

# HJCRC & Silver Harbour Project Update

February 13, 2023



## HJCRC & Silver Harbour Project Team

City of North Vancouver – Owner

- Project Delivery Staff
- Staff Committee
- Steering Committee
- Executive Committee

North Vancouver Recreation and Culture – Service Provider and Operator

Silver Harbour Seniors' Activity Centre – Leaseholder/Owner and Operator

MAKE Projects - Project Manager

Hughes Condon Marler Architects (HCMA) – Prime Consultant

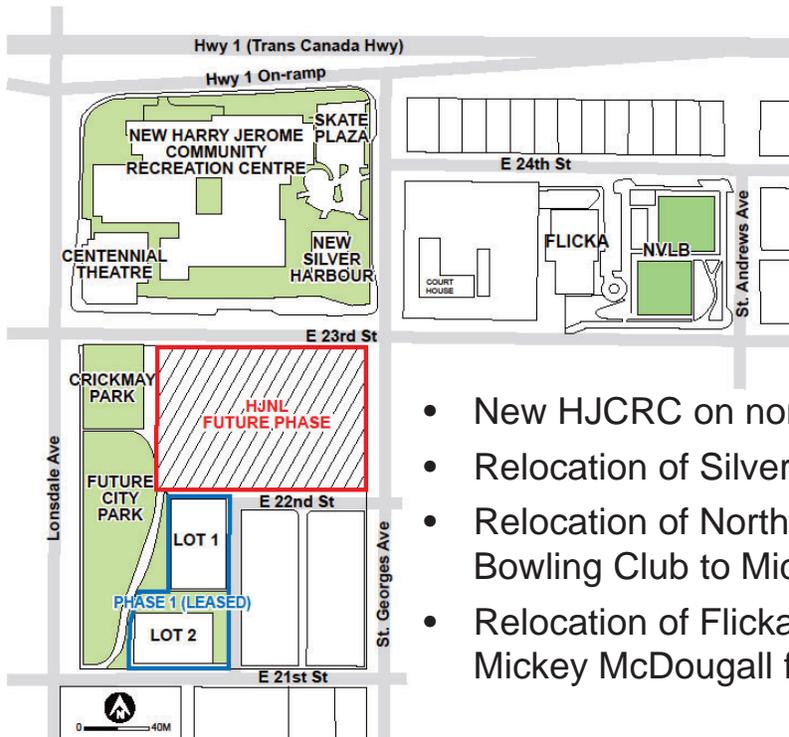
Smith Brothers & Wilson (SBW) – Prime Contractor

# Presentation Outline

- Project Overview
- Schedule
- Financials
- Project Management
- Communication
- Engagement
- Existing Operations
- Next Steps



## Precinct Revitalization



- New HJCRC on north side of 23<sup>rd</sup> Street
- Relocation of Silver Harbour to new site
- Relocation of North Vancouver Lawn Bowling Club to Mickey McDougall Field
- Relocation of Flicka Gymnastics Club to Mickey McDougall facility

# HJCRC / SH Site Plan



## A Healthy City for All

City of North Vancouver

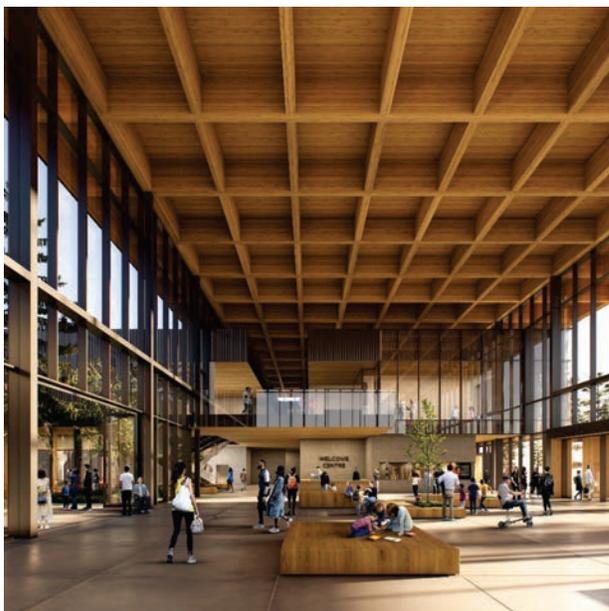
**A Healthy City for All:**  
The Role of Community Recreation

February 2020



- March 2020 – Council endorsed the City's Community Recreation Strategy
- A decision making framework to help prioritize significant community recreation projects in the City

# A facility to support a healthy City



- Significant community atrium
- Aquatic centre - 25m (10 lane) and leisure pools, hot tubs & dry sauna
- Arena with 500 spectator seating capacity
- Gymnasium
- Multipurpose space for arts & culture
- Preschool and youth spaces
- New Silver Harbour Seniors' Activity Centre
- Indoor and outdoor fitness and play spaces
- New skate park

## Silver Harbour Seniors' Activity Centre



- Remain in current location until new facility is complete – late 2025
- City provides new SH in exchange for current site
- Standalone building on interconnected parkade with new HJCRC
- SH responsible for their own maintenance and operating costs

# Project Design Goals

## **Sustainable**

- Zero Carbon Design Building – Net Zero Ready
- New facility to produce 40% less CO2 emissions than existing
- CO2 ice plant – more efficient, heat recovery, safer
- Connected to LEC – district energy

## **Accessible**

- Gold certification - Rick Hansen Foundation
- Design informed by - North Shore Advisory Committee on Disability Issues (NS ACDI)
- Design informed by feedback received by NVRC staff at other centres

## **Equitable and Inclusive**

- Designed to be a place for all
- Universal washroom and change room design
- Formal / informal spaces

# Project Schedule - Overview

- Design and Contract Documents - April 2020 to October 2021
- Staged Tendering – November 2021 to June 2022
- Bulk Excavation – March 2022 to December 2022
- Construction Period – July 2022 to August 2025
- Completion – Late 2025

# Work Completed to Date



- Advance utility works on East 23<sup>rd</sup> St completed December 2022
- Bulk Excavation completed December 2022
- Two site cranes erected
- Approximately 86% tenders have been awarded

# Contaminated Soils Remediation

- Unforeseen site contamination – Level One Environmental Site review in planning phase did not raise evidence of contamination
- Over 3,000 truckloads of contaminated soils removed from site
- \$4M in additional cost
- Contaminated soils included chloride (road salt) and natural arsenic
- Removal process included daily testing of soils and monitoring of trucks
- Third-party review for due diligence confirmed best value for City was achieved in remediation process



# Upcoming Construction Milestones

- January 2023 – Award of Drywall and Masonry Trade Packages
- Spring 2023 - BC Hydro permanent power civil works



- 2023 - Completion of foundation concrete works to grade
- 2024 – Major Building Structure and Envelope works.
- 2025 – Interior Finishes and Landscaping
- Late 2025 - Project complete

# Financial Strategy

- Utilization of City reserves and Municipal Funding Authority (MFA) loan
- Future disposition of Harry Jerome Neighbourhood Lands (HJNL)
- Phased procurement to mitigate market escalation
- Modified project delivery to phase works within financial capacity - Contracts awarded once funding in place

# Project Costs - HJCRC & Silver Harbour

Approved budget (50% Construction Documents) Sept '21	\$205.1M
Class A estimate (90% Construction Documents) Feb '22	\$210.8M
<b>Revised budget* (86% tendered works) Feb '23</b>	<b>\$230.0M</b>

\*In July, 2022, Staff were directed by Council to develop an updated financial plan that addresses inflationary increases to the HJCRC/SH budget

## Updated Project Costs

- Many sub-trades tenders closed significantly over budget estimates (such as excavation, envelope, drywall, and glazing)
- Cost increases due to rising interest rates, supply chain issues, increased fuel costs, labour costs and general inflation of goods
- \$4M due to unexpected soil remediation costs
- City is mitigating cost increases with best practice cost control measures including strategic procurement and ongoing value engineering
- Value engineering incorporated scope reductions and material substitutions that had no impact to user experience, programming, quality and aesthetics.

# Project Budget

Project Category	Value (Million)	Status of Work
Advanced Utility Works – East 23 <sup>rd</sup> Street	\$1.18	Completed
Site Preparation & Excavation	\$9.84	Completed
SBW – CCDC2 - Fixed Price Contract (General Conditions, Structure, Mechanical & Electrical, Building Envelope)	\$140.98	Under Construction
Masonry, Drywall and Steel Stud	\$16.13	Award in Process
Soft Costs, DCC, Permit & Insurance costs	\$19.20	Committed
Misc. small trade packages	\$14.71	Tender in 2023
Public Art	\$0.50	Partially Awarded
Offsite Works	\$4.20	Tender in 2023/24
Furniture Fixtures and Equipment (FF&E)	\$2.92	Tender in 2025
Landscape Works	\$8.40	Tender in 2024
Contingencies	\$11.94	
<b>Projected Cost</b>	<b>\$230.00</b>	

Committed Costs



## Contingency Management

- Total Contingency budget is \$11.94M
- Contingency is reserved for:
  - Unforeseen site conditions throughout construction
  - Allowance for cost escalation of future untendered work
  - Soft costs including consulting or owner's requirements
- Regular reporting to Executive Committee on status of contingency

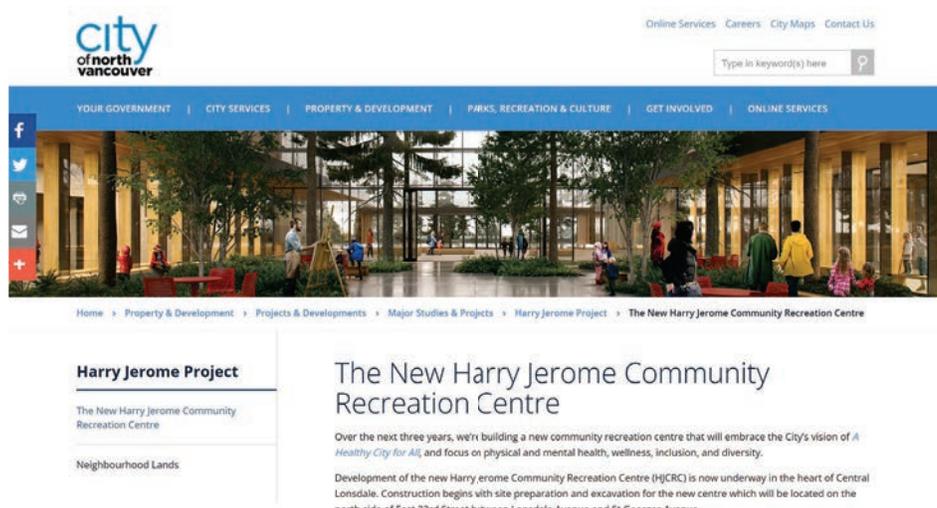


# Project Risk

- Risk Register – managed daily
- Geotechnical risk – closed
- Contaminated soils removal – completed (\$4M)
- Schedule delays due to inclement weather
- Building Permit changes - incorporated
- Potential escalation related to \$26M in untendered work (\$1.2M allowance provided in \$230M budget)
- Supply Chain – procurement of long lead time items in progress

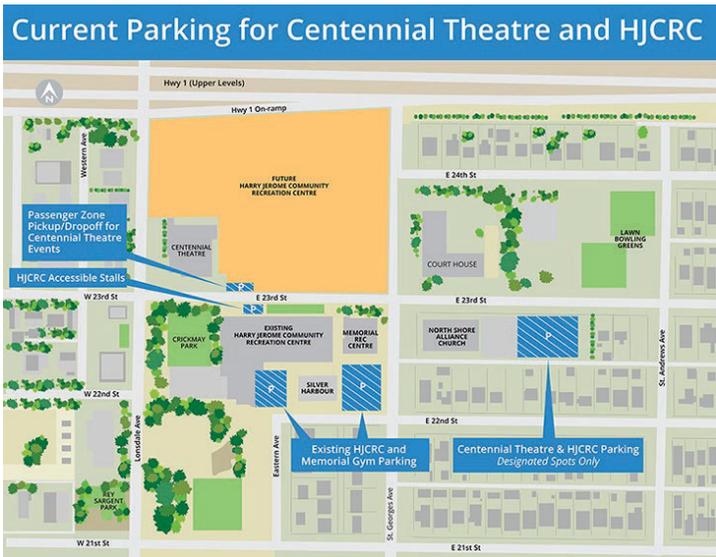
# Communications

- Bi-Monthly Updates to Council & Public (to become monthly)
- City Website – Projects and Developments
- Video - <https://www.youtube.com/watch?v=8zxIGfvizOQ>



The screenshot shows a webpage for the Harry Jerome Project. At the top left is the City of North Vancouver logo. To the right are links for Online Services, Careers, City Maps, and Contact Us. Below this is a search bar with the placeholder text "Type in keyword(s) here". A navigation bar contains links for YOUR GOVERNMENT, CITY SERVICES, PROPERTY & DEVELOPMENT, PARKS, RECREATION & CULTURE, GET INVOLVED, and ONLINE SERVICES. A large image shows the interior of a modern building with people. Below the image is a breadcrumb trail: Home > Property & Development > Projects & Developments > Major Studies & Projects > Harry Jerome Project > The New Harry Jerome Community Recreation Centre. The main heading is "Harry Jerome Project" with a sub-heading "The New Harry Jerome Community Recreation Centre". The text below reads: "Over the next three years, we're building a new community recreation centre that will embrace the City's vision of a Healthy City for All, and focus on physical and mental health, wellness, inclusion, and diversity. Development of the new Harry Jerome Community Recreation Centre (HJCRC) is now underway in the heart of Central Lonsdale. Construction begins with site preparation and excavation for the new centre which will be located on the north side of East 23rd Street between Lonsdale Avenue and St Georges Avenue."

# HJCRC Current Operations



- Harry Jerome complex open for programs, services and rentals
- Centennial Theatre in full operation with rental demand near pre-pandemic levels
- Parking available at North Shore Alliance Church
- Ongoing communication to users/rental groups

# Next Steps



- Consideration of proposed project budget of \$230M in 2023 Capital Plan
- Completion of North Vancouver Lawn Bowling Clubhouse
- Design work for Mickey McDougall renovations - Flicka Gymnastics



Thank you.