

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Maple Ridge Leisure Centre Lifecycle Improvement Plan

**MEETING DATE:** February 20, 2017  
**FILE NO:**  
**MEETING:** COW

---

**EXECUTIVE SUMMARY:**

The Maple Ridge Leisure Centre (MRLC) upgrade was deferred in 2015 in order to determine the potential for development and completion of a second aquatic facility to meet the need of a rapidly growing City and to mitigate the impact of an extended closure of the MRLC facility by providing an alternative location for users. Since that time, it has become apparent that a decision to proceed with the MRLC upgrade has become more urgent and should be addressed prior to the conclusion of the Parks Recreation & Culture facility community consultation, decision making, and potential construction process.

At the Committee of the Whole on December 10, 2016, Council directed staff to provide a report outlining the process of updating the MRLC retrofit plan including the proposed timeline, customer implications and a potential funding source. This report provides Council with information on how the aquatic retrofit and improvements to the MRLC can be achieved.

**RECOMMENDATION:**

**That staff be directed to re-engage Shape Architecture to update the Maple Ridge Leisure Centre mechanical room design to include the relocation of the pool mechanical systems to allow for future additional underground parking and an outdoor plaza should the Civic Centre proceed in the future; And,**

**That staff be directed to issue a request for proposal for detailed design of the priority improvements described in the report dated February 20, 2017 and recommended in the Leisure Centre Facility Space Planning Audit.**

**a) Background**

The Maple Ridge Leisure Centre has been well used over the past 37 years and is now showing signs of aging infrastructure. Although the facility saw an upgrade with the addition of a 25 metre teach pool and small wade pool in 2001 it is important to note that there were no upgrades to the original pool structures and/or their operating systems. Over the past six years staff has kept Council informed as to the ongoing challenges of managing aging infrastructure of this nature.

In October 2011, the City hired AME Group, Consulting Professional Engineers to establish the feasibility of repairing and/or replacing chlorine gas and mechanical systems. On receipt of this report in December 2011, the existing systems were re-built including a series of alarms and procedures to ensure staff and patron safety as an immediate priority. AME's longer-term

recommendation was to convert from gas to liquid chlorine with ultraviolet supplementation which would require a major construction intervention.

In 2014 it was determined that both the leisure pool and hot tub had significant leakage and that the source of the problems were beneath the pool and deck surface. Structural engineers were hired and reported that although there were no signs of immediate danger, the structural systems were compromised and would need to be repaired.

In November 2016, Council received a report on the Civic and Cultural Facility and Detailed Design Process and a discussion on MRLC pool upgrades. At that time, Council directed staff to advance detailed design of the Civic and Cultural Facility to 25% of final design. This requires updated designs for the MRLC mechanical and chemical storage rooms to accommodate the underground parking and plaza components of the Civic and Cultural Facility if that project proceeds.

In December 2016 staff provided an update on the MRLC and recommended preparation of a follow-up report outlining the process of updating the Leisure Centre retrofit plan including, proposed timeline, customer implications and potential funding source, which Council endorsed.

Staff support proceeding with a retrofit of the MRLC as soon as possible. A new aquatics facility is likely 4-5 years away from completion and the reliability of the aquatics area is a major concern for staff. Failure of the filtration systems would result in immediate displacement of customers resulting in significant impacts to all users. By planning for the retrofit in advance of an unplanned closure, staff can liaise with neighboring municipalities such as Langley, Abbotsford and Surrey to utilize pool space for the swim clubs and for other existing aquatics users and prepare a plan to mitigate staff impacts.

Upon Council's approval, staff will re-engage Shape Architecture to update the mechanical room and liquid chlorine storage components of the previously prepared drawings to take into consideration a possible future civic centre beside the MRLC. The estimated cost to complete this updated design is \$50,000.

#### **Leisure Centre Facility Space Planning Audit**

Council was provided with an update on the Leisure Centre Facility Space Planning Audit<sup>1</sup> findings in December 2016, which is timely information given current planning for the MRLC.

A planned retrofit and closure affords the opportunity to complete additional improvements recommended in this report that would have a significant positive impact on the customer experience. The benefits to users include; improved accessibility for all ages and abilities, improved control points, improved functionality, improved usability of existing program spaces, and larger gathering spaces for social interaction.

Completing this work has the potential to produce economies of scale and reduce customer impacts when done in tandem with the aquatics retrofit. The design and costs for these improvements needs to be determined through a request for proposal process, as the scope of work exceeds the contract scope previously completed by Shape Architecture.

The priority projects that staff recommend proceeding with from the Leisure Centre Facility Space Planning Audit completed in 2016 include;

---

<sup>1</sup> <http://mapleridge.ca/DocumentCenter/View/12725>

1. Redesign of the aquatics male, female and family changerooms by considering open and accessible space to achieve the same standard of accessibility as will be achieved through the aquatics pool design.
2. Provision of community and social gathering spaces by renovating the lobby, creating a community living room, reconfiguring the reception desk, changing access control paths, and unrestricted access to public washrooms.

**Timeline to Complete MRLC Retrofit**

Staff recommends that the pool retrofit be completed through a full closure of the aquatics area for approximately 13 months. The alternative would be a phased in approach. This second option would increase the construction length to 16 months, and would allow for intermittent daily use of the competition pool during the closure. However, this is not recommended due the invasive nature of the work which will impact the quality of the user experience, the length of the overall project, and significantly increase project costs.

The construction is recommended to begin immediately to align the MRLC closure with the operation of outdoor pool season and allow swim clubs and other users to utilize the Hammond Outdoor Pool from May – September. This would be in addition to pool space secured in surrounding municipalities.

The proposed timeline for completion of this work if approved by Council is:

February 2017	Re-engage Shape Architecture to update the detailed design drawings
April 2017	Initialize the tendering of the project for construction
June 2017	Council award of contract for construction
August 2017	MRLC renovation begins
September 2018	Renovation completed

**Funding**

The existing approved budget of \$5.5 million consists of \$3,792,000 from the Capital Works Reserve (loan) and \$1,708,000 through facility and infrastructure reserves. There has been about \$290,000 spent to date on detailed design.

To assist with costs, an additional \$800,000 is available through lifecycle reserves in 2017. The balance of any increased funding requirements can be internally financed similar to the original funding model of the project. The internal financing is through the Capital Works Reserve with repayment by facility lifecycle reserves. An increase in the loan would extend the existing payback period of just under 5 years.

The construction costs for the retrofit as of November 2015 for a full pool closure was \$4.8 million. The cost increased to \$5.4 million if the project time was extended to accommodate partial opening of one pool during construction. Today’s costs cannot be determined without a reassessment of current market value.

An estimate for construction costs for the priority improvements from the Leisure Centre Facility Space Planning Audit is an additional \$1.37 million.

**b) Desired Outcome:**

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

**c) Strategic Alignment:**

In support of a safe and liveable community, and a robust and vibrant City Centre, the programs and services offered at the Leisure Centre encourage active and healthy living among citizens through the provision of a variety of exceptional recreational, educational and social activities.

**d) Customer Implications:**

The MRLC is well used by 60% of residents according to the 2014 Parks and Leisure Survey. The central location of this facility, nearby a major transit hub, makes it highly accessible to the community. Improvements will ensure reliability of use by future generations. The construction to complete the renovations will necessitate aquatic service impacts on users regardless of a full closure or a phased in approach.

Delaying the MRLC upgrades until the time when a second aquatics facility is completed would significantly increase the risk of an unplanned closure of some or all of the pools should major system components fail.

**e) Business Plan/Financial Implications:**

The overall combined project costs for the safety enhancements and accessibility recommendations to the Leisure Centre Aquatics will likely continue to increase from the original \$4.8 million dollars as reported in November 2015, the approved \$5.5 million in capital reserves (loan) allocated to this project with an additional \$800,000 available through lifecycle reserves in 2017.

In addition, the priority improvements from the Leisure Centre Facility Space Planning report are estimated to cost \$1.37 million.

These additional funding requirements can be internally financed similar to the original funding model of the project. The internal financing is through the Capital Works Reserve with repayment by facility lifecycle reserves. An increase in the loan would extend the existing payback period which is just under 5 years.

**CONCLUSIONS:**

Staff recommend proceeding with the MRLC retrofit. It makes good economic sense to maintain this significant community asset in good condition for current and future generations. Staff recognize that the retrofit project will significantly impact aquatic facility users for the estimated 13 months period that it will take to complete this work but recommend this as approach to minimize overall impacts and cost. Given this closure period, it makes sense to proceed with the additional priority improvements described in this report and recommended in the Leisure Centre Facility Space Planning report in order to achieve the same level of enhanced accessibility and service in these areas as will be achieved through the aquatic improvements.

---

*Prepared by:* Christa Balatti, Recreation Manager, Health and Wellness

---

Approved by: Trevor Thompson, Manager of Financial Planning

---

Approved by: Wendy McCormick, Director of Recreation and Community Services

---

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

---

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

:wmc