



City of Richmond

Report to Committee

To: General Purposes Committee
From: Gerry De Cicco
Manager, Oval Sport & Business
Greg Scott
Director, Major Projects

Date: October 6, 2006
File:

Re: **Richmond Oval Paddling Centre**

Staff Recommendation

It is recommended that Council approve provision for a paddling centre in the raft slab of the Oval at a cost of \$95,000, subject to confirmation by staff that external funding is available at the meeting on October 10, 2006.

Gerry De Cicco
Manager, Oval Sport & Business

Greg Scott
Director, Major Projects

FOR ORIGINATING DIVISION USE ONLY		
CONCURRENCE OF GENERAL MANAGER 		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

The original version of this report was provided to members of Council on October 2nd, 2006. Since then, further investigation has been undertaken and this report has been updated accordingly.

The original concept for including a rowing tank into the Oval was proposed by the University of British Columbia (UBC). VANOC was supportive of advancing the proposal into the facility design and contributed \$20,000 to design drawings and determine if there were any threats to the structure and overall design of the Oval.

The Oval Project is now entering the next phase and a decision on whether the City is to proceed with this feature is required.

Background

The UBC-proposed "Rowing Tank" concept had its limitations with respect to community use and access. As a result, City staff reviewed the proposal to determine if more emphasis could be placed on community-based recreation programming. Through this process, it was determined that an opportunity for community use not only existed, but could far exceed the initial proposal for a facility that would primarily serve the high performance sport community. Through extensive analysis, it was determined that by modifying the rowing tank concept to create a paddling centre, it could be used for a broad spectrum of community uses including, canoeing, rowing, dragon boating, and kayaking. An additional factor was also identified that significantly increases the appeal of providing a paddling centre, as it is a great way to promote adaptive programs for people confined to a wheel chair. In addition to being a key teaching tool for adaptive programs, it has also shown that a paddling centre is ideal for a variety of "learn-to" and rehabilitative programs.

The concept of creating a Richmond Oval Paddling Centre was embraced. It was felt that it contributed to multi-disciplined community use, fulfilled the desire for high performance sport training and would positively contribute to leverage legacy funding. Direction was given to the Design Team to incorporate the design into the Oval plans. Any further development would be subject to further analysis, potential funding and discussion with Oval Committees.

The only other Canadian indoor paddling facility similar to the Richmond concept is at Brock University in Ontario. The Richmond facility would be the first public indoor paddling centre of its kind in Western Canada.

Analysis

The footprint of the Paddling Centre tank would be 6.4 m x 15.2 m (97.28 square metres). It consists of two concrete in-ground tanks with seats and oar locks in the middle. Access to the seats would be ramped to allow for wheelchair accessibility. Each tank would be 1.5 m deep and both tanks would be still-water tanks; modified paddles and oars would be porous to allow resistance that is similar to the open water. The middle area would be modified to accommodate small stools for dragon boaters and provide access to wheelchair participants.

The Paddling Centre would be located in the Oval Athlete Development Centre and could be accessed both from the inside and directly from the outside plaza through large doors. These doors would provide access for canoes and kayaks.

Rowing is a sport that can be enjoyed by all, from school children to retirees. As a wellness activity, rowing exercises all major muscle groups and improves both physical and cardiovascular strength. The Paddling Centre would provide a wide variety of community program opportunities, everything from learn to row programs for school children to corporate challenges to local businesses.

Connecting with outdoor pursuits is a growing recreation trend. By offering programs that focus on cardiovascular health and skill development in a safe environment, the potential program opportunities for this Centre are extensive.

The potential uses go beyond rowing. Dragon boating is seen as one of the major local groups that would directly benefit from an indoor training facility. As mentioned, another user group that is seen to benefit from an indoor and safe paddling centre would be adaptive rowing programs, providing opportunities to experience rowing or paddling sports to individuals with disabilities. The structure of the middle platform is fully accessible for both developing and high performance wheelchair athletes. The initial analysis determining that a paddling centre was an excellent option for people with disabilities has been supported by a Paralympic adaptive rower, an adaptive coach and the Richmond Committee on Disability. Staff have also sought input from the Rick Hansen Foundation. Letters and emails of support are included as **Attachments 1-3**.

The Richmond School Board is also receptive to the notion of a paddling centre. As outdoor rowing and paddling programs present barriers to students who cannot swim, an indoor option mitigates the risks that occur in open water, making sports like dragon boating and rowing viable components to the school curriculum. A letter of support is also accompanied in **Attachment 4**.

Benefits

It is estimated that the Paddling Centre would be prominently used by the community (90%) and secondarily by high performance (10%) athletes. Please reference **Attachment 5**.

The Centre would also provide increased opportunities to co-operate with the UBC Rowing Program further increasing the uniqueness of the Oval as a centre of excellence and a place to train.

The Centre would provide a multi-use platform for both paddling and rowing sports. It is envisioned that the Centre would attract new users to paddling and rowing sports because they can try out the sport in a safe and high quality environment.

The vision of the Oval has always been to be the most flexible and multi-use facility in Canada. Given the fact that speed skating and rowing are the two top Olympic sports in Canada, the inclusion of a paddling centre in the Oval would allow the facility to support the two top national sports in the country.

The Paddling Centre would complement the sport science and medicine components of the Oval. The Centre would be more than a training tool as it could also be used for athlete testing. The Centre would also provide valuable cross training opportunities to athletes and sport organizations training in the Oval. It also could fulfil Richmond's Oval vision and contribute to legacy funding requests.

The Paddling Centre would be located in the Athlete Development Centre, a space for the most part, is dedicated to high performance sport but not exclusively to elite sports. Placing this facility in the Athlete Development Centre provides greater community access to a space that was originally dedicated to high performance sport. Locating the Paddling Centre in this area would reclaim space for much greater community use, and decrease the overall size of the high performance space from 895 square metres to 625 square metres. It is noted that the size of the Athlete Development Centre was originally reported to Council as 625m²; the architect has since clarified that the size is 895m².

Richmond Oval Steering Advisory Committee Recommendations and External Funding Opportunities

At the September 29 Oval Steering Advisory Committee meeting, the committee approved the recommendation that:

"The Steering Committee support having the Paddling Centre in the Oval provided it is constructed within the current budget and that Council be requested that the decision on whether or not to proceed be deferred for one week pending fundraising efforts".

Despite there being support for the Paddling Centre from the Steering Committee members in attendance at this meeting, members were unsuccessful locating funding at the time this report was updated.

City Staff are, however, continuing discussions with an external party with a view to securing approximately \$100,000 to fund the foundation work for the Paddling Centre. At time of writing, the discussions were still underway. Staff expect to be in a position to verbally advise Council whether external funding is available at the meeting on October 10, 2006.

Funding Options Available to Council:

While the assessment has determined that a paddling centre is a highly desirable amenity that will enhance the overall community wellness component of the Oval, staff have encountered a practical obstacle to providing a positive recommendation in that they have no authority to change the scope or the budget of the project. As a result, staff cannot recommend accessing the project contingency at this early stage of construction nor increasing the project budget. However, there are options available under Council's authority that could allow for the Paddling Centre's inclusion. Funding options that are available to Council are identified below together with some staff analysis.

1. Fund the foundation cost for the paddling centre to the amount of \$95,000 using the Owner's Allowance. The current balance of the Owner's Allowance is \$4,251,391;
2. Seek external fundraising to fund the paddling centre and to repay the Owner's Allowance over a period of time;
3. Agree to increase the City cost for the Oval Project budget by either \$95,000 for the foundation cost, or the full cost of the paddling centre;
4. Remove existing assets to an equal value from the Oval and replace it with the inclusion of the Paddling Centre.

In options 1 and 2, staff believe it is preferable to use the Owner's Allowance rather than construction contingency. If Council wishes not to pursue external fundraising, use of the Owner's Allowance is an option for Council.

Option 3: Similar to Council's direction regarding increasing the scope to fund the parking project, Council may choose to increase the project scope and capital project budget by up to \$450,000. However, the public and media may perceive this as a cost over-run as opposed to an increase in scope and asset value.

Option 4: Staff believes the Oval Paddling Centre would be complimentary to other programs and services offered, but its inclusion into the Oval should not come at the expense of the programs already planned. Staff have reviewed the option of removing existing assets that were included in the project scope. These assets are listed in **Attachment 6**, and it is believed that removing equipment and/or space from these areas to accommodate a paddling centre would negatively impact the recreation services offered to the community.

Conclusion

The construction schedule is driving the determination of the Paddling Centre being included in the Oval program. A provision for the actual tank needs to be built at the same time as the rest of the Oval raft slab. If the foundation for the tank is built at this time, the remaining work for completing the Paddling Centre can commence at any time in the future. The foundation cost of the tank is estimated to be \$95,000 and is currently not included in the \$178 million construction budget. The raft slab is set to be poured in the third week of October.

Cannon Design has estimated the remaining cost of building the Paddling Centre to be approximately \$355,000 resulting in a total cost of \$450,000.

Staff have also researched the operating costs of the facility, and have determined that the Paddling Centre is not a high cost area. This information is also included in **Attachment 5**.



Gerry De Cicco
Manager, Oval Sport & Business
(4689)



Greg Scott
Director, Major Projects
(4372)

.....
Mayor Malcolm Brody & Counsellors

City of Richmond

Mayor's Office
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1 Canada

Dear Mayor Brody,

RE: Rowing Tank in the Richmond Oval

As competitive adaptive rowers, we will testify to the importance of a rowing tank in the Richmond Oval for both community-based recreational and high performance adaptive rowing programs.

For new rowers, a rowing tank will allow persons with a disability to experience the movements of rowing in a safe and controlled environment. It will give novice rowers and coaches the chance to experiment with adaptations for accommodation without the risk of capsizing. As the adaptive rower develops, more on-water rowing can be incorporated.

Having just returned from competing at the 2006 World Rowing Championships, we have experienced first-hand the high caliber of competition vying for the podium. Adaptive rowing was introduced at the World Championship level in 2002 and is developing quickly. There is still much to learn about technique specific to adaptive events (such as 'arms only' rowing) and a rowing tank will be invaluable for analyzing and perfecting boat set-up and strokes. Adaptive rowing will hold its first Paralympic events in Beijing in 2008, and having a rowing tank will prepare elite level adaptive rowers to perform at their best.

We urge the City of Richmond to approve the installation of a rowing tank as it will greatly assist recreational and high performance adaptive rowers to develop to their potential.

Shira Golden
Jeff Standfield
National Adaptive Rowing Team
Rowing Canada Aviron

From: Kristina Molloy [mailto:Kristina_Molloy@vancouver2010.com]
Sent: Thursday, 5 October 2006 9:37 AM
To: De Cicco, Gerry
Cc: mpearce15@aol.com
Subject: rowing/paddling centre

Hi Gerry,

Thank you for the opportunity to provide some information on how having a rowing and paddling centre as part of the Richmond Oval legacy project would be of benefit not only to the development of adaptive rowing at a community level, but also at the high performance level.

First I'll give you a bit of my background. I was part of the coaching team for the UBC Rowing program for four years, and in the past two years shifted my focus towards developing the first adaptive rowing program in Vancouver. I started out with the basics – working on the rowing machine, figuring out equipment modification, and finding a reasonably accessible club to row out of – and just this past summer I had the privilege of coaching two adaptive athletes to fourth place finishes at the World Rowing Championships.

I am very much looking forward to building our adaptive rowing program at the new UBC Richmond Boathouse facility which, among its many features, is the most accessible boathouse I have ever seen. My vision for the development of adaptive rowing has two elements – a community program to introduce people with a disability to the sport of rowing, and a high performance program which would be the centre in the western region, and even in Canada, for competitive adaptive rowing. Having a rowing and paddling centre in the Richmond Oval would be a key aspect of the development of these two programs.

Community-Based Adaptive Rowing

One of the deterrents from rowing for people who have either just recently suffered an injury, or who have always had a disability is their fear of being unstable on the water. Having a rowing tank would give us the opportunity to raise their comfort level by teaching them the fundamentals of rowing in a safe and stable environment, which would speed up the rate of their learning and give them the confidence and skill to get out on the water. Having this kind of facility would allow us to include a broader base of people from the community in our programs.

One of the challenges of coaching adaptive rowing is understanding the limits of each individual's

disability. Working with athletes in a tank would allow the athlete to test and extend themselves to their physical limits in a safe environment so that both the athlete and coach have a better understanding of what kind of modifications are needed to best support the athlete's injury or disability

High Performance Adaptive Rowing

Since adaptive rowing is such a new sport, there is still so much to be learned in the areas of technique and equipment adjustment. The most effective way to make and test any modifications in these two areas is a closed environment such as a tank where many changes can be tested in a short period of time with immediate feedback from the athlete, rather than having to set them up in a specific way (such as their seat or oar length adjustment) send them out on the water, test the equipment or technique change, and have them return to the dock to make changes – one change can take over an hour to test, where as in a tank multiple changes can be tested in a much shorter period of time.

One of the advantages to rowing in Vancouver is the opportunity to train on the water all year long, however the rain and cold of winter can be challenging for athletes with a spinal cord injury, since these injuries affect their bodies heating and cooling regulation. Depending on the nature of their injury their bodies can have a much more difficult time re-heating which can be a safety issue for rowing in the winter months. Having a rowing tank would allow us to keep the advantage of being able to row in a water-simulated environment all year long – using the tank during the months when it is potentially unsafe to train outside.

One challenge of the waterway that will be used by the UBC Richmond Boathouse facility is that there can be an extremely strong current. Since the speed of adaptive rowing boats is much slower than able-bodied crews this presents more of a challenge and having the opportunity to row in a tank rather than on a rowing machine when the water is running too fast will give us the opportunity to run our scheduled workouts as they would have been trained on the water.

With a rowing and paddling centre as part of the Richmond Oval we have an incredible opportunity to offer adaptive rowing to a broad base of our community – many, like Rick Hansen for example, are already interested in giving adaptive rowing a try, if we can provide a safe and enjoyable program for them to be a part of. In addition, we also have the opportunity to create a high performance adaptive rowing program that is at the cutting edge of the sport. Providing this type of multi-sport facility will do everything to increase the level of sport we have in our community and give us the chance to elevate the level of adaptive rowing in Canada, and be a world leader in the sport.

Thanks again for this opportunity, and I look forward to hearing more about the development of this facility.

Kind regards,

Kristina

Kristina Molloy

Coordinator, Paralympic Games

VANOC — Vancouver Organizing Committee for the 2010 Olympic and Paralympic Winter Games

COVAN — Comité d'organisation des Jeux olympiques et paralympiques d'hiver de 2010 à Vancouver

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From: Frances Clark [mailto:francesdrc@shaw.ca]
Sent: Thursday, 5 October 2006 11:39 AM
To: Dennis, Alison
Subject: Re: Oval Paddling Centre

Alison Dennis,
Fitness/Wellness Services Coordinator,
City of Richmond.

Dear Alison,

The Richmond Committee on Disability was delighted to learn about the unique opportunity the City has before it to provide a "Paddling Centre" in the Richmond Oval and most definitely the RCD supports the proposal. A number of people have already spoken to us about the potential benefits this would provide to people with disabilities in our area, and the community as a whole.

There are a number of Disabled Sports activities whose participants would benefit from the Paddle Centre, not just those limited to Water Sports. All sports requiring upper body strength, including rowing, wheelchair racing, curling, etc. can make use of this facility. However, the benefit of this accessible activity is not limited to elite athletes with disabilities, or those want to be involved in competitive sports, as the availability of this Paddle Tank to the general community offers an excellent exercising tool to promote the health and wellness of many individuals with a disability.

While we are supporting this proposal from the standpoint of people with disabilities, we also recognize the benefit it will have to the community as a whole.

In support of this project, and recognizing there is a cost associated with it, the Richmond Committee On Disability is already exploring funding opportunities and we will assist the City in any way we can to identify and apply for appropriate funding.

Yours Sincerely

Frances Clark,
Secretary

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Richmond Committee
on Disability



October 5, 2006

Mr. Gerry De Cicco
Manager Oval Sport and Business
6911 No. 3 Road
Richmond BC V6Y 2C1

Dear Sir:

Throughout the programming discussions related to the Oval, the School District has expressed interest in rowing as an activity that would be highly beneficial to our students, both through physical education programs and community recreational opportunities for students. We continue to believe that this is one of the most exciting and widely accessible opportunities that the Oval can provide.

It is my understanding that the indoor training tank, which has been discussed as a part of the Oval facility, may now be under some reconsideration. I write to urge you to include this important facility within the Oval design. The tank will permit us to incorporate rowing into physical educational programs in a realistic way that will be only partially possible, if possible at all, if students must learn rowing techniques on the water. The curricular and extra curricular opportunities that the new UBC rowing facility on the middle arm of the Fraser provides can only be fully realized, in my opinion, if students have access to an indoor training tank. In its absence, important potential created by that new facility will not be fully realized. That would be a great shame.

Assuming that the final decision will be favourable, I look forward to developing the details of planned use for this exciting new facility.

Yours truly,

J. A. Bruce Beairsto
Superintendent of Schools

/cb

SUMMARY ANALYSIS FOR PADDLING CENTRE

Estimated Capital Project Cost: \$450,000

Original Concept:

Rowing Tank:

- Proposed as a complimentary training tool for users of the UBC Boathouse
- Emphasis was to serve high performance rowers using the UBC Boathouse and athletes in the Oval; complimented with some community programming
- Single discipline; Rowing only

New Concept: (as adopted by Stakeholder Advisory Committee and Steering Committee)

Community Paddling Centre:

- Predominantly used by community
- All ages and abilities
- Not just for Rowers: Dragon Boating, Canoeing, Kayaking, Adapted Programming, & Rehabilitative Programming
- One-of-a-kind; able to provide enhanced boat-based community programs like no other city in the province or Western Canada

Community Benefits:

- Can serve all segments of the population (all ages and abilities)
- Provides services for a variety of disciplines (multi-use)
- Combines learning with healthy activity
- Another way of connecting Richmond to its marine environment
- Safe
- Athlete use increases capacity of venue (by utilizing the Centre during non-prime hours)
- Low operating costs combined with high revenue potential
- Will occupy space that was originally dedicated for high performance sport
- Will provide services that are currently not offered in the community
- Takes up a relatively small footprint: 270 square metres

Staff Report

Conservative Revenue Potentials

User Groups	Participants per Year	Cost per Session	Sessions per Year	Projected Revenues
Richmond & Area Elementary School Students (There are 10,500 high school students in Richmond)	2,500	\$ 5	2	\$25,000
Kids Summer Camps	64	\$90/week	8	\$ 5,760
Community Use (Adult & Youth)	500	\$ 8	10	\$40,000
Community Sport Groups	700	\$ 8	3.5	\$19,600
Corporate and Private Use	500	\$10	1	\$ 5,000
High Performance Athletes	60	\$ 5	10	\$ 3,000
Totals	4,324			\$98,360
Ratio of Community Use to HP	98% - 2%			

Estimated Annual Operating Expenses (Based on 11,500 US gallons)

Circulation Pump (running 24 hours/day)	\$ 3,000
Water Treatment (sodium bicarbonate & calcium chloride)	\$ 900
Chlorine	\$ 1,100
Miscellaneous Supplies	\$ 1,200
Dedicated Maintenance (3 hrs/wk @ \$28/hr)	\$ 4,368
Estimated Annual Operating Costs	\$10,568
Contingency – 40% (utilities, equipment, etc)	\$ 4,227
Total	\$14,795

Estimated Annual Staffing Costs

Centre Facility Coordinator (20%)	\$12,906
School Programs (312 hrs of instruction @ \$18/hr)	\$ 5,616
Summer Camps (8 hrs/day, 5 days/wk, 8 wks/season @ \$18/hr)	\$ 5,760
Community Use (62.5 hrs of instruction @ \$18/hr)	\$ 1,125
Community Sport Groups (no staff required)	\$ 0
Corporate Use (miscellaneous)	\$ 1,000
High Performance (no staff required)	\$ 0
Estimated Annual Staffing Costs	\$26,407
Contingency – 30% (supplies, equipment replacement, repairs, extra staffing)	\$ 7,922
Total	\$34,329
Estimated Annual Operating Expenses	\$49,124
Estimated Annual Revenues	\$98,360
Net	\$49,236
Simple Payback (based on \$450,000 investment):	9.1 years

Staff Report

Matrix	Option 1 High Performance Centre	Option 2 Rowing Tank	Option 3 Paddling Centre	Option 4 Leased Space
Capital Costs (To the Owner)	Included in Project	\$450,000 (Approx.)	\$450,000 (Approx.)	\$ 0 (Tenant improvements)
Community Access	Low	Low	High	Unknown
Operating Costs (To the Owner)	\$ 0	\$14, 795 (Approx.)	\$47,954 (Approx.)	\$ 0
Estimated Revenues (To the Owner)	\$15/sq.ft	\$6,000	\$98,360	\$32/sq.ft
Impact on Business Plan	Neutral	Negative	Positive	Neutral
Impact on Legacy	Neutral	Positive	Positive	Unknown

Items of Consideration to Fund the Paddling Centre

ITEM		Reduction Amount
Architecture Interior		
1	Reduce type of ceramic tiles	\$25,000
3	Delete all walls and doors in admin space	\$250,000
4	Delete all wall flooring in both multi purpose spaces on first floor	\$250,000
5	Delete all flooring in the whole building to a concrete surface	\$150,000
6	Delete shades in office spaces	\$60,000
		\$735,000
Electrical		
1	Remove sound system	\$250,000
2	Remove security equipment and move to key access	\$450,000
		\$700,000
Architectural Envelope		
1	Change glass skylights between feather to polycarb	\$100,000
2	Polycarbonate instead of glass on the upper N. elevation	\$250,000
		\$350,000
Roof Structure		
1	Casting connections replaced by plate connections	\$13,000
Total		\$1,798,000

Note: 54% of the building is tendered with \$69million remaining for mechanical, electrical, building envelop and interior finishes