

Community Renewal

BY CHERYL MAH



A new multi-purpose recreation complex being built at the corner of 176 Street and 62A Avenue will be the first showcase piece for redevelopment plans in the community of Cloverdale. Offering a variety of amenities, the \$16 million Cloverdale Recreation Centre is set to meet the needs of the neighbourhood's rapidly growing and changing population.

"This building comes on the heels of the City of Surrey's master plan in 2007," says Sid Johnson, project architect at CEI Architecture. "The Cloverdale Recreation Centre is a key piece for the revitalization of the fairgrounds district. There's a greater concept that the area will become a recreational precinct."

The project is situated at the north end of the Cloverdale Fairgrounds, which has hosted Can-

ada's second largest rodeo since 1938. The fairgrounds is approximately 138 acres, bordered by 60th Avenue, 64th Avenue and 176th Street. The city's master plan proposes a number of possible future uses and amenities to redevelop the area.

The recreation centre is also part of the city's capital infrastructure program called Build Surrey which outlines several projects to be constructed over the next six years to meet Surrey's growth.

Under construction, the 64,000 square feet centre will contain three gyms, an extensive fitness centre (two levels, 11,000 sq ft), wellness health centre, childminding areas, senior spaces and several multi-purpose rooms.

The City of Surrey had two main design criteria: create a landmark building and showcase B.C. wood.

“The city wanted a landmark statement to celebrate what’s going on in Surrey. They wanted it to be a showpiece not only for Cloverdale and Surrey but also B.C.’s wood industry,” says Mark Hentze, CEI partner-in-charge. “It allowed us to use wood in a meaningful way and that was very exciting. Our hope is that it will be recognized as a landmark recreation facility in Surrey and B.C.”

The architectural concept for the building and landscaping was movement and flow of space, according to design architect Michael MicNaught.

“We planned the building around movement patterns — of how people would move through the building whether vertically or horizontally,” he says. “The idea was to create a sense of flow from large activity spaces to quiet spaces.”

The task of making the sophisticated design a reality was placed in the hands of Dominion Fairmile. Dominion broke ground in July 2009 on what used to be an old works yard for the fairgrounds. Initial challenging soil conditions were addressed by using pumice stone to help distribute the loading.



Dominion project manager Gary Watt reports that construction is at 50 per cent as of the end of May with the project on schedule to complete in January 2011. Manpower at peak saw a crew of 50-60 on site.

“The roof is on over the multipurpose rooms and metal deck for the rest is about done so

roofing will be starting on the main gym areas,” he says.

Designed by CEI Architecture, the building features a number of unique and complicated architectural elements such as an undulating roof structure and curved architectural concrete.



Miller Thomson's Construction & Infrastructure Group

We are a leading provider of construction and infrastructure legal advice and our lawyers have extensive experience and knowledge in construction and infrastructure law. We provide expertise to a full range of public and private sector projects. Our clients include public and private owners, general contractors, subcontractors, architects, engineers, developers, material suppliers, insurers and surety companies.

- ▶ Procurement and Tendering
- ▶ Public Private Partnerships
- ▶ Infrastructure
- ▶ Health Care
- ▶ Contracts
- ▶ Financing
- ▶ Insurance and Bonding
- ▶ Dispute Resolution
- ▶ Claims Management
- ▶ Negligence Claims
- ▶ Construction Liens
- ▶ Construction Litigation

For more information about our Group, please visit our website at www.millerthomson.com or contact one of our offices in Western Canada:

MILLER THOMSON LLP
Barristers & Solicitors
Patent & Trade-Mark Agents

Owen D. Pawson
1000 - 840 Howe Street
Vancouver BC V6Z 2M1
604.643.1254
opawson@millerthomson.com

Kathleen J. Kendrick
3000 - 700 9th Avenue SW
Calgary AB T2P 3V4
403.298.2455
kkendrick@millerthomson.com

William J. Kenny, Q.C.
2700 - 10155 102nd Street
Edmonton AB T5J 4G8
780.429.9784
wkenny@millerthomson.com



“For a small job, it’s got lots of curves, turns and complex situations,” says Watt. “Lots of things that could’ve been — from a construction standpoint — quite expensive if they were not done correctly.”

One of the main challenges and milestones was placing a large steel truss (108 foot long, 20 ton).

“The whole gym and fitness areas are done with glulams,” describes Watt. “One end they’re actually sloped outward and then they curve in on the roof. There are three sections and they all curve and meet up in the middle at this large steel truss.”

George Third & Son fabricated and erected the structural and miscellaneous steel for the project.

“There were lots of challenges mostly with the compounding curves on the project,” says GTS project manager Mark Dowling, noting the installation of the 108 foot long truss required a special crane.

Using modular curving trusses, the flowing roof shape gives the building clearly an identity.

“The roof shape is very evocative. It’s going to make this building special and make it a landmark building for Surrey and the Lower Mainland,” says Hentze.

Another eye catching feature is an elliptical entry housing a grand lobby space with a solid timber roof. Composed of 2x6s and a two metre

Using modular curving trusses, the flowing roof shape gives the building clearly an identity.

cantilever, the roof posed some technical structural challenges.

Emphasis was placed throughout the design process on achieving architecturally unique elements cost efficiently.

“The key design challenge was how to create a landmark evocative building within the set budget,” says Hentze. “The ability to use modular glulams that were economical to build in different orientations was a success. We were able to come under budget on this project (original budget was \$19 million) which is usually not the story with buildings using expressive wood structures.”

With the centre adjacent to Highway 15, a key design objective was to have the building be highly visible. One way the design team chose to do that was by creating a highly expressive west elevation.

“The west elevation is one of our most expressive,” says Johnson. “We wanted to create a big statement with it being directly adjacent to the highway so the building wouldn’t get lost.”

The curved west elevation has a mixture of concrete, glass and translucent panels and a unique standing seam metal roof system.

“They’ve got this curved steel on the west side — looks like a big manta ray,” says Watt. “It’s going to be a challenge where we’re trying to bend metal two different ways which is physically impossible.”

Hentze credits Dominion’s expertise for the project running smoothly and effectively. “They’ve been fantastic to work with.”

The centre will be seen as a catalyst or “measuring stick” for future designs and developments.

“This building is designed in such a way that it can accommodate expansion. It can accommodate connections or some relation to a new aquatic component or rinks if that is to become part of the precinct,” notes Hentze. “Our hope is that the centre will reflect the unique characteristics and attributes of Cloverdale as a growing and emerging neighbourhood.” **CB**