

# GRAND FORKS COMMUNITY CENTRE
# EXECUTIVE SUMMARY

JUNE 2020

Urban arts
Architecture Urban Design



# EXECUTIVE SUMMARY

**PROCESS**
Urban Arts Architecture was retained to complete a feasibility report for the Grand Forks Community Centre, a facility to be located on the site of the existing Aquatic Centre, Arena and Curling Club. UAA worked collaboratively with the community, City of Grand Forks and Regional District Kootenay Boundary (RDKB) community to establish the vision, program, site strategy and concept design options. Two options were reviewed with the community at a public open house in January, 2020. The project received overwhelming support, and the preferred option was then further developed and a Class C Cost Estimate was produced.

**VISION**
Working with the community, a vision was created for facility, with guiding principles as follows:

- Reflect the Ethos of Grand Forks
- One Roof - Continuity of Space, Place and Service
- Create a Gathering Place for All
- Include a Variety of Flexible Meeting Spaces
- Create a Sustainable Building that Demonstrates the love of the Land
- Support Resilience
- Invest in Youth
- Create a Healthy Place
- Consider Ongoing Operations

**PROGRAM**
The program was established through the visioning workshop and further developed in the programming workshop. The Program is comprised of the base program and an optional add-on flexible shell space. The base program includes the public spaces, community center, emergency operations centre (EOC), administration and support spaces and has a total gross area of 13,153 sf (1,222m2)

**SITE**
The building is located to minimize the impact on existing parking and roadways; with additional consideration of the renewal and replacement of the Recreation facilities on site. The proposed building is attached to the Aquatic Centre and shares a single entry. It is located adjacent to the existing Skate Park with potential for future expansion. The Hall opens to the south creating a sunny gathering spaces with connectivity to Dick Bartlett Park across 72nd Ave.

**BUILDING**
The building is a single storey with double height volume over the Hall and Lobby. The lobby is a central spine running east/west connecting the entry, Admin, cafe, Hall, Maker Space and EOC. Connectivity to the outdoors is reinforces with views directly through the building at the entry/cafe and the building opening to a south facing terrace and gathering space. The Community Kitchen is located to the south to support outdoor gatherings and ease of access to 72nd Ave for servicing and deliveries. The EOC and meeting room are located together with access to a separate entry to support EOC and after hours use.

**COST**
A Class C cost estimate was prepared by LTA Consultants for the Grand Forks Community Centre.

The total estimated construction cost (excluding GST) is $8,523,856.

The total estimated soft costs (excluding GST) is $1,208,102.

**The total estimated project cost (excluding GST) is $9,731,958.**

# EXECUTIVE SUMMARY CONTINUED

**SUSTAINABILITY AND RESILIENCY**
The City of Grand Forks has a target to reduce carbon emissions by 33% by 2030 (from 2007 levels) and the Regional District Kootenay Boundary requires buildings to meet a LEED Gold equivalent level of sustainable design and operation.

With these targets in mind, the City of Grand Forks Sustainable Community Plan focuses on three key areas: (building for) Long Term, Conserve Water and Energy, Food (security), with priority placed on flood and drought resilience in response to an increase in major flooding and frequent drought conditions in recent years.

Working with the Building Committee, the key goals for the project were identified as follows:

- **Energy Security:** Renewable, Solar
- **Future Planning:** Long Term, Longevity, Generation, Resilient
- **Responsible Planning:** Finance, Affordable, Feasible.

As the Community Centre and the Emergency Operations Facility creating a resilient, durable home is a location that is central and outside of the flood area is a key consideration. The proposed location meets these key criteria.

The location will also support social sustainability through the connectivity to the Aquatic Center, Arena and Curling Rink.

**CIVIL INFRASTRUCTURE**
The proposed site is supported by existing infrastructure at 19th Street and 72 Ave. Impact to existing services include:
- Relocation of the existing sanitary system line to the Arena to the northeast of the proposed building;
- Modification to the existing parking lots; and
- Potential on-site percolation system for storm water management.

**RISK ASSESSMENT**
In order to set the project up for success, a risk management workshop was undertaken. The probability of risk occurrence and the impact on the project (both ranked as High, Medium or Low) were identified. Mitigation strategies were identified to address high risk items.

Potentially high risk items were identified as follows.

- **Project Approval** - Including Public (through referendum), Council and RDKB, has a medium to high risk of occurrence, and a high impact.
- **Funding** - lack of funding has a medium risk of occurrence, and a high impact
- **Resources** - Availability of local construction manager, trades and project manager has a medium to high risk of occurrence, and a high impact.

Refer to the Risk Assessment chapter for mitigation strategies.

