

Staff Report to Council

Engineering Department

FILE: 02-0890-03/22

REPORT DATE: July 05, 2022 **MEETING DATE:** July 12, 2022
TO: Mayor and Council
FROM: Justin Hart, Manager of Major Projects
SUBJECT: Art Gallery Civic Centre Temporary and Permanent Site Options

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Repeal the motions from the June 7, 2022 Regular Meeting of Council regarding the temporary and permanent Art Gallery location and budget; AND
- B. Approve Site T-5 (relocation of existing structure to lawn area east of Annex building) as the preferred temporary location for the Art Gallery; AND
- C. Approve \$323,000 for the temporary Art Gallery relocation project to be funded from the Major Buildings Reserve; AND
- D. Direct staff to proceed with the detailed design of the temporary Art Gallery relocation project located at Site T-5; OR
- E. Other.

PURPOSE

To obtain approval from Council for the preferred temporary site of the new Art Gallery.

Information Report Decision Report Direction Report

DISCUSSION

Background:

March 2021	Art Gallery / Athletic Building site selected as the preferred site for the new autonomous RCMP detachment. As part of this site selection, additional projects are required to be completed, including relocation of the Art Gallery.
November 2021	The updated Parks, Recreation, and Culture Master Plan (PRC Master Plan) was adopted by Council, which contained recommendations pertinent to the additional projects;
November 2021	Through a competitive procurement process, KMBR Architects Planners Inc. were retained to provide consulting services for the RCMP detachment project, as well as, the relocation of the Art Gallery;
May 2022	At an Engagement and Priorities Committee (EPC) meeting, staff presented the findings of the Art Gallery site feasibility study to obtain feedback.
June 2022	At a Regular Meeting of Council, staff recommended Site P-1a (new structure south of Heritage Site / north of Akasaka Japanese restaurant) as the preferred permanent location for the Art Gallery. This recommended motion was defeated, with Council directing staff to further explore site options within the Civic Centre. An approved budget of \$777,000 for the Art Gallery relocation was also established.

Art Gallery Site:

Previous Permanent and Temporary Site Options Presented

Staff and KMBR previously identified, evaluated, and presented five permanent options at four locations, and six temporary options at four locations within the City as shown below and in Figure 1. Grayed-out options are no longer being considered based on previous feedback received or availability. Refer to Attachment A for additional information pertaining to these site options.

- Permanent Site Options:
 - P-1 – South of Heritage Site / north of Akasaka Japanese Restaurant
 - P-1a – Construct a new structure
 - P-1b – Relocate and upgrade the existing structure
 - P-2 – South Bonson Community Centre (SBCC) – Activity Room 1
 - P-3 – Existing Community Police Office (CPO)
 - P-4 – Existing Daycare at Pitt Meadows Family Recreation Centre (PMFRC)

- Temporary Site Options:
 - T-1 – Gravel lot north of Annex Building
 - T-1a – Relocation of the existing structure
 - T-1b – Temporary trailers
 - T-2 – Parking lot north of PMFRC / CPO
 - T-2a – Relocation of the existing structure
 - T-2b – Temporary trailers
 - T-3 – Rental space adjacent to Waves Coffee House
 - T-4 – SBCC – Activity Room 1

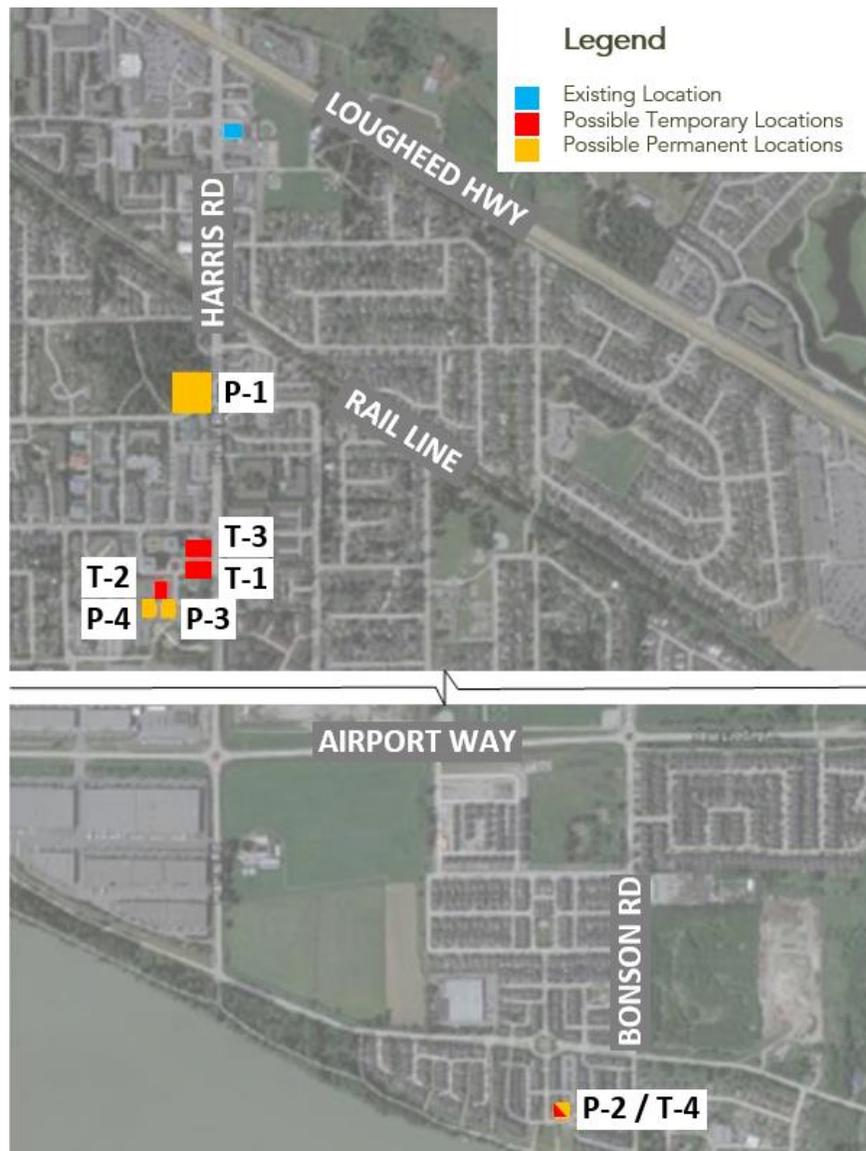


Figure 1 – Previous Permanent and Temporary Site Options Considered for the Art Gallery

The total estimated costs for each permanent option previously presented are shown in Table 1 below, which takes into consideration construction costs (including temporary accommodations as required), contingency, and escalation.

Table 1 – Art Gallery Construction Cost Summary Matrix (rounded to nearest \$1,000)							
Options	No Temp	T-1a	T-1b	T-2a	T-2b	T-3	T-4
P-1a	\$992K	\$1.30M	\$1.35M	\$1.39M	\$1.42M	\$1.20M	\$1.13M
P-1b	\$800K	-	\$1.16M	-	\$1.23M	\$1.01M	\$940K
P-2	\$369K	-	-	-	-	-	-
P-3	-	\$777K	\$916K	\$863K	\$983K	\$759K	\$606K
P-4	-	\$698K	\$837K	\$785K	\$905K	\$681K	\$528K

Notes:

Grayed-out options are no longer being considered due to previous feedback received or availability.

Costs shown in this table represent combinations of permanent and temporary options. For example, to implement permanent option P-3 along with temporary option T-1a, the total estimated cost is \$777K.

Costs provided in this table include 20% Class D construction contingency as well as escalation values. Escalation values assigned to each option vary due to timeline differences for each option. For near-term options (late 2022-early 2023), 8% escalation is assumed, whereas, for medium (mid 2023) and longer-term options (early 2025), higher escalation values between 10% and 20% are assumed.

Feedback and Council Determination

During the Regular Meeting of Council held on June 7, 2022, Council provided feedback regarding staff’s recommendation of Site P-1a (New structure south of Heritage Site / north of Akasaka Japanese restaurant) as the preferred permanent location for the Art Gallery. A high-level summary of this feedback is outlined below:

- The site has limited on-site parking and there are various concerns associated with nearby off-site parking options;
- Site accessibility during construction of the adjacent Harris Road Underpass is a concern;
- Pedestrian traffic is higher at the Civic Centre;
- Site visibility is a concern;

- Building a new structure adjacent to the Heritage Site does not meet the intent of Site;
and
- There are too many unknowns associated with the recommended site.

As such, Council did not approve the recommended site, and directed staff to further explore and evaluate options within the Civic Centre.

Additional Permanent and Temporary Site Options

As directed, staff and KMBR further explored, identified, and evaluated four additional permanent options at two locations, as well as, one additional temporary option within the Civic Centre as listed below and shown in Figure 2.

- Additional Permanent Site Options:
 - P-5 – Annex Building
 - P-5a – Daycare Space
 - P-5b – BC Emergency Health Services (BCEHS) Space
 - P-5c – Southeast Staff Office Space
 - P-6 – Multi-Purpose Room at PMFRC
- Additional Temporary Site Option:
 - T-5 – Relocation of Existing Structure to Lawn East of Annex Building



Figure 2 – Additional Permanent and Temporary Site Options within the Civic Centre Considered for the Art Gallery

šxʷhékʷnəs (Spirit Square) was not considered as a location for the temporary or permanent Art Gallery for the following reasons:

- Potentially impacting the significance of šxʷhékʷnəs (Spirit Square);
- Reducing current space used for events and other gatherings held in šxʷhékʷnəs (Spirit Square);
- Depending on the positioning of the Art Gallery, multiple trees, walkways, and the trellis would need to be removed; and
- Having limited visibility to and from Harris Road.

Permanent Site Option P-5 – Annex Building

The Annex building currently houses City staff, a daycare facility, and the BC Emergency Health Services. The original construction of the building dates back to the 1980s, with renovations

occurring in 2012. Staff explored three locations within the Annex building (Site P-5) as shown below in Figure 3 and Table 1.

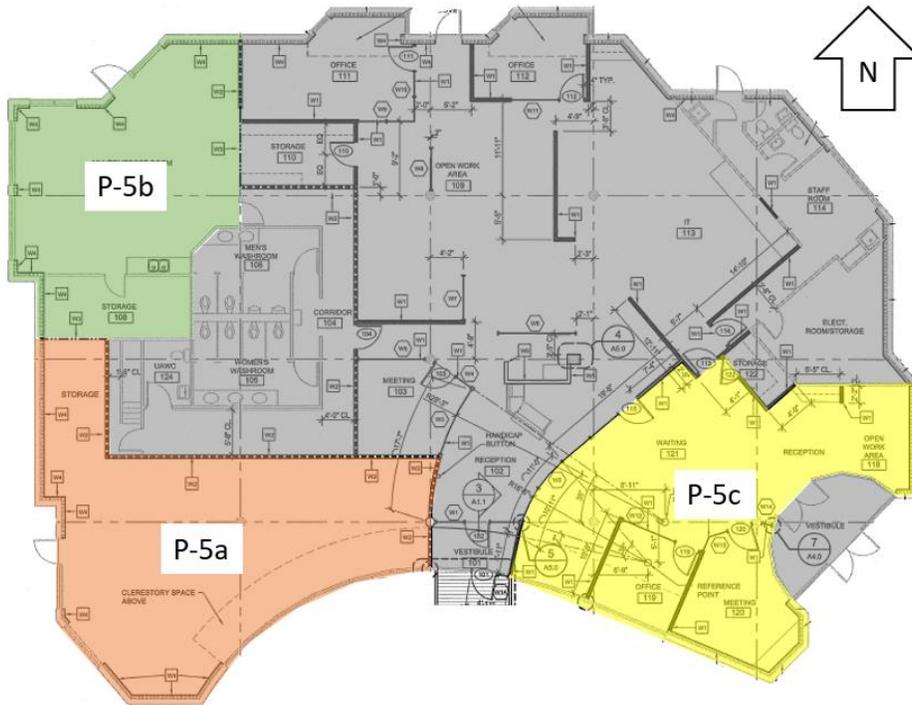


Figure 3 – Spaces within the Annex Building Considered for the Art Gallery

Table 1 – Annex Building (Site P-5) Options Summary Table		
Option	Area	Earliest Availability
P-5a – Daycare Space	104m ²	Late 2025*
P-5b – BCEHS Space	61m ²	Early 2024*
P-5c – Southeast Staff Office Space	98m ²	Dependent on available space for staff move (assumed late 2025)
Notes:		
*Leases for current tenants end mid 2025 for the daycare space, and late 2023 for the BCEHS space. Additional time is allocated for renovation of the spaces prior to relocation of the Art Gallery.		

After further detailed evaluation, staff have determined that the options in the Annex building should not be considered further for relocation of the Art Gallery for the following reasons:

- P-5a – Daycare Space
 - This space (104m²) is smaller than the existing Art Gallery (116m²);

- The entrance, which is located on the west side of the building, is less visible from Harris Road than the CPO option (P-3); and
- There is a curved wall on the south side of the space with full-height glazing that may limit options with respect to art work installation.
- P-5b – BC Emergency Health Services Space
 - This space (61m²) is significantly smaller than the existing Art Gallery (116m²); and
 - The entrance, which is located on the northwest corner of the building, is significantly less visible from Harris Rd than the CPO option (P-3).
- P-5c – Southeast Staff Office Space
 - This space (98m²) is smaller than the existing Art Gallery (116m²);
 - The floor plan for this space includes many angles and corners that may limit options with respect to art work installation;
 - Renovation work would be required to remove interior partition walls and accommodate a public washroom; and
 - Staff currently occupying this space would need to be relocated to another space, which introduces a dependency on other projects, as well as, potentially longer timelines.

In addition, the consumption of space within the Annex building for the Art Gallery will negatively impact availability for City staff and future growth. City Hall and the Annex building are at capacity, and space for staff is a concern both presently and in the future. The Annex building is also nearing the end of its effective service life and details regarding future civic center revitalization are not known at this time. Therefore, if relocated to the Annex building, the Art Gallery would likely be required to move again or be temporarily disturbed in the future.

Staff do not recommend the Annex building to house the new permanent Art Gallery, however, if the Annex building is selected, option P-5a (Daycare Space) is likely the most practical option due to its larger size (i.e. closest to the size of the existing Art Gallery) and a simpler floor plan which would better accommodate art work installation. This option has a total estimated cost of \$398K, including contingency and escalation.

Permanent Site Option P-6 – Multi-Purpose Room at PMFRC

The multi-purpose room is located in Pitt Meadows Family Recreation Centre (PMFRC) adjacent to the existing Community Policing Office (CPO), as shown in Figure 4 below. This space is approximately 141m² in size and is currently being used as programmable recreational space (i.e. fitness classes).

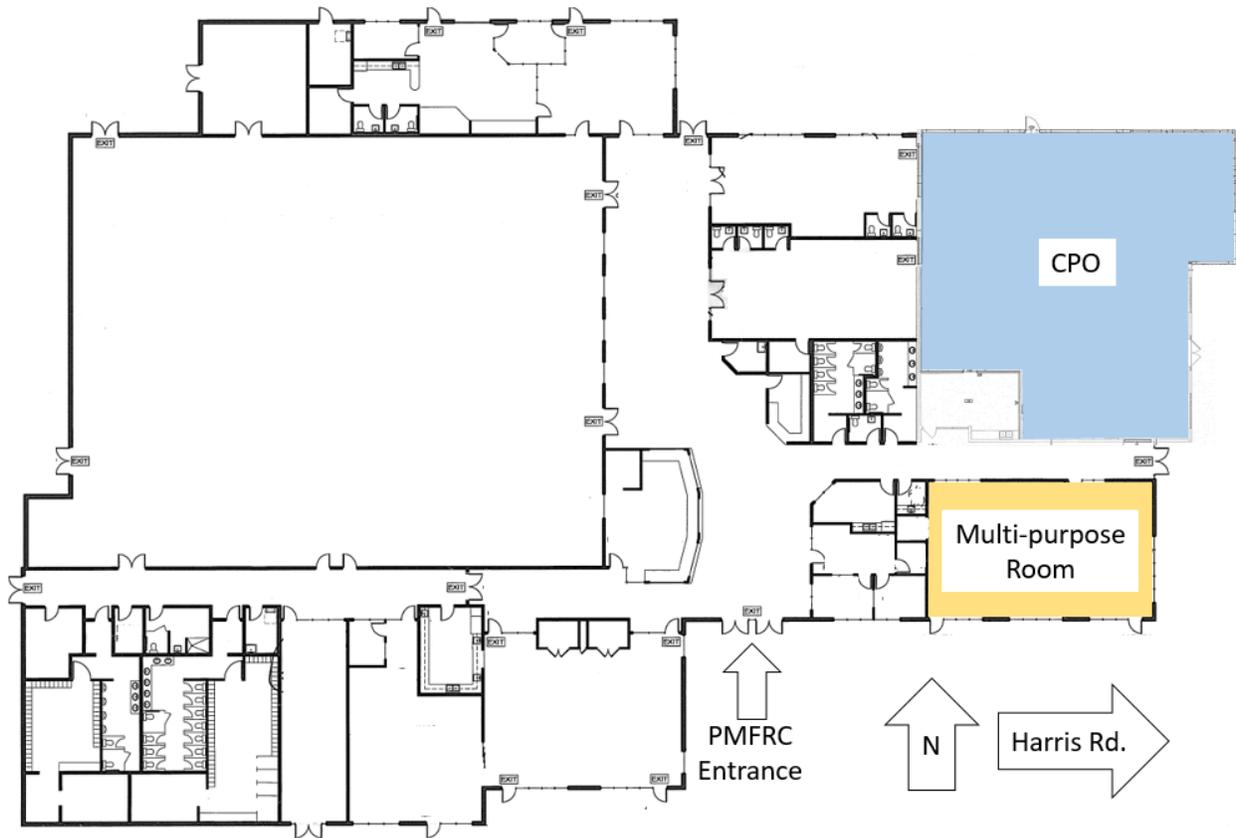


Figure 4 – Floor Plan of Existing Multi-Purpose Room in PMFRC and the CPO

This option generally has similar positive attributes as Option P-3 (CPO). However, staff have determined that this option should not be considered further for relocation of the Art Gallery for the following reasons:

- The entrance to this space is less visible than the CPO option (P-3);
- Even though this space is move-in ready (i.e. no tenants), use of this space to house the Art Gallery will negatively impact available programmable space until a secondary space in PMFRC is vacated for use, such as the CPO or the daycare; and
- By using this space for the Art Gallery, the renovation costs are effectively compounded, as this space would require renovations to house the Art Gallery, and in-turn, the CPO or daycare space would require renovations to accommodate programmable recreation.

Temporary Site Option T-5 – Relocation of Existing Structure to Lawn East of Annex Building

Staff also explored an additional temporary option which involves the relocation of the existing Art Gallery structure to the lawn area east of the Annex building (adjacent to Harris Road), as indicated in Figures 5 and 6 below.



Figure 5 – Approximate Site Location of the Art Gallery Structure Adjacent to the Annex Building



Figure 6 – Conceptual View of the Art Gallery Relocated Adjacent to the Annex Building (Southeast View).

The scope of work for this option generally includes structural upgrades to the existing structure, site preparation, installation of new foundation, relocation of the structure, and service

connections. The total estimated cost to implement this option is \$323K, including contingency and escalation.

Some of the positives associated with this option include:

- Proximity to the Civic Centre, parks, and community amenities;
- High active transportation and vehicular visibility, including from Harris Road;
- Located on City-owned property, which allows for the greatest amount of flexibility while eliminating risks associated with private landowner negotiations and rental costs;
- Established parking;
- Requires minimal tree removal;
- No impact to existing uses, staff, or rental/programmable spaces; and
- Compared to the previously approved budget of \$777k, the future opportunity for permanent use could potentially result in realized budget savings of up to \$454K (\$777K - \$323K), depending on future structure utilization, building code requirements, and other considerations.

Service Gap

All temporary options discussed include relocation of the existing structure and will result in approximately 1-3 months of service gap for the Art Gallery during relocation. If this service gap is unacceptable, staff could review the opportunity to implement temporary pop-up exhibits within existing civic facilities or public spaces. Staff estimate that the cost associated with the implementation of pop-up exhibits during the 1-3 month service gap to range between \$15k-\$20k.

Recommended Site Option

After further evaluation the site options and considering feedback received to date, staff recommend relocating the existing Art Gallery structure to the lawn area east of the Annex building (Site T-5) as the preferred temporary site option. A high-level summary of the reasoning for this recommendation is provided below:

- The existing structure has a proven history supporting the operation of the Art Gallery, and provides a sense of familiarity to the community;
- This option provides maximum flexibility, as the structure at this location could easily be converted to a permanent option for the Art Gallery in the future, or be repurposed for other uses, including housing City staff;
- If converted to a permanent option, budget savings may be realized;

- Direct proximity to Civic Centre, Harris Road, and active transportation facilities;
- Notable pedestrian, vehicular, and public transportation visibility and accessibility;
- Reduced risk and higher control due to property being City-owned;
- Proximity to City facilities including parks and community amenities;
- Minimal impact to existing nearby structures;
- Good value for money; and
- Established parking at the vicinity of the site.

At this time, staff do not recommend selecting a permanent option for the Art Gallery due to unknowns associated with the various options within the Civic Centre moving forward. Staff recommend deferring the selection of permanent location to a later date, likely 2024, at which time:

- Construction of the RCMP detachment should be underway and a detailed construction schedule will be available, meaning that there will be greater certainty on when the CPO will become available;
- Community feedback regarding the temporary location of the Art Gallery can be assessed;
- If approved as part of 2023 Business Planning, PRC staff will have conducted a PMFRC space plan visioning study, which will review recommendations contained within the PRC Master Plan, community needs, and provide recommendations on the best utilization of the space that will become available when the CPO and daycare vacate PMFRC; and
- Additional information regarding space requirements for staff will be known.

Next Steps

General next steps are anticipated to include:

- Q3 2022 – Proceed with the detailed design for the temporary Art Gallery;
- Q4 2022 / Q1 2023 – Tender construction/relocation work;
- Q1 2023 – Award of contract and start of construction/relocation; and
- Q2 2023 – Estimated construction/relocation completion.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance
 Balanced Economic Prosperity
 Corporate Excellence
 Community Spirit & Wellbeing
 Transportation & Infrastructure Initiatives
 Not Applicable

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
 Other

The recommended temporary site for the Art Gallery relocation, T-5, is estimated to have a project cost of \$323,000 including contingency and escalation.

Staff’s recommended funding source for the Art Gallery relocation is the Facilities & Fixtures Reserve Fund - Major Buildings Reserve.

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

The Art Gallery site feasibility study was presented to Council and the public during the May 17, 2022 EPC meeting and a recommended site was proposed during the June 7, 2022 Regular Meeting of Council.

Based on feedback received on May 17 and June 7, a revised recommendation will be presented to Council and the public during the July 12, 2022 Council meeting.

KATZIE FIRST NATION CONSIDERATIONS

- Referral Yes No

SIGN-OFFS

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ATTACHMENT(S):

- A. Art Gallery Site Feasibility Study