

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Maple Ridge Leisure Centre Retrofit Update

MEETING DATE: December 5, 2016
FILE NO:
MEETING: COW

EXECUTIVE SUMMARY:

On December 10, 2015, Council deferred repairs of the Leisure Centre to allow for a second aquatic facility to be considered in order to mitigate the impact on the public when the aquatic facility would need to be closed for repairs. The Recreation Facilities Infrastructure Plan is now underway and community consultation will provide Council with the public's feedback on the proposed infrastructure. It has become clear that the full scope of the work required to complete projects of this magnitude is a four to five year process.

Council may wish to reconsider delaying the retrofit of the Leisure Centre Aquatic facility to coincide with the proposed Civic and Cultural Facility should it proceed and, direct staff to bring back a report on how the retrofit and improvements to the Leisure Centre might be achieved, which may be prior to the construction and completion of the proposed Wellness Centre.

RECOMMENDATION:

That staff provide a report outlining the process of updating the Leisure Centre retrofit plan including, proposed timeline, customer implications and potential funding source.

a) Discussion

For over 35 years, the Leisure Centre has been providing recreation, cultural and social programs and services. Over this time minor improvements to interior design, changes to space allocations, purchase of new equipment, furnishings and fixtures has contributed to the facility's welcoming environment and to meeting the community's programming needs.

In 2001, the addition of the teach pool, wading pool and water slide created much needed additional aquatic space for the increased growth and demand for aquatic amenities at that time. Although this expansion introduced new filtration systems specific for the operation of the new pools, the original aquatics facility filtration and mechanical system were not upgraded as these two systems operate independently of each other. Staff routinely maintain the pool systems to ensure continued safe operation of the facility with the replacement of mechanical components, many of which are now obsolete and must be custom manufactured.

As identified in the 2014 business plan, staff utilized a consultant to complete detailed planning of a retrofit to the Leisure Centre aquatics area. The retrofit would have been timely due to the increasing age of the facility, and the impending timeline of replacing key mechanical and electrical components of the aquatics pool systems. The community consultation currently underway for Parks, Recreation and Culture Infrastructure projects will generate a final report

compiling the residents' feedback for Council's review and is anticipated for March 2017. If Council determines the Multi-Use Wellness Facility with an Aquatic Centre and Curling Facility is one of the community's top priorities the completion could be approximately five years away. Staff recommends that Council consider proceeding with the Leisure Centre retrofit in conjunction with the proposed Civic and Cultural Facility.

Retrofit Background

Early in 2013, staff retained the services of Bruce Carscadden Architect Inc. (BCA) and their team of structural and mechanical engineering consultants to conduct a comprehensive architectural and engineering review and assessment of the pool mechanical and safety systems, and effected areas at the Maple Ridge Leisure Centre. The main objectives of the project were to:

- Consider a change from a gas chlorination system to liquid chlorination system.
- Review chemical treatment systems to achieve best practices and ensure continued safe delivery and use of pool chemicals.
- Assess the condition of existing equipment.
- Review life-cycle replacement of major pool systems that were showing risk of failure or were beyond expected useful life.

The architectural review included the following notes:

- **Electrical Room** – The equipment exposed to pool atmosphere is corroded. Relocation of the electrical room/panels and creating environmental separation must be a part of the consolidated mechanical upgrades.
- **Mechanical Room** – The existing chlorine is remotely located and has been identified as a potential safety issue. The options to address current code and safety concerns however, will require new and renovated facilities adjacent to the existing basement mechanical; 12' Ceilings are identified for the preferred filtration system.
- **Pool Tank Accessibility** – The toddler pool, leisure pool, swirl pool and lap pools do not have wheel chair access and limit accessibility. Important aspirations for accessibility should be included in the mechanical renovations of the tanks.
- **Pool Deck Safety** – Removing visual barriers and enhancing pool deck circulation to ensure full visibility for effective lifeguarding.

In 2015, Shape Architecture was retained to develop a detailed construction design for the aquatics retrofit. The completed design expanded the existing leisure pool to include programmable water walking space along with beach entry to improve accessibility and leisure play for toddlers and preschoolers, ramp entry to a relocated and larger swirl pool, removal of the existing guard towers and rising of the leisure pool to create a single level throughout the aquatics area. This included an expansion to the mechanical room that would house a complete upgrade of all mechanical and filtration systems for the newly designed leisure pool and swirl pool.

In order to mitigate the displacement of the swim club athletes, staff worked with surrounding municipalities to develop a pool rental agreement whereby the City could purchase pool and lane time to ensure adequate time and space was available for training. In addition the outdoor pool operation provides another opportunity for lesson and leisure programming May through September. However the retrofit would have an impact on the public as pool amenities will be reduced during the length of the construction.

To date, we have not experienced a significant mechanical failure and the facility continues to work safely and in full operation. However, some critical pool components are well beyond

estimated lifespan and therefore significant repair or renovations to the existing facility would be necessary in the event of a system failure, and would result in an extended closure of the facility.

Staff continues to ensure that the aquatics area is kept at the maximum operating capacity and plan for regular preventative maintenance improvements at scheduled intervals and at the annual shutdown to minimize the likelihood of an unplanned repair and closure. However, as the system and major components are beyond the expected useful life, emergency repairs and replacement of minor operating parts have occurred. These unplanned deficiencies do cause disruption to service levels and result in unplanned closure of one or more pools.

Non-Aquatics Leisure Centre Areas

In addition to the retrofit project, staff retained the services of a consultant to conduct a functional and physical space assessment of the Leisure Centre excluding the aquatic facility. This space review was identified in the 2015 business plan. The consultant solicited feedback from key stakeholders, including user groups, contract service partners, and facility and program users.

The consultant developed a short term and long term concept plan with recommendations that would produce the following key outcomes for improvements to customer experiences and service provision:

- Provide more community gathering spaces; a place to socially connect in a safe, welcoming and central location.
- Improve customer entry, circulation, accessibility and visual connectivity i.e. rethinking the control access points and public connectivity between the Leisure Centre and Greg Moore Youth Centre.
- Provide more functional multipurpose space for programs, services, rental and meeting opportunities i.e. renovate existing rooms with limited functionality to be more multi purpose oriented.
- Relocate and/or expand programmable spaces i.e. expand Fitness Centre, rethink quantity of racket sport courts.

The improvements would produce a greater holistic wellness experience for customers, deepening the relationship customers have with each other and fostering heightened enjoyment within the programs and services offered at the Leisure Centre. The space plan recommendations should be considered in conjunction with the aquatics facility upgrades and could be funded through general capital.

Update on the YMCA

Council has previously considered a relationship with the YMCA and invited the CEO of the Greater Vancouver YMCA, Steve Butz, to speak to Council about the potential of a YMCA in Maple Ridge.

Mr. Butz indicated that the YMCA works through building relationships with communities, Councils, staff and citizens to determine if the City and the YMCA's values align. More importantly the YMCA gets to know a community to determine whether or not their presence in the community, in partnership with the City, would provide value to the community. Mr. Butz used the analogy of a relationship with the agreement to go forward in partnership, being like a marriage and indicating that there needs to be a period of dating to determine if a long-term

relationship is in the future. Mr. Butz also spoke about other communities that the YMCA is currently working with and indicated that they were further along in the process. He then used the analogy that we were 'on the bus,' but had a backseat.

It is important that Council understands the YMCA runs YMCA's; they do not operate community recreation facilities, they are not a contracted service. In a recent conversation with Mr. Butz, he informed staff that the City has moved past the point where the YMCA would typically begin their involvement, as YMCA's are informed by a variety of other factors rather than community consultation. In addition, if the City would like the YMCA to build and operate a facility in Maple Ridge, the earliest that they could begin to have the conversation with us would be 2018 -2020 as they are currently at capacity. Correspondence from Mr. Butz attached.

Staff continues to build this relationship and are partnering in a Healthy Heart program with the YMCA that will see programming and support for Maple Ridge residents in receiving cardiovascular rehabilitation whereby most residents are currently travelling west to receive this service.

b) Desired Outcome:

Continue to provide high calibre recreation facilities for the benefit and enjoyment of the community now and into the future.

c) Strategic Alignment:

Manage existing municipal infrastructure through the preparation of appropriate plans to ensure development, maintenance and renewal of parks and open spaces, roads, sidewalks, water, sewer and storm water systems, public buildings as well as data and communications technology

d) Citizen/Customer Implications:

The retrofit upgrades along with the short term recommendations in the facility space plan would further enhance the customer experience when using the Leisure Centre, modernizing the 35 year old facility and providing accessible amenities in both the aquatics and non-aquatics area for all residents to enjoy. As the only recreation facility in the City, the Leisure Centre is well used by residents and improvements will ensure relevancy and reliability for use by future generations.

e) Business Plan/Financial Implications:

The initial retrofit budget in 2015 was \$5.5 million; however, it is likely to be significantly higher as this estimate is almost two years old now. The longer the project is delayed, construction costs will continue to increase thereby increasing budgeted costs year over year. The consultant's recommendations include general scope of work however; detailed pricing has not been retained at this time. Staff is recommending that some of the short term projects be considered for advancement together with the aquatic retrofit to improve the functionality and flexibility of the existing program spaces.

CONCLUSIONS:

In consideration of the proposed addition to the civic complex, as a result of the significant redesign that will be required for the aquatic filtration and mechanical systems to accommodate the underground parking, staff is recommending that some of the non-aquatic upgrades also be included with the redesign process to enhance the functionality and flexibility of the centre.

Doing this work in conjunction with the Civic and Cultural Facility design will ensure that the two facilities complement each other and that the civic centre will continue to be a desired location for all citizens to enjoy.

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

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Attachment: Email Correspondence S. Butz