

***SPECIAL COUNCIL WORKSHOP AGENDA
AUGUST 1, 2017
Following 6:00 p.m. Closed Council Meeting
Blaney Room, 1st Floor, City Hall***

The purpose of the Council Workshop is to review and discuss policies and other items of interest to Council. Although resolutions may be passed at this meeting, the intent is to make a consensus decision to send an item to Council for debate and vote or refer the item back to staff for more information or clarification. The meeting is live streamed and recorded by the City of Maple Ridge.

1. *ADOPTION OF THE AGENDA*

2. *ADOPTION OF MINUTES*

2.1 Minutes of the July 11, 2017 Special Council Meetings

3. *UNFINISHED AND NEW BUSINESS*

3.1 Potential Outdoor Pool Sites

Staff report dated August 1, 2017 providing options to proceed or not proceed with an outdoor pool and should the option to proceed be chosen, recommending that a design-build Request for Proposal be issued for an outdoor pool and providing five potential locations.

4. *ADJOURNMENT*

Checked by: _____
Date: _____

SPECIAL COUNCIL MEETING MINUTES

July 11, 2017

The Minutes of the City Council Meeting held on July 11, 2017 at 6:01 p.m. in the Blaney Room of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor N. Read
Councillor C. Bell
Councillor K. Duncan
Councillor B. Masse
Councillor Robson
Councillor Speirs
Councillor Shymkiw

Appointed Staff

E.C. Swabey, Chief Administrative Officer
K. Swift, General Manager of Parks, Recreation & Culture
P. Gill, General Manager Corporate and Financial Services
F. Quinn, General Manager of Public Works and
Development Services
L. Darcus, Manager of Legislative Services
W. McCormick, Director of Recreation and Community
Services
D. Boag, Director of Parks and Facilities
D. Denton, Property and Risk Manager

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca

1.0 *CALL TO ORDER*

2.0 *APPROVAL OF THE AGENDA*

R/2017-289

It was moved and seconded

That the agenda for the July 11, 2017 Special Council Meeting be approved.

CARRIED

3.0 *NOTICE OF CLOSED COUNCIL MEETING*

R/2017-290

It was moved and seconded

That the meeting following this meeting at 6:00 p.m. be closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter as the subject matter being considered relates to the following:

- Section 90(1)(e) The acquisition or disposition of land or improvements, if the council considers that disclosure might reasonably be expected to harm the interests of the municipality.
- Section 90(1)(g) Litigation or potential litigation affecting the municipality.
- Section 90(1)(i) The receipt of advice that is subject to solicitor-client privilege including communications necessary for that purpose.
- Section 90(1)(k) Negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

CARRIED

4.0 *ADJOURNMENT* – 6:02 p.m.

N. Read, Mayor

Certified Correct

L. Darcus, Corporate Officer

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Potential Outdoor Pool Sites

MEETING DATE: August 1, 2017
FILE NO:
MEETING: Special Council Workshop

EXECUTIVE SUMMARY:

Council directed staff to identify sites where an outdoor pool could be accommodated at the July 18, 2017 Council Workshop meeting. This report provides an initial assessment of potential sites and responds to questions raised during Council discussions.

It is anticipated that the locations recommended in this report will be suitable for the construction of an outdoor pool should Council wish to proceed. Staff recommends that community consultation be conducted for any location selected for further investigation. In addition, more detailed planning and analysis of servicing, site preparation, construction and operating costs will need to be completed if the pool siting is advanced.

If Council wishes to install a temporary outdoor pool in the quickest manner, the recommended approach is to prepare a request for proposals to enter into a design-build contract with a specified project completion date. Alternatively, staff has provided a timeframe of November 2018 to complete construction of a new outdoor pool in a permanent location on City owned land at an estimated capital cost of \$6M.

RECOMMENDATION:

1. That staff be directed to proceed with issuing a design-build Request for Proposal for an outdoor pool at the following location;
 - a) Hammond Stadium; or,
 - b) Volker Park; or,
 - c) Jackson Farm; or,
 - d) Blaney Hamlet Neighbourhood Park Site; or
 - e) Thomas Haney Tennis/Lawn Bowling Site on 232 Street; or
2. That staff not proceed with an outdoor pool

DISCUSSION:

a) Background Context:

Council discussed the possibility of adding a new outdoor pool at Workshop on July 4, 2017 in response to a request from the Haney Neptune's Swim Club. The staff report on this topic is attached for information. On July 11, 2017, Council revisited an initial decision not to pursue an outdoor pool, and directed staff to bring back information on potential locations including viable City owned lands. Questions posed by Council during the July 11, 2017 discussion were:

- The feasibility of placing a temporary pool as an interim measure to accommodate swim clubs during the Leisure Centre closure period.
- Whether or not a new outdoor pool can be in the ground by the end of 2017.
- Information on variable depth options for a prefabricated pool.
- Information on the City's purchasing process in relation to this project.
- An update on the condition of the current outdoor pool.

This report includes an assessment of potential sites for an outdoor pool, information related to the questions posed by Council, as well as a brief update on the plan to accommodate patrons during the Leisure Centre construction closure period under Citizen/Customer Implications.

Temporary Outdoor Pool Structure

This proposal was first introduced to staff by Councillor Robson based on a referral by the Haney Neptune's of Nationwide Commercial Aquatics Inc. to the City regarding an opportunity to purchase a 25m Myrtha Pool that was previously used for a 2-week event hosted by FINA, the international swimming federation.

The proposal includes the design, supply and installation of a 25m lap pool, including the basin and mechanical systems, as well as pool accessories. The proposal excludes site preparation works, structural work, decking, electrical and heating system which are required for the operation of a public outdoor pool, and would incur significant additional costs.

If the pool component was sole sourced it would be unlikely to achieve the desired outcome of the installation of a temporary pool within 6-7 months, as the purchasing policy will still apply to the remaining works (site preparation, architectural work, including mechanical and electrical, and construction), as described in the project timing section below. Also significant, are the risks associated with sole sourcing a portion of the project as described in the purchasing section below.

If Council's goal is to place a temporary outdoor pool in the quickest manner, you could direct staff to prepare a request for proposals to enter into a design-build contract with a specified project completion date. This approach places the responsibility for some steps outlined in the project timing and logistics section on the private sector vendor who may be able to operate in a more versatile manner as they would be less constrained by the City's procurement policy beyond the initial RFP process. In this scenario, the purchasing policy is adhered to and the risk shifts to issues associated with project costs and less control over project results.

Prefabricated Pool Depth

The prefabricated Myrtha pool has a set depth of 2m. It is possible to vary this depth when the pool is installed below grade but not when it is installed above grade. The 2m depth is ideally suited to competition and lane swimming, but would be a barrier for some recreational users and could not be used for swim lessons. Consequently, a below grade pool is recommended if Council chooses to proceed.

Procurement of Goods and Services

The time frames provided in the schedule below align with the City's purchasing policy and are compliant with Federal and Provincial trade agreements. This work will need to be posted on BC Bid for specific periods of time in order to retain the services of architects, engineers and contractors and to purchase goods. Non-compliance with these agreements

places the City at risk of being subject to remedies including fines, reversal of Council's decision or legal consequences if established policies and trade agreements have not been followed and a breach of contract process is filed against the City in this regard.

Project Timing and Logistics

Community consultation (considers summer vacation period)	(Aug/Sep 15, 2017)
Develop RFP documentation	(concurrent)
Report back to Council on community consultation	(Oct 3, 2017)
Issue RFP from qualified architectural, mechanical and electrical	(Oct/Dec 1, 2017)
Review bids, report to Council for award to architect firm	(Jan 2017)
Detailed design timeframe	(Jan through May 2018)
Issue RFP for construction contract	(June to July, 2018)
Award construction contract	(July 2018)
Construction period	(July to Nov 2018)

The need to ensure appropriate zoning for a pool applies to all of the locations described below including the Hammond site. In researching for this report, it was identified that Hammond Stadium does not have the appropriate zoning for an outdoor pool and is therefore currently legal non-conforming. If this site is selected for a new outdoor pool, the property would need to be rezoned before permits could be issued to construct a new pool. As noted above however, this process would apply to any location that Council wishes to pursue. Rezoning would be addressed within the above timeline.

Outdoor Pool Siting Criteria

A number of potential locations were reviewed throughout the City on both municipal and School District property in preparation for this report. Some of the criteria that staff considered for site selection included the space available to accommodate the pool, parking, deck and mechanical room, washrooms and change rooms, available utilities such as water, sanitary sewer, storm sewer, gas as well as applicable zoning requirements that would be required prior to the construction of the proposed pool.

In the absence of specific locations, staff noted in an earlier report that as much as 5.0 – 6.5 acres is required for a pool of this size to accommodate supporting amenities if we want to host large scale swim competitions. Actual land requirements will be influenced by the characteristics of each site, nearby amenities that may support pool operations, and the final scope of work that may be selected to proceed.

Generally however, land requirements are 1.0 acre for the pool deck and support buildings, 1.0 acre of grass area for swim meets, and 3.0 – 4.5 acres for 200 – 300 parking spaces. If the primary focus was for swim club and community use, a slightly smaller footprint could likely accommodate the outdoor pool, however alternative measures such as shuttles, may need to be used if a major swim meet was to occur on an annual or biannual basis.

Potential Outdoor Pool Locations

This report includes an analysis of five locations where the pool could potentially be located. Conceptual plans are attached for all municipal owned locations.

Each of the sites considered offers a range of attributes and some sites are better suited than others. Further investigation is required to determine the actual suitability of the favoured site(s). Each of the sites being proposed would require a comprehensive servicing

review to be completed by the Engineering Department to confirm that the utility requirements such as water and sanitary sewer for a 10 lane, 25M pool can be accommodated in those locations.

The following analysis of advantages and disadvantages assumes that the pool would become a permanent amenity at the location best suited for this recreational facility.

1. Hammond Stadium

Council inquired as to the current condition of the existing Hammond Pool. It received a major retrofit in 2015 with all supply and return lines replaced, Pool mechanical systems, new filters, new boiler and isolation valves as well as a new concrete deck. Almost all elements were replaced except for the pool tank itself at a cost of \$89,000.00.

As Council is aware, there is an existing smaller pool located at this site as well as a community hall, and two large baseball diamonds (Larry Walker Field and Hammond Stadium Field), as well as a sport court and children's playground. There are a variety of other activities that occur at this location which staff believes will be compromised if additional or expanded amenities are constructed.

Hammond Park currently has 81 parking stalls which are shared between soccer and baseball which occupies approximately 10 of the available 12.93 Acres. The approximate space used by the other components in the park are; sport Court at 0.35 acres, hall at 0.34 acres, pool at 0.32 acres, playground at 0.23 acres in addition to a small road allowance buffer area of 1.2 acres. These other elements as well as the daycare that operate out of the Hammond Hall, also share this parking with the field users.

Staff recommend some expansion of the parking area to better accommodate the existing activities at this location if the pool proposal does not advance at Hammond Stadium, as parking is currently challenging at this site.

Advantages	Disadvantages
<ul style="list-style-type: none"> • The site could accommodate the footprint of a 10 lane outdoor pool. • The site can accommodate an additional 90 parking stalls by displacing the playground and sport court. • It may be possible to reutilize some of the pool mechanical or boiler systems, depending on what the requirements are for the new pool. • A pool already exists at this site therefore the community consultation may have more favourable results. 	<ul style="list-style-type: none"> • The pool placement would necessitate the displacement of the existing playground and sport court, which are both well used by residents in the area; relocating them at this site may not be possible. • Although the site could accommodate an additional 90 parking stalls, this would result in the loss of existing amenities such as an informal lawn area and the items described above. • Should a Regional or Provincial swim meet be awarded to the club, other facilities such as the ball/soccer fields and the community hall could not be used at the same time, which would limit the use of those amenities (such as the ball diamond) and displace existing user groups.

2. Volker Park

This park is approximately 4 acres in size and other than a children's playground and a short paved walking loop, is relatively under-utilized. There is room on-site to construct some additional parking which would be in addition to the school parking lot to the west.

Council may recall that the previous use of this site as a dog off Leash Park became quite controversial and this proposal may raise concerns from immediate neighbours if this site was to be considered.

Advantages	Disadvantages
<ul style="list-style-type: none">• The site is large enough to accommodate a pool and accessory buildings as well as required parking.• School parking would also be available outside of school hours.• It is unlikely that the attendance at this pool would interfere with other informal or scheduled activities at this location or the adjacent school grounds.• The additions of washrooms at the pool would be beneficial for the field users who have been assigned Laity School field, as it is generally younger teams who play their games at this location.• The addition of a small water play park could also be accommodated at this location.• Water and sewer utilities are located very close by.• It is anticipated that the proposed pool would be a desirable recreational amenity for residents in this part of Maple Ridge.	<ul style="list-style-type: none">• Further investigation will be required to determine the capacity of nearby utilities.• The existing playground would likely need to be relocated to accommodate the required area for parking• It is unknown how receptive the neighbourhood is to the addition of a recreation facility in this residential area.

3. Jackson Farm

Council has not had any dialogue with the community about how these lands may be used in the future. A full park master plan process should be undertaken for this site if it is to be considered as a potential location for an outdoor pool or any other recreation infrastructure.

The site is very large at approximately 36 acres and was formerly farm land. It is excluded from the agricultural reserve and was the subject of a community petition process to save the site from residential development several years ago.

The attached concept plan shows the facility next to adjacent residential project for scale purposes only. The adjacent residential development is about 3 acres in size.

Advantages	Disadvantages
<ul style="list-style-type: none"> The attached conceptual site plan shows that this would utilize a very small portion of the overall site. It is anticipated that this would be considered a valuable additional recreational facility for this part of the community. 	<ul style="list-style-type: none"> A park master planning process would delay any proposed works until the completion and adoption of the Plan Site servicing would need to be investigated to determine what the capacity would be for water and sewer for this site, although it is anticipated that this would be adequate considering the other developments in the area. It is unknown how receptive the community would be to the addition of a recreation facility on this site.

4. Blaney Hamlet Neighbourhood Park Site

This site is currently in the community consultation process for the development of a neighbourhood park. The consultation process to date has identified the following amenities as being desirable to the residents in this part of the community:

- Basketball hockey half court.
- Informal play field.
- A tennis court.
- Children's playground.
- Picnic shelter.
- Open green space.
- Retention of trees as a buffer.
- Some respondents suggested that they would prefer not to have amenities that would draw residents from other parts of the community.

Advantages	Disadvantages
<ul style="list-style-type: none"> The site could accommodate the footprint of a 10 lane outdoor pool. Municipal and water services are located nearby. An outdoor pool would be a significant addition to the Silver Valley area, which is currently served only by neighbourhood and mini neighbourhood parks. 	<ul style="list-style-type: none"> A pool was not suggested to the residents as a potential amenity through the park development consultation process and it is unknown how receptive the neighbourhood would be to this amenity in a residential area.

5. Thomas Haney Tennis/ Lawn Bowling site on 232nd Street

Currently, there are five tennis courts and a bowling green facility at this site. The onsite parking is for the most part adequate for the current uses.

- The site is quite heavily used by the Maple Ridge Tennis Club year round for their tennis programs: 5 days a week, as well as Saturday mornings. In addition the 5th court is used on Tuesday and Thursdays.

- The Lawn Bowling facility is used primarily during the summer months; however the club house is also used in the off season by club members and for hall bookings.

Advantages	Disadvantages
<ul style="list-style-type: none"> • There are two areas on site that could potentially be used for an outdoor pool, although one of the areas has been the subject of requests from the Tennis Club for a clubhouse as well as two additional tennis courts. • The area to the north of the lawn bowling facility is likely large enough for the pool facility, although it will not provide enough room for parking. 	<ul style="list-style-type: none"> • The addition of an outdoor pool would constrain the expansion of existing activities on this site. <ul style="list-style-type: none"> - A park master plan for this site was developed some time ago and identifies a second bowling green at this site sometime in the future. - The Tennis Club has expressed interest in adding a clubhouse and additional tennis courts onsite. • If any additional facilities are added there will be a need for additional parking to support the new activities. Staff is concerned that an outdoor pool at this location will result in user conflicts as a result of limited parking.

School District Sites

Staff also considered School District sites that were potentially large enough to accommodate an outdoor pool with parking and support buildings. Thomas Haney and Fairview in particular were discussed with senior SD42 staff; however they were not supportive of an outdoor pool facility being constructed on those School District sites.

b) Desired Outcome

To provide a variety of options for Council's consideration for the construction of a new outdoor pool that will accommodate leisure swimmers, swim club practices and events, while also adding a valuable long term amenity to the community for recreational swimmers and structured recreational/aquatic programs.

c) Strategic Alignment:

The information in this report is consistent with Council's direction on the City's infrastructure projects that are currently being considered for funding.

d) Citizen/Customer Implications:

Staff recommends that community consultation be conducted if a location is selected for further investigation for the siting of an outdoor pool. Council has heard generally from residents about Parks, Recreation and Culture amenities through the consultation process that was recently concluded, however, the suggestion to install a new outdoor pool emerged during this process and was not one of the options presented to the public for comment.

The urgency related to the installation of a new outdoor pool is in part motivated by the pending closure of the Maple Ridge Leisure Center, scheduled to begin at year-end. A summary update on the planning in progress to accommodate patrons during the facility closure has been included as Appendix A to this report. A full update will come back to Council in advance of construction. Despite a broad range of program supports being put in place, impact on swim clubs and other patrons remain. Most relevant to the clubs is the time involved in commuting to the other pools where arrangements have been provided for their programs. The other impact is transportation costs; however these can be offset by subsidizing rental costs for the pool time that they will use in our neighbouring communities.

e) Interdepartmental Implications:

Parks, Recreation & Culture staff will be seeking the support of staff in other departments such as Engineering for assistance in determining the capacity of nearby utilities to service the pool facility, as well as the Planning Department for assistance in rezoning the most favourable site for a new pool.

f) Business Plan/Financial Implications:

Council received a report on July 4, 2017 that included an estimated cost of construction for an outdoor pool with support buildings and a parking lot to be approximately \$6M if additional lands were not required. More detailed planning and estimating for construction and operating costs will need to be completed if this project is advanced to the next stage.

Important to note is that this project has not been included in the funding model / strategy presented by the Finance Department at the July 18, 2017 Council Meeting, therefore the financial impacts of this project are not included in the financial envelope discussed in that report.

g) Alternatives:

Staff considered whether to support including an alternative to delay the Leisure Centre retrofit until an outdoor pool has been constructed. Unfortunately, this is not recommended as any further deterioration to the condition of mechanical and filtration equipment would jeopardize the City's ability to maintain Fraser Health Regulations for water quality, or to repair/replace equipment that may fail during that period.

CONCLUSIONS:

A recommended approach has been provided if Council wishes to install a temporary outdoor pool in the quickest manner possible. Alternatively, if Council wishes to proceed with the construction of a new outdoor pool in a permanent location on City owned land, this can be accomplished by November 2018 at an estimated capital cost of \$6M noting that more detailed planning and estimating for site preparation, servicing, construction and operating costs will need to be completed if this project is advanced to the next stage.

It is anticipated that the locations recommended in this report will be suitable for an outdoor pool should Council wish to proceed. Staff recommends that community consultation be conducted for any location(s) selected for further investigation for the siting of an outdoor pool as this step has not yet occurred.

“Original signed by David Boag”

Prepared by: David Boag, Director Parks & Facilities

“Original signed by Kelly Swift”

Approved by: Kelly Swift, General Manager: Parks, Recreation & Culture

“Original signed by E.C. Swabey”

Concurrence: **E.C. Swabey**
Chief Administrative Officer

Db

Attachments:

Appendix A – Leisure Centre Accommodation Planning Update

Hammond Stadium Concept Plan

Volker Park Concept Plan

Jackson Farm Concept Plan

Blaney Hamlet Concept Plan

Thomas Haney Tennis / Lawn Bowling Concept Plan

Council Report - Outdoor Pool Information dated July 4, 2017

Appendix A

Maple Ridge Leisure Centre Accommodation Plan Update

The Maple Ridge Leisure Center is currently scheduled to close in either December 2017 or January 2018, depending on the successful bidders schedule for the pool retrofit project. A summary of planning that is underway to accommodate aquatic customers is provided below. Staff's goal is to do as much as can possibly be done to alleviate the impact that the pool closure will have on citizens.

Three facilities have been identified as being able to meet many of the needs of our swim club's: Walnut Grove Community Centre, Matsqui Recreation Centre and Simon Fraser University Aquatics Centre. Staff have worked with the swim clubs to determine the most suitable times and dates within the pool space available in these facilities and are in the process of finalizing the rental details with each facility. Discussions between the facilities and the swim club's will continue as rental time for summer and fall 2018 are determined, as new pool rental opportunities arise, and as new requests are received by the clubs. The additional commute costs that clubs will face is also being considered with the intention to offset, for example, by subsidizing club rental costs at neighbouring facilities during this period.

Staff will use the recreation department's 22-seater bus to transport leisure centre patrons who may have mobility barriers such as the Special Olympics swim club, seniors and customers with mobility challenges. A survey will be conducted in September 2017 to better understand our patrons' needs and inform the development of the final transportation plan.

Planning is also underway to expand both the hours of use and length of season that the Hammond Pool will be open during the closure period. The Pool can operate from May through September 2018 with extended daily hours to accommodate athletes on a swimming maintenance plan, water fitness, water rehabilitation, lengths swimmers, swim lessons registrants and leisure swimmers. The pool can be opened as early as 6:00 am in the morning through to 8:00 pm in the evening.

Additional dry land fitness opportunities will also be made available for water aerobics clients with the introduction of gentle fitness programs for the interim so that patrons can maintain their fitness activities in a low impact environment during the pool closure.

Staff have also been working with nearby pool operators regarding Maple Ridge water fitness and rehabilitation needs to provide increased opportunities that will accommodate Maple Ridge customers during this period.

The pool is a very popular outing for students of School District No. 42 who have varying abilities. Staff plan to meet with the School District team of special needs assistants to discuss feasible programming and/or commuting alternatives.

The Aquatic staff team are also investigating the potential to rent or purchase a portable hot tub for Hammond pool for customers who need hot pool therapy for their rehabilitation program.

The above are examples of work in progress that will mitigate impacts to aquatic customers during the pool closure. In addition, planning is underway to mitigate displacement of staff during this time. A full accommodation plan will be brought back to Council early this fall.



Proposed Building	4,000ft ²
Existing Parking	81 stalls
Future Parking	96 stalls
Total Parking	177 stalls
Total Park Area	12.93 acres
Construction Area	1.80 acres
Current Zoning	RS-1
OCP Designation	Park & Open Space

Proposed Building 4,000ft²

Existing Parking 0 stalls

Future Parking 128 stalls

Total Park Area 4.00 acres

Construction Area 1.87 acres

Current Zoning RS-3/RS-1

OCP Designation Park

Laity View
Elementary

Volker
Park

Concrete Deck

25 x 26m
Pool

Bleachers

Relocated
Playground

Water Spray
Park

Changeroom/
Washroom
Building

128 Parking Stalls

123rd AVE.

LMP 35194

P 65531

LMP 35158

Proposed Building	4,000ft ²
Existing Parking	0 stalls
Future Parking	128 stalls
Total Park Size	37.14 acres
Construction Area	1.68 acres
Current Zoning	RS-3
OCP Designation	Agriculture





**Blaney Hamlet
Park Site**

Proposed Building	4,000ft ²
Existing Parking	0 stalls
Additional Parking	40 stalls
Total Parking	40 stalls
Total area	0.91 acre

Proposed Building 4,000ft²

Existing Parking 49 stalls

Proposed Parking 22 stalls

Total Parking 71 stalls

Total Site 37.78 acres

Construction Area 0.86 acre

Current Zoning CD-1

OCP Designation Institutional

Thomas Haney Lawn Bowling/ Tennis Courts

Greenspace/
Steep slopes

Bleachers

Concrete Deck

Changeroom/
Washroom Building

25 x 26m
Pool

Entry

22 New Parking Stalls

28 Existing
Parking Stalls

Lawn Bowling
Court

21 Existing
Parking Stalls

232 St.

232 ST.

11490

11458

11448

11438

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Outdoor Pool Information Report

MEETING DATE: July 4, 2017
FILE NO:
MEETING: Workshop

EXECUTIVE SUMMARY:

At the June 06, 2017 meeting, Council discussed a letter received from the Haney Neptunes Swim Club President, whereby the club asked Council to consider building an outdoor competition pool. The discussion lead to the availability of a lightly used prefabricated outdoor pool. Staff have since had discussion with the supplier and this report provides Council with updated information on cost implications to install an outdoor pool, including a prefabricated option.

RECOMMENDATION:

- A. That staff be directed to move forward with the process identified on page 3 of the report dated July 4, 2017, and report back to Council on potential locations for an outdoor pool, including any viable City owned lands and other locations including full cost implications; or
- B. That staff do not pursue an outdoor pool.

DISCUSSION:

a) Background Context:

In a letter dated May 14, 2017, the Haney Neptune's Swim Club asked Council to consider a new outdoor pool in Maple Ridge. The club suggested that an 8 - 10 lane, 25 meter outdoor competition pool would provide the space to shift their summer swim program from the Leisure Centre to the outdoor pool. With the increased number of lanes, the Neptunes would have the ability to expand their club membership, increase the number of clubs invited to their annually hosted swim meet and allow the club to bid for larger scale competitions such as regional and provincial championships.

In conversation with staff and some members of Council the club president also provided information on a prefabricated 10 lane, 25 meter outdoor pool previously used for a world event that is now available for purchase at a discounted rate.

Council directed staff at the June 6, 2017 meeting to provide particulars of an outdoor pool opportunity as proposed by the Haney Neptune's Swim Club.

It is important to note that there are three competitive Swim Clubs that call the Maple Ridge Leisure Centre home and each have their own program needs:

- The Haney Neptunes is a summer competitive swim club with approximately 120 speed swimmers, 40 water polo players, 20 synchro swimmers and 16 masters swimmers. This club trains and competes from May 1 to mid-August annually. This club competes in "short

course” competition, which means all their races are in 25 meter pools. The club offers a 2 day per week program in the off season.

- The Haney Seahorse Summer Swim Club is a competitive winter swim club with approximately 120 swimmers. These swimmers train and compete year round with a short break in July/August. The club has two seasons’ short course and long course which requires a 50 meter facility.
- Special Olympics offer a swim program and this group trains one day per week from September to March and they have competitions in both 25 and 50 metre pools. The number of swimmers varies from year to year but generally they have about 15 - 20 members.

As indicated, the clubs have different swim seasons, different aquatic facility needs, separate governing bodies and competition levels. The Seahorses swim club past president, Melanie Klapstock, advised staff that the Seahorses do not support the building of an outdoor pool as a typical outdoor pool operating season does not meet their need of year round swimming nor their busy competitive season from November to May. Additionally she stated, “the club does not want to block any additional aquatic facilities in our community; our concern is that the building of an outdoor pool would undermine the opportunity for a much needed indoor pool in the future”. The Seahorses continue to advocate for the development of a second indoor aquatics facility with a 50 metre pool.

However an outdoor would serve provide additional opportunities for the Neptunes Swim Club training during their spring/summer operating season, as well as opportunity for increased swim lesson programming, public length and leisure swimming and aquatic fitness programs.

Pre-Fabricated Pool Option

There are a number of companies who manufacture prefabricated pools. The pools are fabricated offsite to the customer’s specification and delivered when services are installed and the site is prepared. Staff have been contacted by a supplier from Nationwide Commercial Aquatics Inc. who represent Mertha Pools. The prefabricated Mertha pools, feature stainless steel wall panels and gutters, frame and supports. The frame is constructed on a concrete base and then bolted together and lined with a PVC membrane. The pool can be made any depth, including a shallow end sloping to a deeper end, to accommodate a greater number of users.

The supplier has provided information on the availability of a lightly used “Mertha” pool; a pre-fabricated 10 lane, 25 metre pool, including the filtration, mechanical and chlorination systems for \$2.2M. This does not include the heating system which would be an additional cost. This price has been reduced by 20% and is available to the first buyer. If the pool is sold before the City determines next steps, the supplier has indicated that they will provide a 10% discount on a similar pool designed to the City’s specifications for \$2.38M. The advantage to acquiring the used pool versus a custom order pool is a potential time savings of approximately 2 - 3 months.

To meet operational standards, Health Act requirements and aquatics best practices, additional pool amenities are necessary to adequately operate an outdoor pool. These include the installation of tempered concrete footings, construction of a pool deck,

mechanical and filtration building, staff and administration area, change room and washroom facilities, as well as lighting within the pool and adjacent areas including parking. Along with these new buildings, the Health Act requires pre-construction of civil works, site services for utilities, land geotechnical reports, permits and consultant soft costs. Costs for these other pool components would be in the range of \$3M to \$4M depending on the site location. At this time a location for an outdoor pool has not been identified, however, staff estimate as much as 5.0 – 6.5 acres is required for a pool of this size to accommodate supporting amenities if we want to host large scale swim competitions. More specifically: land requirements are 1.0 acre for the pool deck and support buildings, 1.0 acre of grass area for swim meets, and 3.0 – 4.5 acres for 200 – 300 parking spaces.

If the City were to move forward with a prefabricated pool it would require the following process:

Stage	Timeframe
Site identification, assessment and investigations (geotechnical and environmental)	2 months
Site concept design for supportive pool facilities and parking including site servicing needs / Rezoning concurrently (site dependent) / Community and user group consultation	2-3 months
Design RFP and detailed design for pool deck and footings, support buildings and parking	3-4 months
Permits and tendering	3-4 months
Mobilization and construction	4-6 months
TOTAL	14 – 19 months

b) Desired Outcome:

To provide Council with information on the outdoor pool concept as requested by the Haney Neptunes Swim Club president including the Mertha Pool option as discussed at the June 6, 2017 Council Meeting.

c) Strategic Alignment:

In 2010, The Parks, Recreation and Culture Master Plan recommended that the existing outdoor pool next to Hammond Community Centre be decommissioned in conjunction with the development of a new indoor aquatic complex next to the Pitt Meadows Family Recreation Centre. Although there is strong community attachment to the current outdoor pool, it is ageing and in past years there was a trend away from investing in outdoor pools due to the high cost to build infrastructure that provides seasonal use. Since then, the City of Pitt Meadows has determined that they will not proceed with a second indoor aquatic facility. In addition, we are beginning to see a shift in the outdoor pool trend, with new outdoor pool developments that have occurred in New Westminster, City of Vancouver and the newly announced year round outdoor pool currently under construction in Aldergrove.

d) Citizen/Customer Implications:

A desire for additional pools in Maple Ridge is being considered through the Recreation Facilities process. However, an outdoor option was not listed in the program. A second outdoor pool would provide additional opportunities for the Summer Swim Club training during the operating season, as well as opportunity for increased swim lesson programming, public length and leisure swimming and aquatic fitness programs.

e) Business Plan/Financial Implications:

The cost estimates include:

Pool and supporting infrastructure:	\$5.2M – \$6.2M
Operating:	\$0.4M annually
Lifecycle:	\$0.2M annually

Land costs have not been included in the above, depending on location land could be up to \$12M. These costs are not included in our Financial Plan. Capital costs of \$15 million amortized over 25 years will result in annual debt servicing costs of \$900,000. In addition, operating and lifecycle costs are estimated at \$600,000 - \$700,000 for a total annual financial commitment of \$1.6 million. This can be provided for through a tax increase of 2% which could be phased in over a period of time. Prior to entering into the debt, approval of the elector will be required. No funding source is identified.

f) Policy Implications:

Staff are not recommending that Council proceed with the direct award of the purchase of the Mertha Pool. Should Council wish to proceed with a prefabricated pool, staff would recommend a full RFP process take place to ensure full compliance to the Purchasing Policy No. 5.45 as Provincial and Federal Trade Agreements apply to a procurement of this nature.

Under the City's Purchasing Policy and Trade Agreements, the City is required to publicly bid contracts at varied thresholds, and restricts the use of choosing specific suppliers. Should Council elect to proceed outside of these parameters, the City could be at risk of a supplier challenge through a formal dispute mechanisms. Supplier challenges could lead to administrative or judicial review, rapid interim measures along with the possibility of orders for corrective action or compensation.

CONCLUSIONS:

The total cost of the slightly used 10 lane, 25 metre prefabricated pool is estimated to be \$5.2M - \$6.2M excluding land acquisition costs. No location has yet been identified. Council may wish to direct staff to bring back a report identifying potential locations including any viable City owned lands, or other options.

“Original signed by Kelly Swift”

Approved by: Kelly Swift, General Manager, Parks, Recreation & Culture

“Original signed by E.C. Swabey”

Concurrence: **E.C. Swabey**
Chief Administrative Officer

May 14, 2017

City of Maple Ridge
11995 Haney Place
Maple Ridge, BC Canada V2X 6A9

Dear Members of City Council;

My name is Jim Baxter and I am the President of the Haney Neptunes Aquatic Club in Maple Ridge. Our club serves the youth and adults of Maple Ridge, with our competitive season during the months of May to August, and off-season training during September to April.

I am writing this letter to request that City Council consider building an 8 lane, 25 meter outdoor competition pool in Maple Ridge. With the creation of this facility, our club would have no need to book time and space in the indoor facility during the months of May to September, as all of our training needs would be met with this outdoor facility. Our Club would also have the ability for more families to register their children, thereby providing opportunities for healthy living to those young citizens of Maple Ridge.

With the creation of this outdoor facility, the Haney Neptunes Aquatic Club would also be able to invite more clubs to our home competitions, as well as bid for the Provincial Championships that take place over a week long period in August, bringing approximately 2,000 young swimmers and their families to our City.

Many surrounding Cities and Municipalities successfully operate outdoor pools that are fully utilized by Swim Clubs, with Langley City currently creating an outdoor facility that will operate 12 months of the year.

I would welcome the opportunity to meet with City Councillors and Parks and Recreation Facilities staff to discuss the need for an outdoor competitive pool facility in Maple Ridge.

I look forward to hearing from you in the near future,

Jim Baxter
jkb958@shaw.ca