

Report to Council



Date: October 14, 2015
File: 1310-30
To: City Manager
From: Terry Barton, Parks & Buildings Planning Manager
Subject: Future Parkinson Recreation Centre - Functional Space Program

Recommendation:

THAT Council receive for information the Report of the Parks & Buildings Planning Manager dated October 14, 2015 regarding the Future Parkinson Recreation Centre - Facility Program;

AND THAT Council endorse the Functional Space Program for the future of the Parkinson Recreation Centre as outlined in the Report from the Parks & Buildings Planning Manager dated October 14, 2015;

AND THAT Council support the development of a Feasibility Study to evaluate options and for Staff to report back on a preferred direction.

Purpose:

To provide Council with information regarding the recommended Functional Space Program for the future Parkinson Recreation Centre and receive direction on next steps in the planning process.

Background:

This report represents the second in a series of workshops with Council regarding the future of the Parkinson Recreation Centre. The first workshop presented to Council on August 10, 2015 over-viewed the City's Sport and Recreation Infrastructure Report outlining Kelowna's sport and recreation facility requirements to 2031. The study identified that the City's top priority project should be the redevelopment of an expanded Parkinson Recreation Centre. The outcome of the workshop included the endorsement of several Direction Development Principles to help inform and make future decisions. The principles are as follows:

- Meet today's needs while planning for the future
- Act as a "one-stop recreation and sport destination" for as many City residents as possible
- Differentiation by maximizing accessibility

- Be a community hub through the implementation of the neighbourhood engagement model
- Leverage partnerships to elevate facility profile and maximize utilization
- Amplify public value through “big picture thinking” and remaining focused on the long term perspective

Functional Space Program

The Functional Space Program defines the technical requirements for the future of the facility in terms of the types of rooms and their desired sizes (e.g. athletic program space - gymnasiums and fitness, aquatics, program space, customer service areas, offices and administrative space, and building operations and support). The space program was developed by the City’s Recreation Consultant, John Frittenburg through a technical analysis on Kelowna’s needs. The facilities and support spaces that are recommended have been grouped into several segmented components although through the design process overall facility versatility and operational flexibility will be emphasized.

Component	Net Square Feet	Description
Athletic Program	48,713	Triple gymnasium (1 competition gym + 2 recreation gyms)
Aquatic Program	16,200	Based on an 8 lane pool + wellness/therapy pool
Athletic/Aquatic Support	8,500	Change rooms, washrooms, equipment storage
General Program	12,075	Community rooms, general program spaces
Customer Service	6,845	Entry, reception, public corridors/gathering areas
Administration	2,576	Staff offices and administration areas
Building Operations	1,450	Operations, mechanical and electrical spaces
Total	96,359	

*Note: a gross-up factor will need to be applied to the Net Square Feet to accommodate building circulation and structural elements typically estimated at 30% for community buildings at the planning phase.

Next Steps

The next step will be to complete a Feasibility Study to test several different options in delivering the Space Program. The analysis will include the development of concept plans, capital cost comparisons, and an evaluation of life-cycle operating implications. Staff recommend the following 4 options be developed for consideration:

1. **Renovate** existing PRC with general reconfiguration (e.g. base-line comparator)
2. **Renovate** a portion of PRC and a **newly constructed addition** including **all components** recommended in the functional space program
3. **Construct new facility** with a **smaller space program** than the function space plan
4. **Construct new facility** with **all components** recommended in the function space plan

Staff will present the findings of the Feasibility Study to Council as another workshop in the coming months in order to determine a preferred direction for Parkinson Recreation Centre. Staff will also report back on how a potential public engagement process could be carried out for the project.

Financial/Budgetary Considerations

Each option within the Feasibility Study will carry significantly different capital and operating costs as well as revenue opportunities. These will be outlined in a future report to Council for consideration and direction, along with proposed funding strategies and financial and long term capital plan impacts for each option. Due to the order of magnitude of the costs for any of the options, the primary funding source will most likely need to be long term debt with repayment over 20 years. Any long term debt funding strategy will need Council and electoral approval.

Internal Circulation:

Divisional Director, Active Living & Culture
Director, Financial Services

Considerations not applicable to this report:

Existing Policy
External Agency/Public Comments:
Legal/Statutory Authority
Legal/Statutory Procedural Requirements
Personnel Implications
Communications Comments
Alternate Recommendation

Submitted by:

T. Barton, Parks & Buildings Planning Manager

Approved for inclusion:



A. Newcombe, Director of Infrastructure

cc: Divisional Director, Active Living & Culture
Divisional Director, Civic Operations
Director, Financial Services
Manager, Building Services
Manager, Infrastructure Planning