

**DATE:** August 9, 2017

**TO:** MAYOR AND COUNCIL

**NAME AND TITLE:** Kathleen Soltis, City Manager

**SUBJECT:** Four Seasons Leisure Pool Replacement Project

**ATTACHMENT(S):** Location Plan

**RECOMMENDATION(S):**

That the report dated August 9, 2017 from the City Manager titled “Four Seasons Leisure Pool Replacement Project” BE RECEIVED FOR INFORMATION.

**PURPOSE:**

To present a high level overview of the work completed to date on the Four Seasons Leisure Pool (FSLP) Replacement Project.

**STRATEGIC PRIORITIES:**

FSLP Replacement Project supports Sustainable Infrastructure, Sustainable Fiscal Management, Organizational Excellence and Safe Environment.

**BACKGROUND:**

The existing FSLP is approaching the end of its service life, with compromised architectural, mechanical, structural, and electrical systems, and does not meet current building code standards – particularly with respect to accessibility.

At the January 23, 2017 Council Meeting the Staff Report titled “Aquatic Needs Assessment: Four Seasons Leisure Pool” was received for information. The Staff Report provided a recommended option from the 2016 Dialog Aquatic Needs Assessment report to replace the aging FSLP within the downtown.

Subsequently, Council approved the Four Seasons Leisure Pool Replacement Project in the 2017 – 2021 Financial Plan.

**DISCUSSION:**

The primary objective for the FSLP Replacement Project is to create a flexible facility, which provides the maximum opportunity for swimmers at all levels and abilities.

Staff engaged a team of professional consultants, led by DIALOG, to test fit a pool programme layout on the preferred site, which was selected to be a property to the north of the existing FSLP site, currently housing a Days Inn hotel.

The consultant team investigated and reviewed the existing civil and geotechnical aspects of the preferred site. Water, district heating, and sewer mains surround the preferred site, and are sufficient to serve the needs of the facility. Also, the geotechnical conditions on the preferred site were noted to be typical of the surrounding area and typical spread footings can be designed and flood mitigation strategies implemented.

The attached aerial illustration demonstrates the proposed location of the facility and provides insight into its size and shape relative to the surrounding area. Due to the architectural design process, a detailed rendering will not be available until closer to the time of construction.

Based on a budget of \$35 million, a facility with a Gross Floor Area of 3,971 m<sup>2</sup> (42,743 Sq. Ft.) is achievable on the preferred site. The facility will address the majority of the community's aquatic needs as identified within the 2016 Aquatic Needs Assessment Report. The facility will include:

- A design with accessibility at the forefront;
- A building that engages the street front and district;
- A pool that is 25 Meters in length and 6 lanes wide;
- A therapy/toddler pool that is 25 Meters in length and 4 lanes wide;
- A leisure pool with a wading zone (with a beach entry) and deep zone. It will include play features and a slide;
- Large change rooms (including a modern universal change room);
- A spa, sauna and steam room; and
- Space for public gatherings and classroom instruction

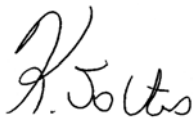
**FINANCIAL CONSIDERATIONS:**

The budget of \$35 million includes construction costs, professional fees, change order contingency, escalation and furniture/fixtures/equipment. It does not include the cost of acquiring and preparing the preferred site or demolition of the existing FSLP site.

**SUMMARY AND CONCLUSION:**

This report has been prepared to provide Council with high level information to assist in the decision making process.

**RESPECTFULLY SUBMITTED:**



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Kathleen Soltis, City Manager  
Meeting date: August 21, 2017

**PREPARED BY:** Adam Homes, City Engineer, Engineering and Public Works Department