

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: LEISURE CENTER FACILITY

MEETING DATE: December 10, 2015
FILE NO:
MEETING: Special Council Meeting

EXECUTIVE SUMMARY:

Parks and Leisure Services staff presented a report on December 7, 2015 recommending that the contract for the Maple Ridge Leisure Center retrofit be awarded to Mierau Contractors Limited for option one of their tender proposal. This report raised a number of questions regarding the proposal and the impact that this would have on the community if there were no aquatic facilities available to local residents and clubs.

Staff have met onsite with the proponent and expressed the City's concerns regarding the entire facility being closed for 12 months to complete the renovation work. The proponent was also asked if there were any other ways that the work could be completed without incurring a full closure of the facility for 12 months. The revised schedule submitted by the contractor would reduce or eliminate the impact on our swim clubs, however there will still be a significant impact for the patrons who use the leisure pool, hot tub and teach pool.

RECOMMENDATIONS:

- A. That staff be directed to bring back a report that recommends a site, a concept plan, a public engagement process, and a plan that outlines the funding source and approval process for a new aquatic facility; and further

That staff be directed to collapse the current tender process regarding the Leisure Center retrofit project (ITT-PL15-67) and take appropriate steps to ensure that the existing pools can be kept at their maximum operating capacity until a new pool has been constructed.

- B. That staff be directed to prepare a report that provides options on the future of the Maple Ridge Leisure Centre facility.
- C. That staff be directed to start the public process for the additional parks and recreation community investments outlined in the 2016 – 2020 Financial Overview Report.

DISCUSSION:

a) Background Context:

As a result of a follow up meeting with the proponent, a revised schedule to phase Option 2 of their tender proposal has been submitted, which would permit the 25m competition pool, sauna and steam room to remain open during the one year closure period that would be required for the remaining areas of the aquatic facility. Initially the competition pool will only be open for the early bird swimmers and swim clubs from 5:30 am to 7:30 am each day, and also in the evenings from 4:00 pm to 10:30 pm, which are the hours that the construction crews will not be working. Once the major concrete removal work has been completed, we have been advised that the Health Department would support the daytime operation of the pool.

However, even with the revised schedule to phase the project, the majority of our pool patrons will be impacted as the 52 week closure of the leisure pool, hot tub and teach pool will still be required. Some of the impacts include swim lessons, family swims and therapeutic classes.

b) Desired Outcome:

The City of Maple Ridge has undertaken preliminary discussions regarding the potential to fund the development of a variety of recreational and community facilities. Understandably the City would like to avoid the potential for any disruption to its current service levels while planning for new facilities and services to the community.

c) Strategic Alignment

This project aligns with the City's strategic objective to manage existing municipal infrastructure through the preparation of appropriate plans to ensure development, maintenance and renewal of community assets.

d) Citizen/Customer Implications:

Although the existing pool has several areas of concern with regard to pumps, filters and mechanical equipment that has been in use beyond its expected useful life, the risk of keeping the facility running is likely best described as being a moderate risk. Having said that if one of the major components in the pool should fail, an extended closure period may be necessary in order to obtain and install suitable replacement components.

e) Interdepartmental Implications:

Staff has been working directly with the Fraser Health Department who are charged with the administration of the BC guidelines for pool design. Fraser Health's role in this regard is to ensure that the guidelines are being met for public health reasons. Although the Health department were not supportive of the option 2 that was previously presented to them, they are willing to work with staff on the revised scheduling and hoarding plan.

f) Business Plan/Financial Implications:

The 2016-2020 Financial Overview Report includes a strategy for funding \$110 million in Parks & Recreation Community Infrastructure. The strategy involves borrowing the initial investment on a phased basis, providing debt repayment and covering operating costs from a number of different sources including:

- Existing Town Center Debt Payments of almost \$4 million per annum, when the town center debt is paid off in 2028
- Community Amenity Contributions
- Senior Government Grants
- A phased increase in the Parks & Recreation Masterplan Levy

The borrowing portion of the strategy will require public approval (assent of the elector) and we recommend moving forward on it at the earliest, with the new pool at an estimated cost of \$30 million - \$40 million being the most urgent priority.

The financial plan includes \$5.5 million in funding for the Leisure Center improvements. This is funded through a reallocation of Infrastructure funding. A portion of this funding may be needed if any of the most urgent repairs become necessary during the proposed deferral period.

g) Alternatives:

When staff met on site with the contractor and expressed the City's concerns regarding the entire facility being closed for 12 months to complete the renovation work. The contractor was advised that it is unlikely that the project would proceed if the work would require a complete closure of the facility for such a lengthy period of time.

The contractor has since provided staff with a modified schedule for option 2, which is an alternative phased approach that would permit the competition pool to be kept open for the 12 month period that they would need for the demolition and construction of the new leisure pool, hot tub and mechanical room. The competition pool would then be kept open until the other pools were re-opened, and would subsequently be closed for approximately 3 months to complete the remainder of the project. The swim clubs would no longer have to travel to other communities for their programs for the 52 week period, and would then have access to the teach pool for the remaining 3 months of construction. The Fraser Health Department has indicated in writing that it would support the modified schedule and hoarding plan on the revised option 2 for this project.

CONCLUSIONS:

The potential for a new pool facility is a very exciting opportunity for Maple Ridge. The time required to identify or perhaps acquire a suitable location for a new facility, determine the scope and size of the project, develop conceptual plans, engage stakeholders, complete detailed design and then construction could potentially take up to 5 years to complete.

The deferral of the repairs to the existing facility for an extended period of time may also result in increased costs for each year that the repairs are delayed.

"Original signed by David Boag"

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