

Comments/Questions from Open House Aug 13, 2024

Aerial View

- Parking-need capacity increased

Extra parking means more money. City is loosening the requirements for parking. Community responses during design session indicated the neighborhood directly affected wanted minimal parking as they feared people of surrounding businesses would park all day.

- Bicycle parking

Adequate bicycle parking already in existence by the playground.

- Community parking-special permits for residents

This is not a requirement with the proposed 3 stall parking



Facility Exterior View

- Does the white colour stick out too much in a natural setting?
- Are there more windows?
- Light colored roof absorbs less heat during summer months
- A darker coloured building will retain heat better

Decisions regarding the above will be made at a future stage - design phase.

- Will there be BBQ's that are available or a firepit?

Committee hopes that we will be able to have both within the park. Timing uncertain.

- Need good lighting on building for safety and brightness in darker months

This will be addressed at a future stage of the build

- More landscaping and more trees for shading

This is a separate project and would be undertaken once the Board has determined its priority with the list of pending projects.

- Outside patio for summer gatherings/parties. Decent size 100metres squared or more. Paved and facing South side.
- Solar panels? 53-degree slope?
- Assumed slope of roof will be self-cleaning with regards to snow accumulation
- Design for future climate change scenarios

The above comments will be addressed at a future stage of the build.

- Outdoor water connection?

This has been taken into consideration and yes, it will be included in the build.



Prince Rupert Community Centre
Conceptual Design
08/13/24



Facility Interior View

- Mini restaurant

Obtaining permits is an issue. In addition, too expensive and increases insurance costs. Not on the desired list from community.

- Lease opportunities for café

This would get PRCL into a very complex arrangement that could leave the community exposed should the lessee cancel or vacate the area. Would also mean that we would have to have a commercial kitchen so the build price and insurance would greatly increase. Permits is also an issue.

- Family accessible- diaper change table & breast-feeding area
- Water fountain?
- Vestibule closet looks too small (considering there will sometimes be gatherings of 100 people at wintertime)
- Pass thru window?
- High windows to let in natural light and elevated enough for security
- Closet area too small.

- Exterior storage looks small if we are storing maintenance equipment and sports gear in it.
- Servery looks too small.
- Design does not look very inviting/interesting.
- Great room area looks small.
- Bathrooms in the design look very open to the great room. Maybe we need an extension to the walls to create more of a hallway?

The above comments will be addressed at a future stage of the build.

- Any plans for future expansion considering density?

Not in the future plans at this time.

- What is a servery?

The servery is a modified kitchen that connects to the Great Room. There will be no oven on site, however, there will be a fridge, microwave and dishwasher. There will also be storage for entertaining.

- What are the operational plans after the building goes up?

PRCL board will start to put together a schedule of events and the community will start to use the space.

- Where is the loft?

Cost and liabilities made this feature not affordable.

- What is beyond double doors on design?

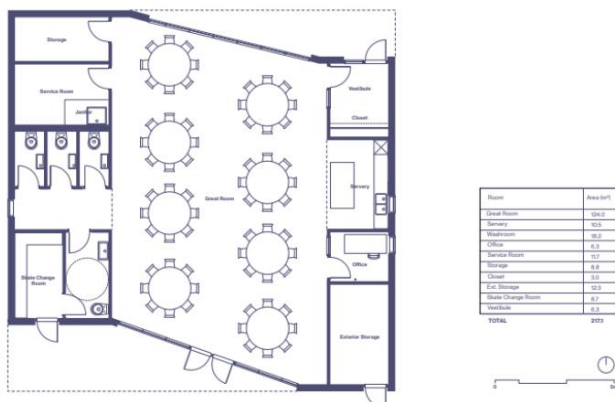
The area immediately beyond the double doors in the Great Room will lead to the BBQ area and other future amenities.

- What are the dotted lines on design representing?

The dotted line is the roof line so there will be a bit of an overhang that could protect event participants from the outdoor elements.

- Will the doors be disabled friendly?

Yes



General Comments

- that parking was not sufficient...that there would be too many vehicles parked along 113 avenue and onto 115 Street

Extra parking means more money. City is loosening the requirements for parking. Community responses during design session indicated the neighborhood directly affected wanted minimal parking as they feared people of surrounding businesses would park all day.

- Cost to construct is too much.

Committee is also concerned with budget, and this will be top of mind. Both the City and architect advised us to expect this type of cost. Pricing has a built-in contingency.

- Build it
- How did we choose the architect?

Committee put together questions for architecture firms. Interviewed two firms, reviewed each architectural firm's proposal & website, including awards and values & benefits. Spoke with City regarding candidates as well as, all committee members scored responses on our evaluation scorecard and selected preferred firm. HCMA will do work based on our funding availability and will bill on a hourly rate thus, being less expensive overall.

- Why are we going with Chandos- too expensive?

Cost is something that the committee has stressed with the builder. Chandos offered a cost certainty which means that once agreed, any increase to the cost would be their responsibility. Company has lots of experience and has worked with chosen architect on various projects. Reputation and certainty gained with dealing with reliability of sub trades. Referral from another company that contracted Chandos was extremely favourable.

- Where is the money coming from to pay for the building?

Funds coming within PRCL fundraising efforts, money that has already been set aside for the build and via grant applications. The bulk of the funds are from grant applications completed by volunteers in our community.

- Committee has done a lot of work-thanks.
- Design looks good.
- Design is practical.
- What are the parking arrangements?

We are proposing 3 parking stalls – 1 being for people with disabilities.

- Do we have any guarantees from the construction company?

Contract that PRCL enters with construction firm will have a cost certainty clause which means that if prices go up, the construction firm is responsible for that.

- Will any trees be removed?

Committee checked with the City and confirmed that no trees would be removed for our build.

- How will the skate warmup area have access to the rink? I.e. will there be a dedicated pathway?

Future project consideration.

- When can we expect the building to be available?

Spring of 2026

- Is there a plan to rent the building out once available?

Committee is starting to investigate rental possibilities however we do not wish to be reliant on this income to operate the building.

- Let's get it built!

