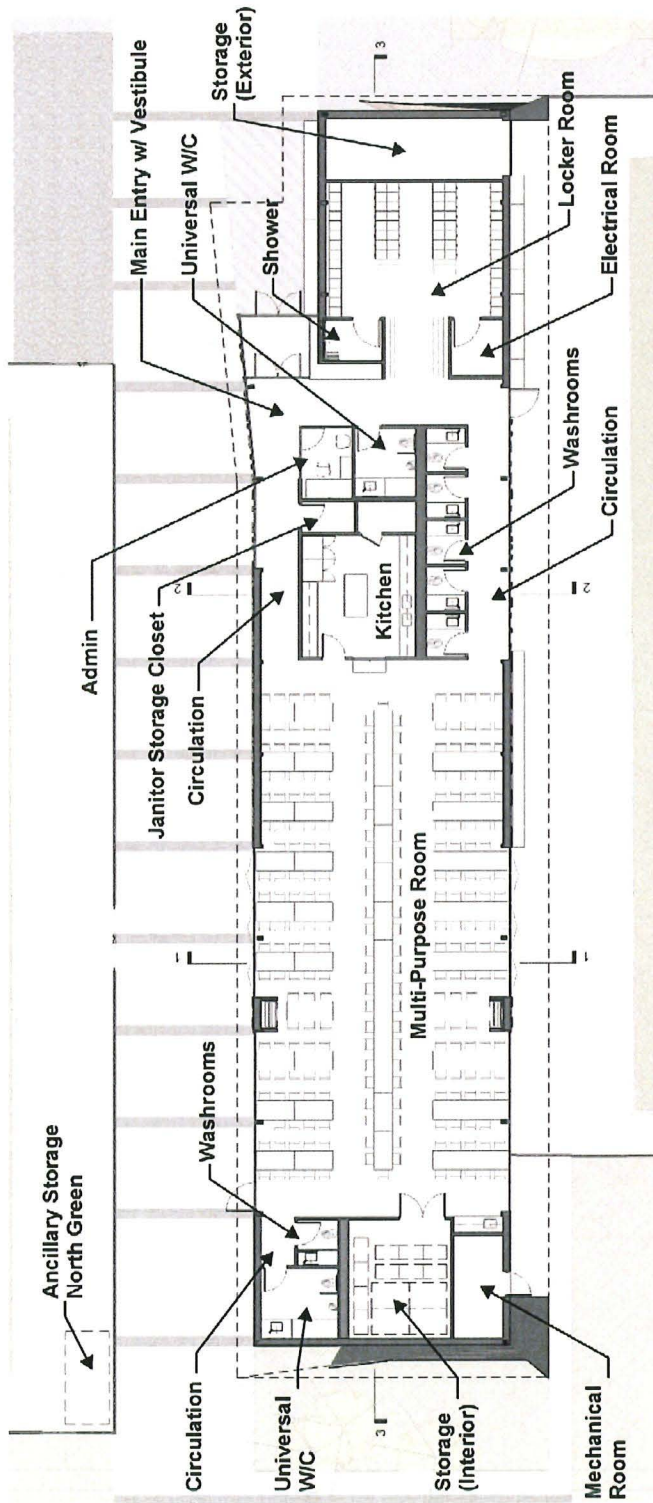
CLIENT
City of Richmond

DRAWING TITLE
Proposed Site Plan

DATE
Feb. 14th, 2020

A-1

ATTACHMENT 2 -
RICHMOND LAWN BOWLING CLUBHOUSE
PROPOSED FLOOR PLAN



PROJECT
Richmond Lawn Bowling Clubhouse

CLIENT
City of Richmond

DRAWING TITLE
Proposed Floor Plan

DATE
Feb. 14th, 2020

A-2



**ATTACHMENT 3 -
RICHMOND LAWN BOWLING CLUBHOUSE
PRELIMINARY FORM AND CHARACTER**

*Final materials to be confirmed during detailed design

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PROJECT
Richmond Lawn Bowling Clubhouse

CLIENT
City of Richmond

DRAWING TITLE
Perspective Rendering - View from North East (Entrance)

DATE
Feb. 14th, 2020

A-3



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PROJECT
Richmond Lawn Bowling Clubhouse

CLIENT
City of Richmond

DRAWING TITLE
Perspective Rendering - View from North (North Green)

DATE
Feb. 14th, 2020

A-4



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PROJECT
Richmond Lawn Bowling Clubhouse

CLIENT
City of Richmond

DRAWING TITLE
Perspective Rendering - View from East (Along Pedestrian Path)

DATE
Feb. 14th, 2020

A-5



04
7

PROJECT
Richmond Lawn Bowling Clubhouse

CLIENT
City of Richmond

DRAWING TITLE
Perspective Rendering - View From North West (Lake Side)

DATE
Feb 14th, 2020

A-6



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PROJECT
Richmond Lawn Bowling Clubhouse

CLIENT
City of Richmond

DRAWING TITLE
Perspective Rendering - View From South (South Green)

DATE
Feb. 14th, 2020

A-7