Wood Integration Guideline

Castlegar & District Arena and Walking Track Project

Project #: PRJ25033

rdck.ca

Table of Contents

1 **Purpose and Scope** 3

2 **Design Values** 3

3 **Continuum Approach** 3

4 **Assessment Dimensions** 4

5 **Evaluation Weighting** 4

6 **Species Specification** 4

7 **Embodied Carbon** 4

8 **Integration into the RFQ** 4

9 **Integration into the RFP** 5

10 **Legal Review** 5

NOTE: These guidelines are project-specific to the Castlegar & District Arena and Indoor Walking Track design-build procurement. They are not an organization-wide facility naming policy.

1 Purpose and Scope

These Wood Integration Guidelines establish the design quality framework for evaluating wood use in the Castlegar & District Arena design-build procurement. They apply to the evaluation of proponents' qualifications (RFQ stage), the Owner's Statement of Requirements, and the evaluation of design-build proposals (RFP stage). They do not mandate a specific structural system. They do not set precedent for other RDCK facilities or services. They may be amended by Board resolution at any time prior to the issuance of the RFP.

2 Design Values

The Castlegar & District Recreation Commission values the integration of wood into the arena facility design as a means of achieving:

a. **Architectural warmth and character:** Wood creates a qualitatively different experience in public buildings compared to conventional steel and drywall construction. The Commission desires a facility that provides warmth, community pride, and a sense of place.
b. **Regional identity:** The Kootenay region's forestry heritage is expressed through the use of wood as a visible structural and architectural material. The arena should reflect the region's relationship to its forest resources.
c. **Environmental performance:** Wood construction stores carbon and typically has lower embodied carbon than steel and concrete alternatives. The Commission values facilities that contribute to reduced environmental impact.

These values are design quality objectives, not prescriptive requirements. Proponents are expected to respond to these values through their design approach at the level of wood integration they believe offers the best value within the $15 million funding threshold.

3 Continuum Approach

No specific structural system (steel, hybrid, or mass timber) is mandated. Wood integration is evaluated along a continuum from minimal to extensive:

Level	Structural System	Interior Expression	Exterior	Embodied Carbon
Minimal	Conventional steel frame	Limited wood finishes	Conventional cladding	Highest
Selective	Steel frame with timber feature elements	Exposed wood in lobby and spectator areas	Wood cladding at entrance and public facades	Moderate–High
Hybrid	Mass timber roof / steel columns; or glulam with steel secondary	Exposed wood ceilings, visible structural elements	Wood cladding on primary facades	Moderate
Extensive	Predominantly mass timber (CLT, glulam, mass timber roof)	Exposed wood throughout public areas	Wood-dominant exterior	Lowest

Proponents are free to propose any level on the continuum. Greater wood integration is preferred, all other things being equal. Proposals are not required to achieve any minimum level to be compliant.

4 Assessment Dimensions

Proposals are assessed on four dimensions of wood integration:

Dimension	Description
Structural Wood Use	The extent to which the primary structural system uses wood. Assessed from no structural wood through hybrid systems to predominantly mass timber.
Interior Wood Expression	The extent of visible, experiential wood in occupied spaces — lobbies, spectator areas, walking track, common areas.
Embodied Carbon Performance	Lifecycle carbon analysis for structural and envelope systems. Lower embodied carbon is preferred. Technology-neutral: rewards outcomes, not systems.

5 Evaluation Weighting

Wood integration is assessed as a sub-criterion within the “Design Quality & OSR Compliance” criterion, within two sub-criteria: architectural quality and material expression, and sustainability and embodied carbon performance.

The wood integration sub-criterion is weighted at 10% of the total evaluation score. This weighting is significant enough to meaningfully reward proponents who invest in wood integration while leaving 90% of the evaluation focused on other criteria including price, functional design, schedule, and team. A proponent who chooses to specify less wood and compete primarily on cost can do so and remain competitive.

6 Species Specification

These guidelines do not prescribe specific wood species. If the OSR specifies acceptable species for exposed structural or architectural elements, the specification must be supported by a documented qualitative rationale based on aesthetic properties (colour, grain pattern, warmth, visual character), structural performance, durability, or suitability for the intended application. Species must not be specified on the basis of geographic origin or local availability. Where multiple species are acceptable, all should be listed to avoid any appearance of a preference for a single source region.

7 Embodied Carbon

The OSR should require proponents to submit a lifecycle carbon analysis for the structural and envelope systems, using a methodology consistent with industry practice. This requirement is technology-neutral: it rewards lower carbon outcomes regardless of how they are achieved.

8 Integration into the RFQ

The RFQ shall: describe the wood integration objective in the project description; assess wood construction capability within the relevant experience criterion using a tiered approach (not a binary gate); assess mass timber team expertise within the team qualifications criterion; and foreshadow that the RFP evaluation will include wood integration as a design quality factor weighted at 10% of the total score.

9 Integration into the RFP

The RFP shall: include the wood integration design objectives in the OSR; assess wood integration within the Design Quality & OSR Compliance criterion at a sub-criterion weight of 10% of the total evaluation score; define scoring descriptors for each assessment dimension across the continuum; and require proponents to submit a lifecycle carbon analysis.

The evaluation handbook shall define a scoring framework tested against hypothetical proposals at different points on the continuum before the RFP is issued.

10 Legal Review

Legal counsel shall review these guidelines, the embodied carbon methodology, and the evaluation weighting before the RFQ is issued.