

NO: F020

COUNCIL DATE: July 11, 2011

FINANCE COMMITTEE

TO: Mayor & Council **DATE: July 11, 2011**

FROM: General Manager, Parks, Recreation and Culture **FILE: 8000-20 (South Surrey Arena)**
General Manager, Finance & Technology
General Manager, Planning and Development

SUBJECT: Addition to the South Surrey Arena

RECOMMENDATION

The Parks, Recreation and Culture Department, the Finance & Technology Department and the Planning and Development Department recommend that the Finance Committee recommend that Council approve an additional allocation of \$250,000 for a total allocation of \$750,000 in the 2011 Capital Budget to fund an expansion to the South Surrey Arena as generally described in this report.

BACKGROUND

The 2011 Capital Budget as approved by Council included an appropriation of \$500,000 for an expansion to the South Surrey arena. The expansion is intended to provide for enhanced space for the Surrey Eagles Junior A hockey team and for use by other users of the South Surrey arena facility.

The South Surrey Arena was constructed in 1990 and is used on a full time basis during the fall/winter/spring seasons each year by a variety of user groups with summer months experiencing more moderate use than the fall/winter/spring seasons. The City has made minor repairs and enhancements to the building since its construction, but the amenities available to the users of the facility are becoming dated and are lacking in comparison to arenas in other communities that house hockey teams that play in the same league as the Surrey Eagles.

At its regular meeting on March 16, 2011, the Parks, Recreation and Culture Committee considered a report from staff (a copy of which is attached as Appendix "A"), which outlined a request from Surrey Eagles Junior A hockey team for additional space at the South Surrey arena. The Surrey Eagles are tenants of and play their home games at the South Surrey arena. The report to the Committee discussed the request in the context of the hockey team and the opportunity that such an expansion would provide for enhancing the programs offered to young players, including education and training space. It was also documented that the additional space would allow for enhanced programming for other users of and uses that are accommodated at the South Surrey Arena. The Committee considered the report and raised questions regarding utilization of the addition by the Surrey Eagles and other users of the South Surrey Arena.

At the June 22, 2011, Parks, Recreation and Culture Committee meeting, staff provided a further report that responded to the Committee's earlier questions (a copy of that report, dated June 9, 2011, is attached as Appendix "B"). At that meeting, the Committee approved the following recommendation as contained in the report:

"The Parks, Recreation and Culture Committee recommends that Council approve an additional allocation of \$250,000 for a total allocation of \$750,000 in the 2011 Capital Budget for an expansion to the South Surrey Arena as generally described in this report".

DISCUSSION

To assist in determining how an expansion to the Arena would be accomplished and to establish an estimate of the costs of such an expansion, staff had preliminary architectural drawings prepared for an expansion involving 2,240 square feet of additional floor area. The addition includes an expanded shower and dressing room area, an area for fitness and training, and an area for meetings and education along with an upgrade to the HVAC system. The floor plan for the proposed addition is attached as Appendix 1 to Appendix "A" of this report.

The costs for the above-described addition are estimated at \$750,000, excluding the costs of fit out. The owners of the Surrey Eagles hockey team have advised that they are prepared to fund the fit out of the additional space, including cabinets, furniture and exercise equipment and to dedicate those capital investments to the City. The owners have also advised that they are prepared to provide any capital funding required for the construction of the proposed addition that exceeds the \$750,000 that is recommended in this report.

Staff holds the view that the proposed addition to the arena will assist in bringing the South Surrey Arena, the City's premier arena, more up to date to the benefit of its users and will assist in keeping a Junior A hockey team in Surrey, which is consistent with the City's objectives related to building a "family friendly" community.

Funding

Funding for this project in the amount of \$500,000 is available in the approved 2011 Capital Budget and the recommended additional allocation of \$250,000 is available from sundry sources.

SUSTAINABILITY CONSIDERATIONS

The proposed expansion to the South Surrey Arena supports the objectives of the City's Sustainability Charter, more particularly in relation to the following action items under the Economic and the Social-Cultural Pillars:

- EC3: Sustainable Infrastructure Maintenance and Replacement;
- SC6: Raise Awareness of Accessible and Appropriately Located Services within the City; and
- SC7: Participation in Leisure Programs.

CONCLUSION

Based on the above discussion it is recommended that the Finance Committee recommend that Council approve an additional allocation of \$250,000 for a total allocation of \$750,000 in the 2011 Capital Budget to fund an expansion to the South Surrey Arena, as generally described in this report.

Original signed by
Laurie Cavan
General Manager,
Parks, Recreation and Culture

Original signed by
Vivienne Wilke, CGA
General Manager,
Finance & Technology

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

JLL:LC:saw

Attachments:

Appendix "A" Report to the Parks, Recreation and Culture Committee, titled "South Surrey Arena Addition Request" and dated February 16, 2011

Appendix "B" Report to the Parks, Recreation and Culture Committee titled "Addition to the South Surrey Arena" and dated June 9, 2011



INTER-OFFICE MEMO

TO: Parks, Recreation and Culture Committee

FROM: General Manager, Parks, Recreation and Culture

DATE: February 16, 2011 **FILE: 0250-20/S**
XC: 8000-20/S

RE: South Surrey Arena Addition Request

RECOMMENDATIONS

It is recommended that the Parks, Recreation and Culture Committee:

1. Receive this report as information; and
2. Support in principle an addition onto the South Surrey Arena of approximately 2,240 square feet, which will expand the current dressing rooms and showers and add a new exercise room and classroom.

INTRODUCTION

At the Parks, Recreation and Culture Committee on November 17th, 2010, the Surrey Eagles Jr. A Hockey Team (the Eagles) requested that the City proceed with an addition onto the South Surrey Arena to expand the existing dressing rooms and to add a new fitness and exercise room as well as a classroom for tutoring of the players. Parks, Recreation & Culture staff have met with representatives from the Surrey Eagles on a number of occasions to identify the specifics of their requests.

Through further discussions with the Surrey Eagles, staff understands that the dressing rooms and the shower facilities at the South Surrey Arena are no longer meeting the needs of a Junior A Hockey Team and renovations to these areas are a priority to their organization. There is also a lack of fitness space to be able to meet the warm up and cool down exercises needs of this level of sport. The current facility does not have enough area for a classroom space to be able to address tutoring and presentation programs for the athletes.

An addition of approximately 2,240 square feet will enlarge the existing dressing rooms and shower facilities to be comparable to other Junior A Hockey facilities in BC. The addition of classroom space for tutoring and exercise area for fitness will provide programming that is required at this sport level in BC.

DISCUSSION

The City currently provides the Eagles with dressing room and shower amenities at the South Surrey Arena however, with the age of the South Surrey Arena (1991); it is evident from the a recently completed survey, that the dressing room and showers and fitness facilities currently provided are not on par with the provincial league standard.

The dressing room and shower amenities provided for the Eagles at the South Surrey Arena consist of five showerheads in a small and confined space. At this location, there is not room for a warm up or cool down fitness facility nor classroom and tutorial space. The Eagles have advised staff through meetings that it is difficult to attract high quality players to a facility that doesn't have the adequate shower, fitness and education support for their players.

The Eagles representatives believe that an addition of approximately 2,240 square feet including an enlarged dressing and shower area with additional new space to include a fitness room for cycling and weights with a classroom for education support will fulfill the needs of a Junior A Hockey Team. The classroom space can be utilized by other users when not utilized by the Eagles. For example, the figure skating clubs and other ice sports groups will be able to utilize the new space to support their program needs.

Civic Facilities staff have had preliminary architectural drawings (Appendix 1), for an addition of 2,240 square feet added onto the South Surrey Arena and renovation of the current team area. The addition will include a new 685 square feet dressing room area, and also will include an expanded shower and dressing room area with 12 shower heads/controls to enable the 23 players to shower after their game and not have to wait to take turns for the use of the present, five shower heads/controls facility. An upgrade of the HVAC system will address the problem that they currently have with high heat and humidity in the space after the games.

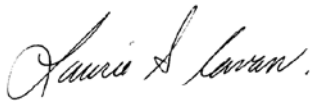
The addition would also include 616 square feet of a fitness/training room and a 437 square feet tutor room and class room. The renovation work will convert their existing inadequate dressing and shower room space into 484 square feet spinning room. These plans would need to be expedited in order for the Surrey Eagles to benefit from the addition for the 2011 – 2013 season.

The cost estimate for the addition and renovations is \$970,000. Funding for this capital project is available in the 2011 capital budget and sundry sources.

CONCLUSION

The Eagles provide a high quality Junior A Hockey experience to the community, develop young players .and are involved in extensive community engagement initiatives. The City is committed to continuing to support a successful partnership with the Eagles. To meet the Eagles needs and to provide a facility that meets the basic standards provided in other communities, a 2,240 square feet addition and renovation is recommended.

A Corporate Report will go forward to Council outlining the capital project and indicate the Committee's response to the staff recommendations.

A handwritten signature in cursive script that reads "Laurie Cavan".

Laurie Cavan
General Manager
Parks, Recreation and Culture

Appendix 1 – Preliminary Architectural Drawings

j:\park-rec\admin\committee\2011\surrey eagles junior a addition.docx
ARR 7/6/11 2:54 PM

SOUTH SURREY ARENA EAGLES CHANGEROOM EXPANSION

Issued for Coord. - Sept. 17, 2010

CTA Project: 30022

ADDRESS: 2199 - 148th Street, Surrey, B.C.

LEGAL DESCRIPTION:

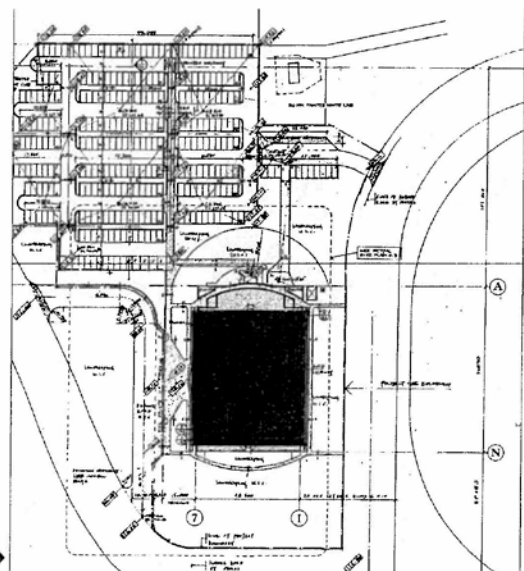
DRAWING LISTS

ARCHITECTURAL
A-01 COVER SHEET
A-02 GENERAL NOTES
A-03 WALL PARTITION PLAN
A-04 SPECIFICATIONS
STRUCTURAL

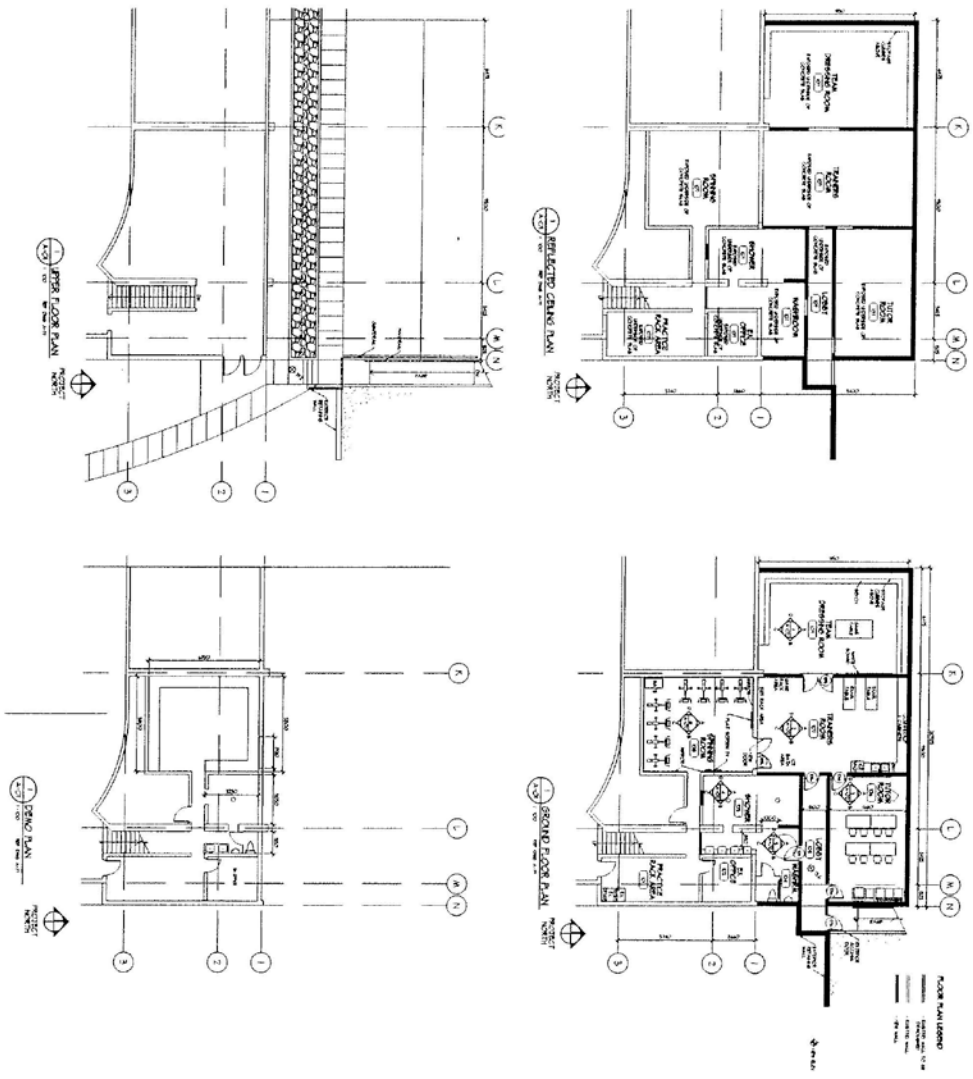
CONSULTANT TEAM

ARCHITECTURAL: CHERNOFF THOMPSON ARCHITECTS
VANCOUVER, B.C. V6E 3J5
CONTACT: JOHN PETER
STRUCTURAL: CHAN CONSULTING ENGINEERS LTD.
VANCOUVER, B.C. V6E 3K1
CONTACT: DAN ANDERSON
MECHANICAL: MFC CONSULTANTS LTD.
VANCOUVER, B.C. V6E 3K1
CONTACT: SAM LOE
ELECTRICAL: NEW CONSULTANTS LTD.
VANCOUVER, B.C. V6E 3K1
CONTACT: BOB BROWN
GEOTECHNICAL: GEOTECHNICAL CONSULTANTS LTD.
VANCOUVER, B.C. V6E 3K1
CONTACT: STEVE FORSYTH

MECHANICAL
ELECTRICAL
GEOTECHNICAL

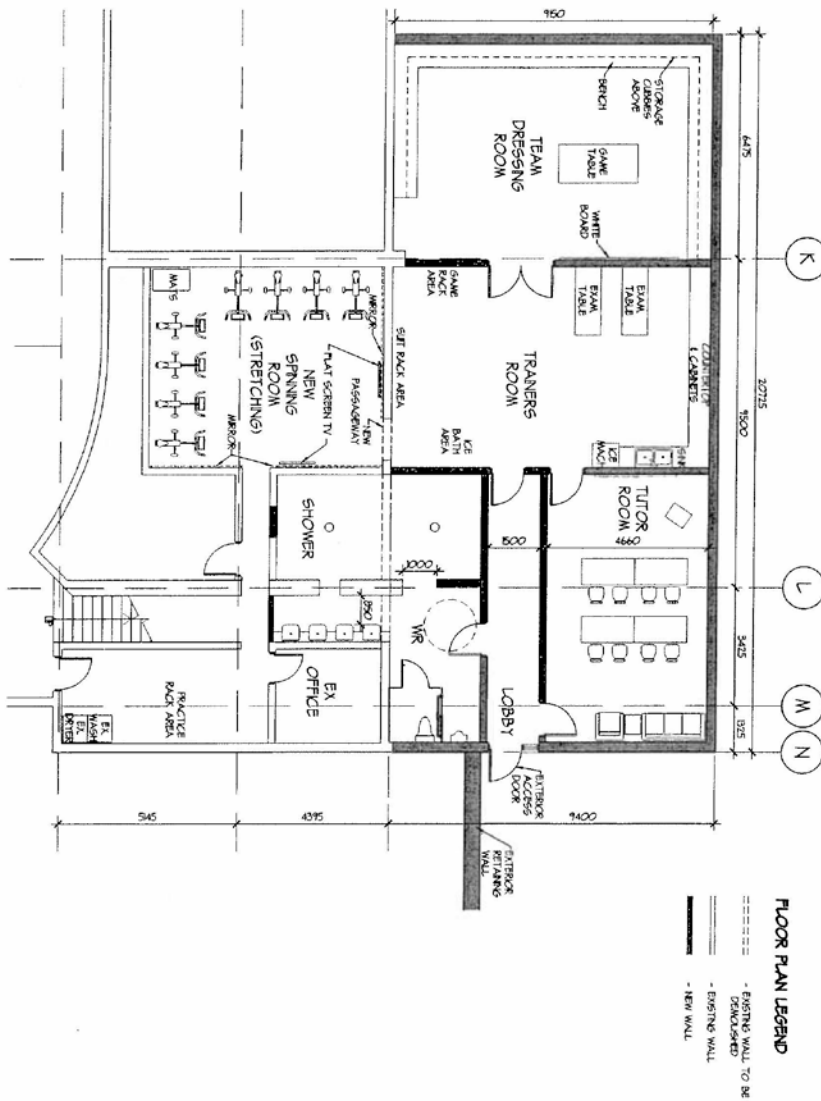


<p>A-01</p>	<p>COVER SHEET DRAWING LIST</p>	<p>SURREY EAGLES CHANGEROOM STREET ADDRESS ARCHITECT ADDRESS</p>	
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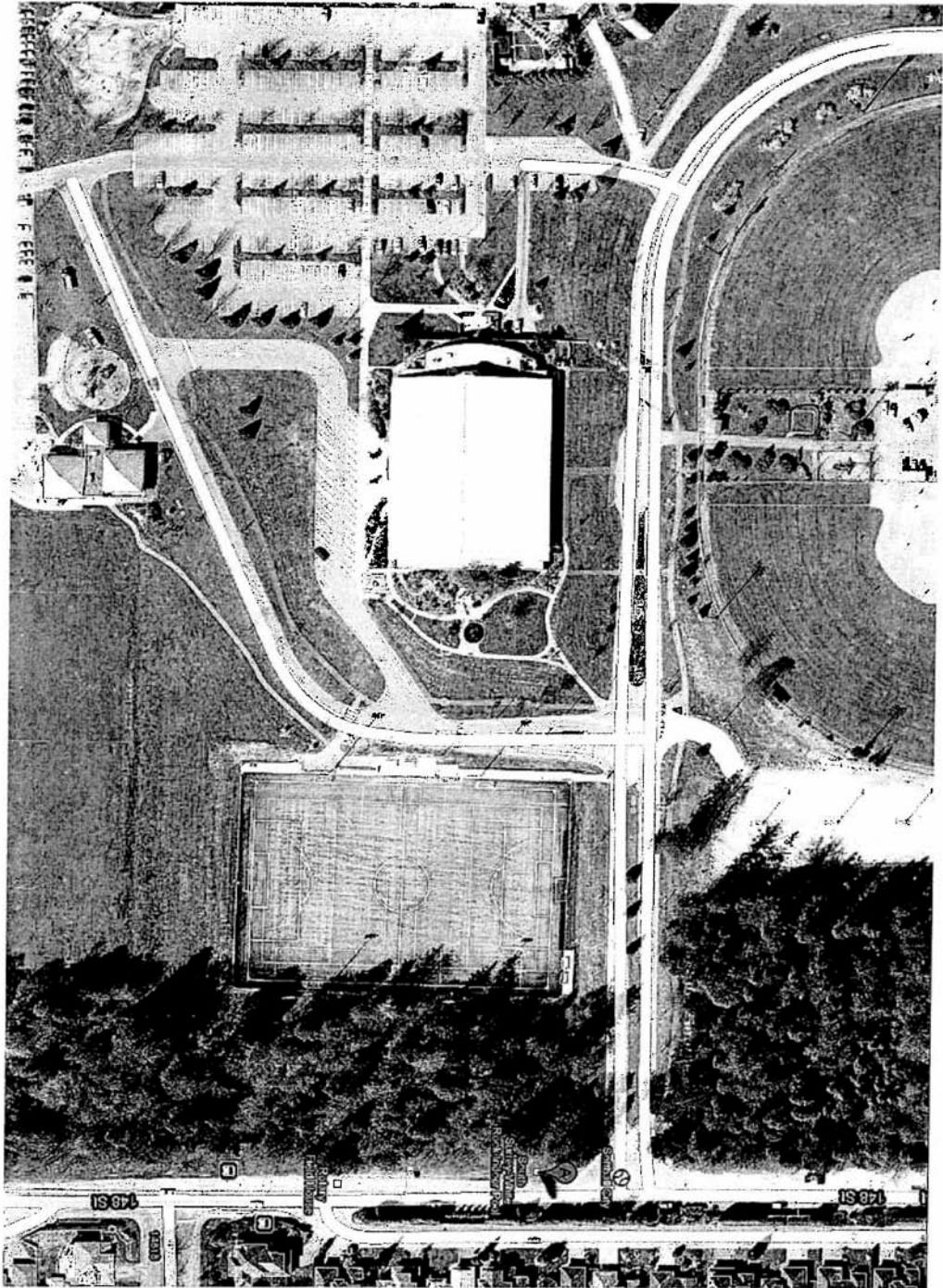
<p>A-02</p>	<p>DEMOLITION PLAN</p>	<p>PROPOSED GROUND PLAN</p>	<p>SECOND FLOOR PLAN</p>	<p>AFTER FLOOR PLAN</p>
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CHERNOFF THOMPSON ARCHITECTS 110-1281 WEST GEORGIA, VANCOUVER, B.C. V6E 3J5
 TELEPHONE: (604) 669-9460 FAX: (604) 683-7684



SURREY EAGLES FACILITY UPGRADE - SOUTH SURREY ARENA, SURREY - OPTION 1
 PROJECT: *30022
 CHERNOFF THOMPSON ARCHITECTS
 SCALE 1/100
 JUNE 19, 2000







INTER-OFFICE MEMO

TO: Parks, Recreation and Culture Committee

FROM: General Manager, Parks, Recreation and Culture

DATE: June 9, 2011 **FILE: 8000-20/S**

RE: Addition to the South Surrey Arena

RECOMMENDATION

The Parks, Recreation and Culture Department recommend that the Parks, Recreation and Culture Committee recommend that Council approve an additional allocation of \$250,000 for a total allocation of \$750,000 in the 2011 Capital Budget for an expansion to the South Surrey Arena as generally described in this report.

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DISCUSSION

To assist in determining how an expansion to the Arena would be accomplished and to establish an estimate of the costs of such an expansion, staff had preliminary architectural drawings prepared for an expansion involving 2,240 square feet of additional floor area. The addition includes an expanded shower and dressing room area, an area for fitness and training, and an area for meetings and education along with an upgrade to the HVAC system. The floor plan for the proposed addition is attached as Appendix 1 to Appendix "A" of this report.

The costs for the above-described addition are estimated at \$750,000, excluding the costs of fit out. The owners of the Surrey Eagles hockey team have advised that they are prepared to fund the fit out of the additional space, including cabinets, furniture and exercise equipment and to dedicate those capital investments to the City. The owners have also advised that they are prepared to fund any capital funding required for the construction of the proposed addition that exceeds the \$750,000 that is recommended in this report. The City's consultant has estimated that the addition including both the construction of the addition and its fit out would cost approximately \$1.0 million.

Staff holds the view that the proposed addition to the arena will assist in bringing the South Surrey Arena, the City's premier arena, more up to date to the benefit of its users and will assist in keeping a Junior "A" hockey team in Surrey, which is consistent with the City's objectives related to building a "family friendly" community. The fact that the city will be receiving value from a partner in 'fitting out' the addition is an added benefit.

Community Utilization of Additional Space

The additional space will be available to other user groups for meeting space, tournament headquarters and other complementary uses. The additional fitness and training area could be utilized by other groups for dry land training and community spinning classes.

Funding

Funding for this project in the amount of \$500,000 is available in the approved 2011 Capital Budget and the recommended additional allocation of \$250,000 is available from sundry sources.

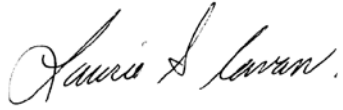
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CONCLUSION

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Laurie Cavan
General Manager
Parks, Recreation and Culture