AGENDA

- Process Overview
- Types of Aquatic Programming
- Task 1 – Existing Facility Evaluation and Needs Analysis
- Task 2 – Operations Plan
- Task 3 – Conceptual Plan
- Task 4 – Final Recommendations and Presentation
PURPOSE

The DIALOG / Councilman-Hunsaker consultant team was commissioned by the City of Prince George to provide a Comprehensive Aquatics Feasibility Study. The main goal of this study is to provide direction to the City on how to best provide aquatic services to its residents over the next five to fifteen years. This includes reviewing how the two current aquatic facilities are performing and whether they are capable of continuing to provide the required amenities and services City residents need or if they need to be renovated/re-built to do so.
MASTER PLAN PROCESS

• Existing Facility Evaluation
  • Community Outreach
  • Evaluate Existing Area Providers
  • Research Area Demographics
  • Identify Potential User Groups
• Needs Assessment
• Program Requirements
  • Develop Options for Programming
  • Provide Conceptual Diagrams
  • Develop Project Cost Estimates
• Operations Plan
  • Opinion of Operating Expenses
  • Opinion of Revenue
  • Capital Replacement Funds
• Implementation Plan
  • Pool types and locations
  • Phasing
TYPES OF AQUATIC PROGRAMMING

- Competition
- Recreation
- Instructional
- Wellness and Therapy
TASK 1 – EXISTING FACILITY EVALUATION

Visually review and analysis of the following pool tank related items.
• Pool tank structure and finishes, interior coatings
• Pool tank recirculating system, piping, fittings, and valves
• Pool tank filtration system, mechanical and overflow recovery system
• Pool tank water chemistry treatment system
• Pool tank pump, flow meters, gauges, and controls, etc.
• Deck surface, deck drainage, pool deck equipment
• Acoustical system
• Heating system/air handling
• Heating duct system
• Climate control, dehumidification system
• Pool water heating
• Light fixture/ballast suspension system, overhead lighting/illumination, emergency lighting
• Doors and door frames
• Accessibility provision
• Bather preparation areas and associated support spaces/equipment
AUDIT FINDINGS

Four Seasons Pool
The pool is nearing 50 years of age, which is considered the full service-life expectancy for this type of facility. Structurally, mechanically, and electrically the building is still reasonably sound, however, the facility has a host of issues due to its age. It fails to meet many current Code and design standards and thus it does not serve it purpose well. The main issues are:

• Very poor accessibility conditions for people with mobility issues
• Very inadequate changerooms, especially for families and people with mobility issues
• Unsafe deck tiles that create a highly slippery deck condition
• Lack of associated amenities expected for an aquatic centre (i.e., cardio/weights fitness room, multipurpose room, public room, etc.)
• Poor public access control
• Poor staff office space, both in size and organization within the building
AUDIT FINDINGS

PG Aquatics Centre
Structurally, mechanically, and electrically sound. This building is performing as required. It has some drawbacks which are:

• While it is designed for competitions, it lacks a warm-up tank and thus is very limited in the type of competitions that can be attracted to Prince George.
• The cardio/weights fitness area is undersized
• The facility is at its use capacity and thus is unable to offer any significant learn-to-swim time or rental times to non-swim club groups.
• The mechanical system is not performing well and should be revamped
• There is a significant building envelope issue at the roof-top parapets that must be dealt with in the immediate future.
TASK 1 - NEEDS ANALYSIS

• Meet with City staff and the City’s Steering Committee, plus any designated community stakeholders involved in the project to analyze needs and determine objectives

• Conduct research and compile demographic information necessary to appropriately evaluate the proposed facility, including population, age distribution, weather analysis, and economic considerations that could affect the project’s viability.

• Evaluate the City of Prince George aquatic facility offerings with industry best practices describing options for improving aquatic opportunities within Prince George and how changes to the current facility can meet the current and future needs of the community.

• Prepare and submit an outline of a Design Program of spaces and features for the proposed aquatic facility improvements.
MEETING SUMMARY

58 groups were contacted to participate in stakeholder meetings to allow for their input into the process and how they use the City’s aquatic services. Of those 58 groups the following 21 representatives of 17 groups attended the stakeholder meetings.

- Tracy Arrowsmith – PG Pisces President of Summer Swim Club
- Jean Bowen/Neil – Directions Below/Scuba Diving
- Christine Glazer – Special Olympics
- Nicole Barager – PG Waterlillies/Synchro Coach/President
- Rick Brine – Northwest Brigade Paddling Club/Kayaking
- Jim Van Bakel – PG Iceman Society
- Kerim Ozcan – Vice President PG Barracudas Swim Club/Level 4 Official
- Sheila Nelson – Treasurer PG Barracudas Swim Club/Master Official
- Nancy Harris – Spinal Cord Injury
- Furkana Khan – Spinal Cord Injury
- Mia Robinson – Phoenix Physiotherapy
- Julie O’Reilly – AiMHi
- Lynn Bermann – CDC
- Tim Bennett – Big Brothers Big Sisters
- Christie Ray PG Chamber of Commerce
- Stephanie Mikalishen – YMCA
- Lynette Mikalishen – YMCA
- Alana Oikonon – Rehab Services (Northern Health)
- Marc Paulsen – Rehab Services (Northern Health)
- Jessica Blewett – PG Accessibility Advisory Committee
- Jane Daigle – Prince George Brain Injured Group
MEETING SUMMARY

To follow up on those groups that did not or were unable to attend the stakeholder meetings, the remaining 41 groups were sent an emailed questionnaire. 5 responses were received from the following groups.

Leslie Ann Wirth – Pacific Sports Northern BC
Chris Thornhill – PG Masters Swim Club
Dave Fuller – PG Water Polo
Tianna Dulmage – WBCA
Chantell Grattan – CBI Health Group
MEETING SUMMARY

A public input meeting was held on May 12th to allow current general users to give input on the future of the aquatic system in Prince George.
WHAT WE HEARD

• Both facilities could be improved for accessibility, both into the tanks and in the changerooms. Accessibility concerns were with slippery tiles (at the Four Seasons Pool), steps, steps and handrails into pools, and space for changing. Accessibility deals not only with wheel chairs, but also with people who are not in wheel chairs but who have mobility issues.
• Strong opinion was provided that the current location of the Four Seasons Pool was very important and if it were to be re-built should be rebuilt near its current location.
• The size of the change rooms and the lack of family change rooms was an issue, especially for the Four Seasons Pool.
• Lack of adequate parking at the Four Seasons Pool.
• The remoteness of the transit stop from the doors of the Prince George Aquatic Centre.
• Lack of food services/public gathering place at either facility.
• Size of fitness area at the Prince George Aquatic Centre and the lack of a fitness centre at the Four Seasons Pool.
• Noise levels at both facilities, but particularly the Prince George Aquatic Centre.
• Change rooms need to be larger and more space dedicated to family change rooms.
WHAT WE HEARD - SUMMARY

The Four Seasons Pool should be re-built near its current location with a similar design for its tanks but with larger change rooms, family change rooms, good accessibility from the front door through to entering the tanks, a fitness area, and with public gathering spaces.

The Prince George Aquatic Centre should be renovated to include an additional 25 metre tank, increase family change rooms, improved accessibility throughout, an enlarged fitness area, and a waterslide.
OPTIONS FOR CONSIDERATION

Option 1 – Replace Four Seasons Pool with a similar sized facility that meets current codes and safety standards and allows access for all residents.
• It would be difficult but not impossible to do this on the same site, but other nearby sites would be more practical and cost efficient.
• The PG Aquatic Centre would only received required maintenance work to correct mechanical and building envelope issues.
• This option fixes the problems at the Four Seasons Pool but does not deal with the issues at the PG Aquatic Centre or the need for additional aquatic facility programming.

Option 2 – Add additional training and program space to PG Aquatic Center to support current and future programs.
• The Four Seasons pool will need to be replaced in conjunction with the additional tank to meet all aquatic needs in the city.
• The two project could be phased in any order and still maintain aquatic services within the city.
• This option deals with all current issues but required the City to continue to operate two aquatic centres.

Option 3 – Expand the PG Aquatic Center to support all aquatic needs in the City and create a regional destination.
• This option deals with all the needs for aquatic facility programming in the City but reduces the number of aquatic centres in the City to one (the PG Aquatic Centre) and decommissions the Four Seasons Pool for some other non-aquatic use.
TASK 2 – OPERATIONS AND PRO-FORMA PLAN

• The Consultant will prepare a Operations Study and will develop an opinion of operations protocol for the proposed project. The following will be researched and analyzed:
  • Area Aquatic Providers
  • Market Area Demographics
  • Area Aquatic User Groups
  • Historic Usage and Project Level of Growth
  • Marketing Program
  • Opinion of Probable Revenue
  • Opinion of Probable Expenses
  • Opinion of Facility Financial Performance

• The consultant will evaluate existing operating/maintenance practices and compare to Industry Best Practices and recommend any modifications/improvements to the existing operating/maintenance practices that would bring current operating/maintenance practices up to Industry Best Practices standards. Provide associated schedules and manpower estimates for the recommended Best Practice activities.
REVENUE / USER BREAKDOWN

- 25% of the total revenue generated from aquatic programs
  - 50% of the revenue generated at the Four Seasons Pool is from programmed activities
  - 10% of the revenue at the Aquatic Centre is from programs
- 70% from recreational swimming.

Types of Aquatic Programming

- Recreation 75%
- Instructional 20%
- Competition 3%
- Wellness and Therapy 2%

Industry Trends
FUTURE CONSIDERATIONS

- North America and British Columbia are seeing an increase in the aging population.

- These demographic groups prefer shallow, warm water for both fitness and leisure.

- Some organizations are choosing to add therapy pools to their facilities, while others are using their existing amenities to serve this population.

- To continue to be current with trends, it is recommended that Prince George ensure there is adequate shallow, warm water and programs to support this growing demographic group.
Option 1
- Revenue: $582,416
- Expenses: $1,755,197
- Current Revenue:
- Current Expenses:

Option 2
- New Revenue: $136,671
- New Expenses: $462,687
- Total Revenue: $1,346,708
- Total Expenses: $2,500,780

Option 3
- New Revenue: $279,294
- New Expenses: $760,441
- Total Revenue: $1,489,331
- Total Expenses: $3,261,221
TASK 3 – CONCEPT PLANNING

• The Consultant will prepare three concepts. Typically these concepts consist of an ideal, preferred and minimum acceptable.
  • The ideal concept includes areas of programming without taking into account budget considerations.
  • The preferred facility supports the design program with costs to meet the proposed budget.
  • The minimum acceptable concept is a facility that will be considered if the project experiences limited funding.

• The Consultant will prepare an Opinion of Probable Construction Cost for the facility.
OPTION 1

Option 1 – Replace Four Seasons Pool with a similar sized facility that meets current codes and safety standards and allows access for all residents.
### OPTION 1

**AQUATICS FOR LIFE**

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Option 2 – Add additional training and program space to PG Aquatic Center to support current and future programs.
# OPTION 2

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Source: Counsilman-Hunsaker
OPTION 2

Four Seasons Pool Replacement: $32,938,000

Prince George Aquatic Centre Improvements: $29,448,000

Total Option 2 Cost: $62,386,000
Option 3 – Expand the PG Aquatic Center to support all aquatic needs in the City and create a regional destination.
### Option 3

#### Total Building Construction Costs

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Source: Counselman-Hunsaker
• The Consultant will make a final presentation outlining the methods and results

• The presentation will provide a clear direction, with options available and recommendations when making Capital and Operating decisions (short and long term)
RECOMMENDATION

The outcomes from the above was as follows:

• There is not enough available time in both aquatic facilities to meet the current demand, and this will get worse as the population and demand grows.
• Both the Four Seasons Pool and the Prince George Aquatic Centre are equally well used.
• Users like the differences between the two aquatic centres and make a conscious choice to use one or the other.
• Users like having access to aquatic services in the area of the current Four Seasons Pool location and do not want one single centralized aquatic facility.
• The Four Seasons Pool has significant accessibility issues, both entering the building and moving through it.
• The Four Seasons Pool has a serious issue with slippery deck tiles.
• The Four Seasons Pool has no family change rooms and insufficient change room space.
• The Four Seasons Pool lacks a fitness area and a public meeting space.
• The Four Seasons Pool is poorly laid out for staff functions and storage.
The outcomes from the above was as follows:
• The Four Seasons Pool roof membrane and side mansard roof is failing and must be replaced not later than 2018.
• The Prince George Aquatic Centre is loud.
• The Prince George Aquatic Centre needs more family change room space.
• Users want a water slide at the Prince George Aquatic Centre.
• Users want improvements to the fitness centre at the Prince George Aquatic Centre.
• There are accessibility issues in some areas of the Prince George Aquatic Centre.
• There is a need for more learn to swim programming at the Prince George Aquatic Centre.
• There is a need for a warm-up tank at The Prince George Aquatic Centre that would allow the City to host larger swim competitions and to provide for the needed additional aquatic facility programme time to alleviate the shortage of aquatics programme time in the City.
RECOMMENDATION

Our professional recommendation is for the City to pursue *Option Two*:

• Construct a replacement facility for the Four Seasons facility on a new site that is similar in program to what the Four Seasons presently offers, but upgraded to current contemporary standards for aquatic facilities. The existing facility would remain in operation until the new facility is completed and fully operational.

• Complete the renovations recommended for the Aquatic Centre, with the following improvements: a new swim tank, additional family change room space, expand the fitness centre, expand storage facilities, provide space for spectator facilities, and improve the accessibility throughout the facility and into the pool tanks.

*Option Two* is the only option that addresses all of the concerns raised in the reports, stakeholder meetings, online surveys, and the Public Open House. Its selection will allow the City to continue to offer safe and functional aquatic facilities while also be able to meet current and future demands for aquatics program time.