



 Department Manager	 Director	 CAO
---	---	---------

The Corporation of **THE CITY OF NORTH VANCOUVER**  
**OFFICE OF THE DEPUTY CHIEF ADMINISTRATIVE OFFICER**

**INFORMATION REPORT**

---

To: Mayor Linda Buchanan and Members of Council

From: Robert Skene, Deputy Director, Civic Development and Strategic Initiatives

Subject: HARRY JEROME COMMUNITY RECREATION CENTRE AND SILVER HARBOUR SENIORS' ACTIVITY CENTRE ANNUAL UPDATE

Date: October 25, 2023 File No: 02-0800-30-0028/1

---

**ATTACHMENTS**

1. HJCRC/SH Newsletter & Project Update September, 2023 (CityDocs [2420735](#))
2. HJCRC/SH Annual Update Presentation (CityDocs [2424854](#))

**SUMMARY**

The construction of the new Harry Jerome Community Recreation Centre / Silver Harbour Seniors' Activity Centre project (HJCRC/SH) is on track for construction to be completed by the end of 2025. Bulk excavation is complete and work on the foundation is progressing. The budget for the complex is set at \$230 million and approximately 90% of the project has been tendered. Only landscape, offsite works and various small trade packages remain to be tendered in 2024-2025.

**BACKGROUND**

The HJCRC/SH project is the most extensive capital revitalization program ever undertaken by the City of North Vancouver. After many years of planning, consultation, engagement, design and refinement, construction is underway on what will be a vibrant, inclusive community amenity precinct that supports the physical and mental well-being of our community.

## **DISCUSSION**

### **Schedule update**

Approval to initiate construction of the new HJCRC/SH was provided by Council on March 7, 2022. With a financial strategy of phased construction and awarding tenders as financial support is in place, the project has completed a number of activities:

- Advanced underground utility upgrades on East 23rd Street (replacement of the water main, sanitary and storm sewers)
- Centennial Theatre temporary power & electrical improvements
- Site preparation and bulk excavation (enabling works)
- Contaminated soil remediation
- Oversized boulder (greater than 1m<sup>3</sup>) removal
- Bulk excavation
- Significant portion of detailed excavation
- Underground plumbing works
- Reinforced concrete work
  - 74% of slab on grade
  - 95% of foundation walls
  - 49% of first floor slab

Ninety-five per cent of the perimeter foundation walls have been completed and major concrete slab pours are continuing throughout the fall and spring. Civil, mechanical and electrical infrastructure is underway. BC Hydro and telecommunications conduit infrastructure in East 23rd Street are set to be installed in early 2024. Below is the high-level schedule of construction activities to come:

- 2023                                      Foundation concrete to grade
- 2024                                      Major building structure and envelope works
- 2025                                      Interiors, commissioning and landscaping
- Late 2025                                Project completion
- Late 2025/early 2026                New HJCRC opens to public

### **Budget update**

Since Council approved the HJCRC/SH program in 2021, the project has advanced from design into construction. The project budget is \$230M (revised February 2023)

The project has transitioned from an estimate phase to firm pricing for 90% project scope. This provides greater certainty for the City on the final project costs. The HJCRC/SH project is being delivered in the midst of one of the most dynamic construction market in decades. Commodity and service costs have been volatile and costs have increased over previous estimates due to rate of inflation, rising interest rates, supply chain issues, trucking costs, labour costs and general price increases in the construction marketplace. In addition to \$4M in unexpected soil remediation, many of the major sub-trades tenders such as excavation, envelope, drywall and steel studs,

and glazing came in significantly over the project's Class A estimate; however these costs are absorbed within the revised February 2023 project budget of \$230M.

## **Project budget**

Council approved a budget of \$230M in February of 2023,

## **Financial strategy**

The financial strategy for HJCRC/SH utilizes a variety of funding sources and processes:

- Modified project delivery to phase works within financial capacity
- Contracts awarded once funding in place
- Value engineering to mitigate tender pricing
- Phased procurement to mitigate market escalation
- Utilization of City reserves and Municipal Finance Authority (MFA) loan, the latter of which has not been exercised or drawn upon to date.

## **Communications and engagement**

The City's Communications division, in collaboration with the project team, has prepared a comprehensive communications strategy to ensure information is conveyed in a timely, efficient, and digestible manner to user groups and interested parties. The communications strategy presents a multi-channel approach to provide regular project updates with materials that include direct mail-outs, print materials, newspaper advertising, social media, online outreach, e-newsletters, on-site signage, video updates, staff outreach and potential for transit shelter ads and facility advertising. Key messages in the immediate future include:

- Updates concerning construction impacts
- The existing HJCRC and Centennial Theatre remain open and operational during construction
- Informing and generating excitement concerning social, cultural, and physical programs that will be a part of the new facility in 2025

In addition to the above, Council is provided with regular updates through the construction phase in order to stay informed of progress and next steps on site. These updates are also posted to the HJCRC project website. The HJCRC/SH Bimonthly Project Update for July 2023 has been included as Attachment 1.

## **HJCRC public art program**

The public art components for the new Centre are progressing in accordance with the *Harry Jerome Community Recreation Centre Public Art Plan* that was reviewed and supported by the North Vancouver Public Art Advisory Committee and the HJCRC/SH Project Committee. The Centre will feature three public art projects, including a large suspended sculpture in the Atrium, a Coast Salish hand-woven wall hanging in the main stairwell and a

Coast Salish integrated artwork in the Arena. In addition, there are plans to commission an artwork inspired by the facility namesake and celebrating inclusivity and diversity. Project details for this component are underway and will be finalized in the coming months.

The selection of the artists and art concepts for these projects has followed standard Public Art procedures, with public circulation of the Calls to Artists for Expressions of Interest and adjudication of artist submissions by an arms-length Artist Selection Panel. The Selection Panel's recommendations have received a motion of support by the North Vancouver Public Art Advisory Committee. The commission for the Atrium project, entitled *Transcendence*, was awarded to Jill Anholt. The Coast Salish project was awarded to master weaver Angela George, who plans to create a traditional hand-woven wall hanging for the main stairwell along with a contemporary integrated artwork for the arena.

### **NVRC operations and interim parking**

The existing HJCRC, including the Memorial Gym, is planned to remain open during the construction period. Although these buildings are slated for demolition, NVRC staff will proactively address maintenance concerns and practice appropriate asset management.

Parking has been identified as a priority for the operations of the existing HJCRC and Centennial Theatre. The City has licenced the use of over 40 parking spaces at North Shore Alliance Church. NVRC staff limit the simultaneous scheduling of high participation events at their facilities to minimize congestion and demand on parking. NVRC provides event organizers parking information to pass onto attendees.

In order to minimize HJCRC/SH trades' use of surrounding street parking, the North Shore Alliance Church has agreed to allow HJCRC/SH trades to park in a portion of the parking lot area licenced to the City. Currently, the licenced area is underutilized by HJCRC patrons during the day and HJCRC/SH trades parking will not interfere with evening parking required for Centennial Theatre

### **Flicka Gymnastics Club**

With the continued operations of the existing HJCRC, Flicka Gymnastics Club will continue operating in their leased space within the existing HJCRC until the closure of the facility. This provides time for Flicka to prepare its transition plan, which includes planning their tenant improvements and allows NVRC to continue providing programs out of the Mickey McDougall facility until mid 2024. Although some small improvements have already been completed, the majority of construction work to accommodate Flicka at Mickey McDougall is planned to take place in the latter part of 2024 and in 2025.

### **Next steps**

2024 represents a pivotal year for the HJCRC/SH as the facility will take a physical shape in the landscape and surrounding neighbourhood.

The project's 2024 next steps include:

- Completion of the concrete slab work. There are 13 large concrete slab pours to conduct between now and the spring of 2024. These large pours require noise variances to perform work outside of regular construction hours and to date there have not been any noise complaints regarding any of these pours.
- The steel and wood structure will be completed along with a roof.
- Interior framing will be started with fire sprinklers being completed in the first two floors
- Focus will be on the mechanical equipment installation for the pool and arena
- Some exterior wall systems will be installed.

## **FINANCIAL IMPLICATIONS**

The information in this report provides background to support the 2024–2028 Financial Plan, which includes the final allocation of project funding of \$26.7M.

## **INTER-DEPARTMENTAL IMPLICATIONS**

Project coordination and input has been undertaken with every City department, Lonsdale Energy Corporation and North Vancouver Recreation and Culture.

## **STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS**

After serving the community of North Vancouver since 1966, the Harry Jerome Community Recreation Centre and the Silver Harbour Seniors' Activity Centre have reached end of life. The new Harry Jerome Community Recreation Centre embraces the City's vision of 'A Healthy City for All' by creating a welcoming, vibrant, and social heart of the community. The new Centre has a potential lifespan of more than 60 years allowing future generations of North Shore residents to enjoy the rejuvenation of this important amenity. This state of the art facility will help our citizens maintain or improve health and wellness within our community, and inspire residents to be active and connected throughout their lives

RESPECTFULLY SUBMITTED:



---

Robert Skene  
Deputy Director, Civic Development and  
Strategic Initiatives