City of Port Moody
Report/Recommendation to Council

Date: June 25, 2024
Submitted by: Engineering and Operations Department – Project Delivery Services Division
Subject: Inlet Park Fieldhouse – Design Update

Purpose
To provide Council updates regarding Inlet Park Fieldhouse Design.

Recommended Resolution(s)

THAT staff be directed to proceed to Construction Document design phase for the Inlet Park Fieldhouse as recommended in the report dated June 25, 2024, from the Engineering and Operations Department – Project Delivery Services Division regarding Inlet Park Fieldhouse – Design Update.

Background
At the Regular Council meeting held on May 10, 2022, Council considered a report dated May 2, 2022, from the Engineering and Operations Department – Project Delivery Services Division regarding Inlet Park Redevelopment Project Update and passed the following resolutions:

> *RC22/160*
> THAT the report dated May 2, 2022, from the Engineering and Operations Department – Project Delivery Services Division regarding Inlet Park Redevelopment Project Update be received for information.

As a part of the award of the Inlet Park detailed design contract to RF Binnie and Associates in 2018, Carscadden Stokes McDonald Architects was engaged to provide architectural services for the project and deliver the Inlet Park Fieldhouse Functional Design Study. Carscadden was able to deliver concept options which included architectural themes, programs and layouts which could be shared with stakeholders for further input. In May 2022, Carscadden provided a final Feasibility Study which included layout options, renderings and high-level cost estimate information.

In early 2023, MIZA Architects was engaged to proceed with further refinement of the feasibility concepts with additional details and associated cost estimate. In April 2023, MIZA prepared a 50% Design Development (DD) Report to assess three building options including architectural, structural, mechanical and electrical considerations.

The project was divided into two phases – Phase 1 Field and Phase 2 Fieldhouse. The project was successful with a 2022 senior government grant that materially funded Phase 1. The construction phase of the new Inlet Field began in early 2023 and was completed in March 2024. The Field phase of the overall project included advance works to prepare the site such as clearing of trees within the new field footprint and demolition of the old fieldhouse building. The civil works included grading and construction of the field base, drainage and utility works, installation of new field lighting, fencing, and landscaping as well as construction of parking lot area and installation of artificial turf field surface. Park amenities such as tot lot playground, natural playground, batting cages, perimeter pathway and boardwalk features were also completed as part of the project. The design and construction of the Field also included the preparation of the dedicated footprint for the Fieldhouse, and construction activities also included all necessary utility connections for the future fieldhouse facility. Currently, the Fieldhouse footprint is covered with asphalt for a temporary pedestrian area, delineated with bollards.

Discussion

In early 2023, staff proceeded with a competitive proposal process to select a firm to complete the architectural detailed design of the Inlet Park Fieldhouse. MIZA Architects was the successful proponent and was engaged to proceed with refinement of the 50% DD work and to complete updates to the design package through to 100% DD, as well as Construction Document (CD) Design Phase and support through application processes for various project sustainability and accessibility certifications.

During design, the team further refined the sports facility criteria such as change rooms, public washrooms, concession space, and storage space. Given these requirements, and that the building is constrained by the limited footprint at the Field, the project looked at multi-storey fieldhouse options. The space planning work detailed advantages of the three-storey option and addition of other building features such as multi-purpose space, office and meeting spaces as well as outdoor space including viewing deck.

The 100% DD work provided refined updates to these initial concepts for some key features of the Fieldhouse. Also, during these phases there have been opportunities to engage internal staff for feedback and input on operational functionality, and to employ expertise from other recent projects and experience. A key consideration that influenced design was for the building to achieve sustainability and energy efficiency targets using the City's sustainability guidelines.

Programming of these various features is described in the 100% DD design package and in drawings with layouts over the three floors of the facility:

Ground Floor [2660 ft^2 / 247 m^2]

The ground floor offers a functional space with minimum criteria for general public and field users. The total floorspace is limited to the allocated Fieldhouse footprint, however the overall floorspace was able to be expanded by approximately 100 ft^2 total from earlier design.

Components include:

- Public gender-neutral washrooms (including universal washroom)
- Change rooms (4) with showers and accessible space

- Universal dressing room and shower rooms
- Concession space
- Storage space
- Electrical and mechanical space
- Entrance space to accessible elevator

Second Storey [3577 ft^2 / 332 m^2]
The second storey includes a basic kitchen facility and additional dedicated multi-purpose space that may be used for both City and public events. The second floor also provides indoor field viewing.

Additional components include:
- Multi-functional programmable space serving up to 100 – 200 guests
- Indoor viewing space
- Catering kitchen and bar
- Additional gender-neutral washrooms including universal
- Additional storage

Third Storey [2403 ft^2 / 223 m^2]
The third storey includes available indoor space for dedicated office and meeting spaces. The rooftop deck provides a large outdoor viewing area with dedicated covered bleachers.

Additional components include:
- Outdoor viewing deck w/covered bleachers with accessible viewing area
- Flexible office/meeting spaces/storage
- Additional washroom space including universal
- Mechanical room

Currently, the indoor space is configured for several offices and meeting rooms, which may offer the potential for staff workspace and meetings. The space is flexible and could be reprogrammed in the future for different uses, depending on prevailing needs.

The 100% DD package also discusses key topics such as sustainability, energy efficiency and accessibility. MIZA details how targets for LEED and Passive House certification may be reached with design features including solar orientation and shading, air tightness and renewable energy initiatives. It has however been recognized that the overall balance needs to be achieved between sustainability and energy efficiency targets and the user functionality and final design aesthetic. Certification targets currently included in the design phase program include:

LEED Certification
- Third party green building certification evaluating sustainable systems and design elements employed in building projects;
- Project is currently targeting LEED Gold standard;
- Points still under consideration for further energy reduction, renewable energy goals, materials evaluation, waste and recycling standards.

Passive House Certification

- Third party certification for energy efficiency including criteria for space heating and cooling and air tightness;
- Project targeting achievement of Passive House standard;
- Project to feature highly insulated envelope, appropriate space planning and glazing for heating, shading and overall energy reduction.

Rick Hansen Foundation Accessibility Certification (RHFAC)

- Third party certification for building and site accessibility;
- Project is targeting a Gold level certification;
- Accessible features include elevator, accessible washroom facilities, accessible parking and drop-off zones, at-grade entrances and wayfinding and signage.

The 100% DD package contains images and renderings to show what the final Fieldhouse facility would look like relative to the position on the Inlet Park site. Considerations have been given to the aesthetic of the facility from both a field user perspective as well as a local resident and neighbourhood perspective. With the project location on Murray Street alongside recent and future developments, it was noted that the final design of the facility should consider its position at the sports field as well as relative to neighbouring properties, businesses and park amenities. Some of these images will also be included in staff's presentation to further explain the design updates and elaborate on proposed fieldhouse feature options.

Based on feedback received since the conceptual design stage, the project was able to improve or refine various features, including:

- Expansion of ground floor changeroom spaces to accommodate a greater number of players. In the current design, we anticipate seating for approximately 24 players in each changeroom;
- Ability to flex the ground floor changeroom spaces into 2 larger shared spaces to accommodate events for adults or large teams;
- Optimizing the layout on the ground floor considering the use of the sinks, washrooms, showers;
- Inclusion of gender-neutral washrooms;
- Adherence to guidelines contained in the updated 2024 Building Codes;
- Design targets reached to meet or exceed criteria for Accessibility;
- Preferred option for coverage of outdoor viewing deck seating, providing shade and rain cover to spectators.

Schedule

Should Council approve the recommended resolution, staff will proceed to the Construction Document design phase, with an aim to tender construction by the end of 2024. Assuming favourable tenders, it is anticipated that construction will start in the Spring of 2025.

Other Option(s)

THAT the report dated June 25, 2024, from the Engineering and Operations Department – Project Delivery Services Division regarding Inlet Park Fieldhouse – Design Update be received for information.

Financial Implications

During the 50% DD phase, MIZA also provided updated cost estimate information, included the appropriate amount of contingency and additional project cost information. MIZA's report echoed the previous findings that there is substantial projected cost efficiency in construction of additional storeys to the previously discussed base main floor concept. MIZA's updated high level total cost estimate, which reflects current pricing to Q2 2024, is shown in the table below. It should be noted that the total cost estimate includes design and construction contingencies.

Inlet Park Fieldhouse	**Floor Space** (SF)	**Construction Cost**
Ground Floor	2,662	$3,400,000
Second Storey	3,577	$3,650,000
Third Storey	2,403	$1,250,000
Total	**8,650**	**$8,300,000**

As noted earlier in this report, based on the cost information provided, the three-storey option was deemed to represent the most economical option in terms of cost per unit area (SF or m^2) of construction. Class C cost estimates are typically +/- 15% in accuracy with many variables influencing the final construction price including most importantly the final design scope parameters, final specifications, final drawings, contractors' contractual obligations, extent of supplementary conditions, number of compliant bidders, volatility of the market, supply chain issues and market activity at time of tender.

Staff will continue to explore potential upcoming grant opportunities provided by the Province that may be contribute to Fieldhouse funding. Also, discussions are ongoing relating to potential community partner opportunities for funding or project contributions.

Communications and Public Engagement Initiatives

Staff will continue to engage key stakeholders to inform on the progress of the Fieldhouse project, with dedicated meetings scheduled with user groups to gather feedback. Communication to the public relating to project design and construction timelines will continue to be updated.

Council Strategic Plan Goals

This project supports Council's Strategic Goal 3.3 Enhance Community Wellbeing.

Report Author

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Report Approval Details

Document Title:	Inlet Park Fieldhouse – Design Update.docx
Attachments:	
Final Approval Date:	Jun 18, 2024

This report and all of its attachments were approved and signed as outlined below:

Julie Pavey-Tomlinson, General Manager of Community Services - Jun 13, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Jun 17, 2024

Lindsay Todd, Manager of Communications and Engagement - Jun 17, 2024

Paul Rockwood, General Manager of Finance and Technology - Jun 17, 2024

Anna Mathewson, City Manager - Jun 18, 2024