

HJCRC/SH Project Update

November 6, 2023

HJCRC/SH 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 and Operator

MAKE Projects - Project Manager

HCMA - Prime Consultant

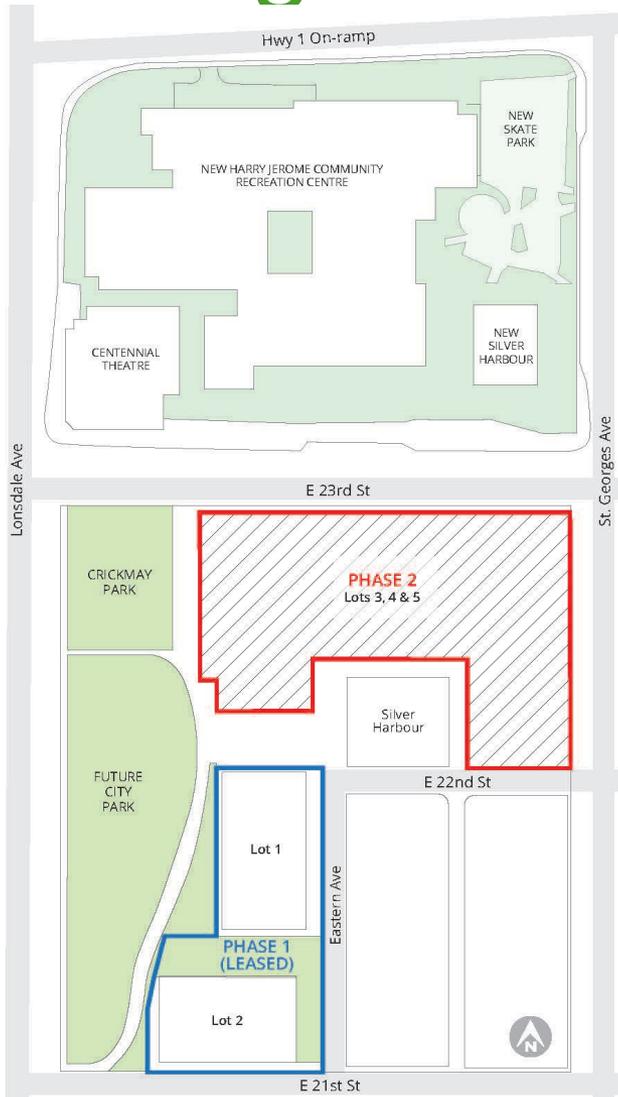
Smith Brothers & Wilson (SBW) - Prime Contractor

Presentation Outline



- Background
- Components
- Project Design Goals
- Project Schedule
- Project Status
- Financial Strategy
- Communications
- Public Art Program
- HJCRC Current Operations

Background - Precinct Revitalization



- New HJCRC on North side of 23rd 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

Background -HJCRC/SH Site Plan



Background - A Healthy City for All

City of North Vancouver

A Healthy City for All: The Role of Community Recreation

February 2020



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

Components -A facility to support a healthy City



- Significant community atrium space and courtyard
- Aquatics area includes 25m/10 lane pool with leisure pools, hot tubs & sauna
- Arena with 500 spectator seating capacity
- Gymnasium
- Multipurpose for arts & culture
- Preschool and youth spaces
- New Silver Harbour Seniors' Activity Centre
- Indoor fitness space
- Outdoor fitness areas
- Play spaces
- New skate park

Components - Silver Harbour Seniors' Activity Centre



- SH to remain in current location until new facility is complete
- City and SH agreed to exchange current site for new facility
- Stand-alone building on interconnected parkade with new HJCRC
- Agreements have been finalized regarding operating and maintenance responsibilities
- Offer to Lease has been signed and Lease to be signed closer to completion of construction in 2025

Project Design Goals

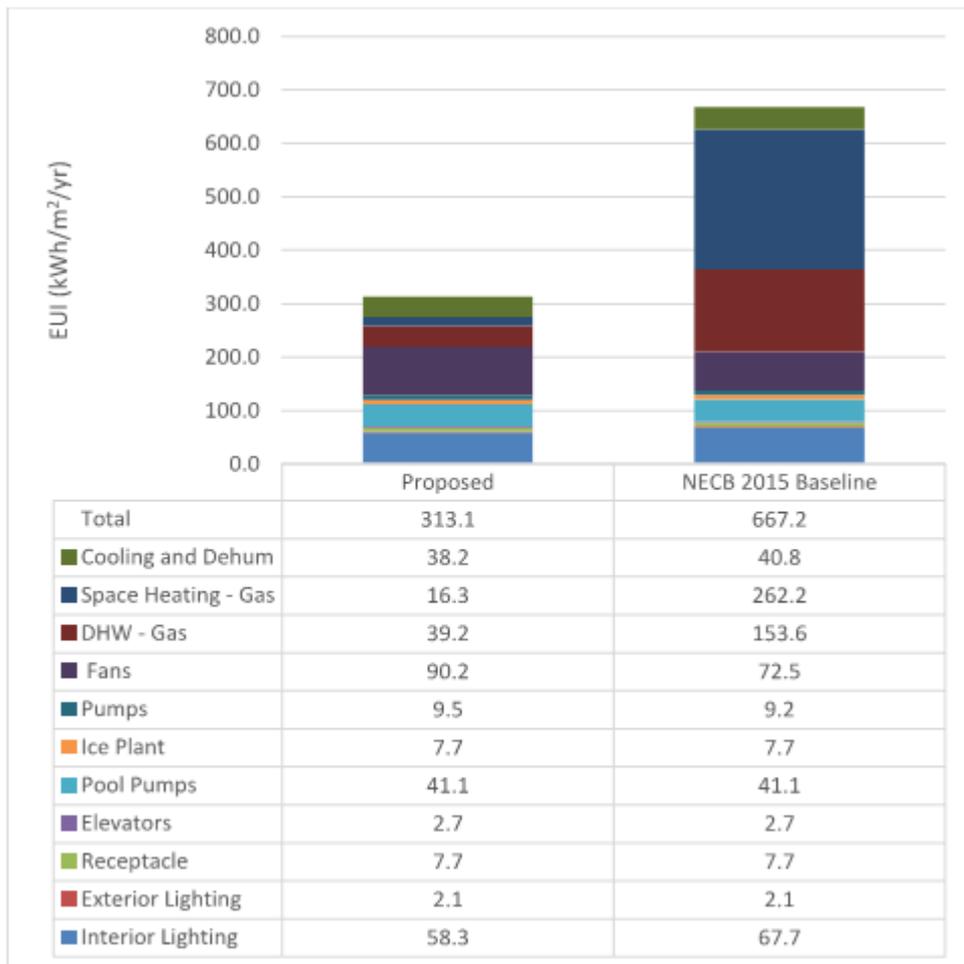


Figure 2: Energy breakdown of the proposed and baseline buildings.

EUI-Energy Use Intensity- Amount of energy used per area
 NECB- National Energy Code of Canada for Buildings

Sustainable

- Zero Carbon Design Building (Net Zero Ready)
- New facility to produce 40% less CO2 emissions than existing centre
- CO2 ice plant is safer, more efficient, and utilizes heat recovery
- Connected to district energy - Lonsdale Energy Corporation

Project Design Goals

Accessible (goals set 2021)

- Gold certification by 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 and informal spaces

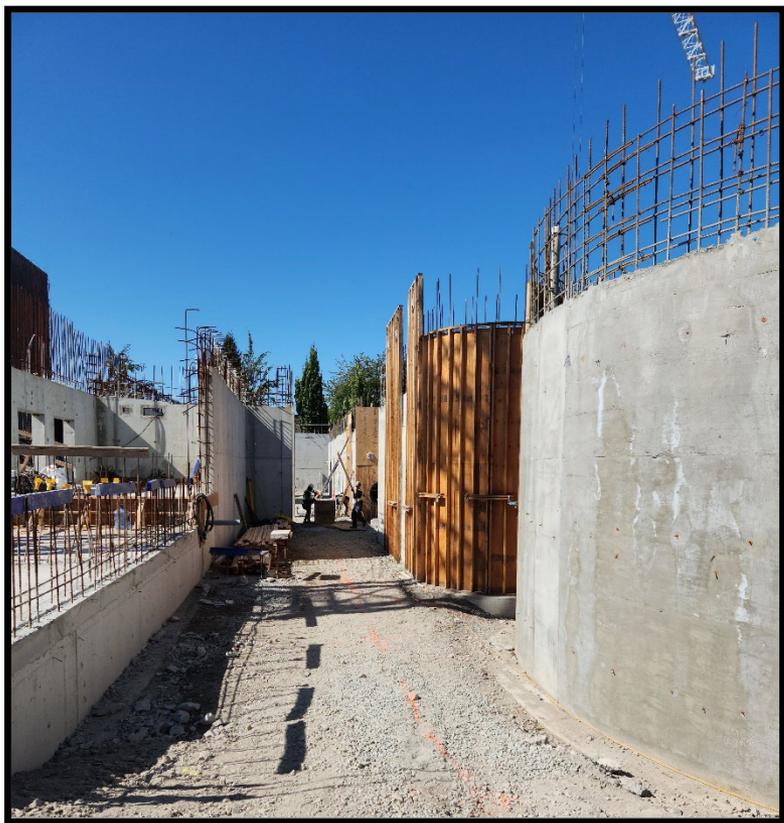
Project Schedule

- Design & contract documents complete
- Staged tendering is 90% complete and committed with landscape and offsite works to be tendered in 2024/25
- Bulk excavation complete
- Construction period from July 2022 to Fall 2025
- Building commissioning from July to late 2025
- Construction complete in late 2025
- Facility opens to public in late 2025/early 2026



Computer model of Atrium

Project Status - Work Completed to Date



- Advance utility works on East 23rd St
- Bulk excavation
- Contaminated soil remediation
- Oversized boulder removal
- Reinforced concrete work
 - 74% slab on grade complete
 - 95% foundation walls complete
 - 49% first floor slab complete
- Underground plumbing
- Onsite civil works underway

Project Status – Progress Photos



Project Status - Progress Photos



Project Status - Progress Photos



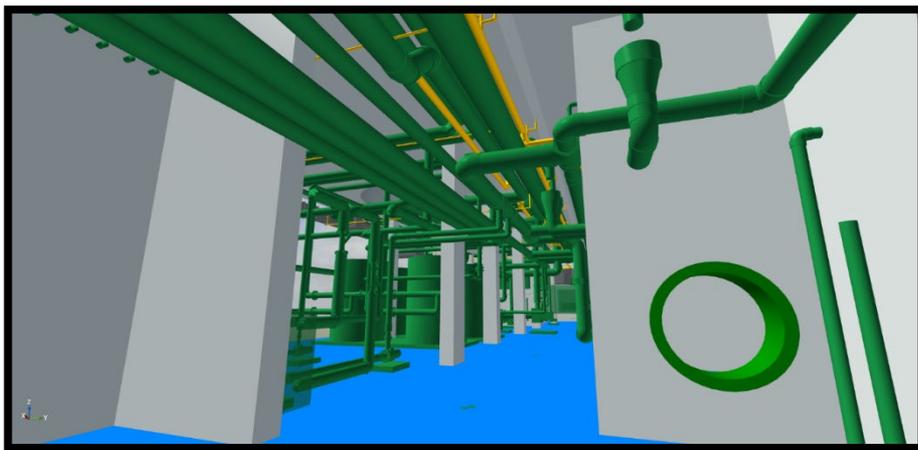
Silver Harbour site

Project Status - Upcoming Milestones



- Major building structure and envelope works to be complete in 2024
- Interior finishes and landscaping to be complete in 2025
- Construction & commissioning complete in late 2025

Project Status – Building Information Modelling



Computer model of mechanical room

- General contractor is 3D computer modeling all building elements to determine conflicts prior to construction
- Modeling assists the analysis of construction means and methods
- Project has excellent safety record to date with no time loss due to incidents (3.51 medical incidents per 200,000 person hours)
- No noise complaints to date

Financial Strategy - Funding

- Project success due to Council's decision to move ahead with the project in early 2021
- City reserves to fund the front end of the project
- City secured Municipal Finance Authority (MFA) loan, which has not been accessed to date
- Repayment of debt through future disposition of Harry Jerome Neighbourhood Lands (HJNL)

Financial Strategy - Project Delivery

- Phased tendering and procurement implemented to mitigate market escalation
- Modified project delivery phases works within City's financial capacity with contracts awarded once funding is in place
- Value engineering to mitigate high tender pricing
- Project delivery has leveraged market pricing and lowered project risk with phased tendering
- Construction Manager as Owner's Agent and conversion to stipulated price has reduced the City's overall risk

Financial Strategy - Project Costs



Computer model of aquatic facility

- The project budget was revised to \$230M in February 2023 and based mostly on actual tendered costs
- The revised budget includes the cost of contaminated soil remediation
- Budget includes escalation contingency for work to be tendered in 2024/2025

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 displays the City of North Vancouver website. At the top left is the city logo. To the right are links for 'Online Services', 'Careers', 'City Maps', and 'Contact Us'. A search bar is located below these links. A blue navigation bar contains the following categories: 'YOUR GOVERNMENT', 'CITY SERVICES', 'PROPERTY & DEVELOPMENT', 'PARKS, RECREATION & CULTURE', 'GET INVOLVED', and 'ONLINE SERVICES'. On the left side of the page, there are social media icons for Facebook, Twitter, Print, Email, and a plus sign. The main content area features a large image of a modern, glass-walled recreation center with people walking and sitting on benches. 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 page title is 'The New Harry Jerome Community Recreation Centre'. The main text 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 – Public Art



- Atrium features suspended sculpture *Transcendence* by Jill Anholt
- Main stairwell features Local Coast Salish hand-woven wall hanging & the arena features integrated artwork by Angela George
- The Diversity Project includes artwork inspired by facility namesake and is reflective of the inclusivity and diversity at the centre

HJCRC Current Operations



- Harry Jerome complex open for programs, services and rentals
- Attendance is lower as facility is surrounded by construction
- Centennial Theatre in full operation and rental demand has returned to pre-pandemic levels
- Parking available at North Shore Alliance Church
- Ongoing communication to users/rental groups



Thank you.