



Date: March 27, 2003

TO: Board Members - Parks and Recreation
FROM: General Manager - Parks and Recreation

SUBJECT: Renfrew Park Community Centre and Pool Improvements

RECOMMENDATION

A. THAT the Board approve the project scope of work as described in this report with an estimated budget of \$2,585,000, the sources of funding to be:

\$1,995,000 2000-2002 Renfrew Pool and Code Upgrading
\$ 200,000 2000 -2002 Pools Major Maintenance Capital
\$ 390,000 Renfrew Park Community Association donation, and

B. THAT the Board accept a donation of \$390,000 from the Renfrew Park Community Association, and approve an increase in the 2003 capital budget of \$390,000.

POLICY

- **The Board approves major project designs and budgets.**
- **The Board endorsed on March 11, 2002 the objectives for aquatic renewal described in the Aquatic Services Review**
- **The Board has approved the long range renewal strategy for community centres, as detailed in a Board report dated February 15, 2002.**

BACKGROUND

In 1996 the Board commissioned a study to identify work required in selected community centres to upgrade these centres to the standards of the Building By-Law (the Code). Renfrew Park Community Centre was one of the centres reviewed for possible upgrades in areas of fire safety, exiting, health,

disabled access, and seismic (earthquake) resistance. Code improvements are not mandatory in existing buildings, except as required by Code when renovating or adding to the building. The Code improvements recommended for Renfrew in the study, the Gage-Babcock Report, would be voluntary.

The Board also commissioned a feasibility/cost study of Renfrew Pool, completed in 1999, to identify major upgrading required to keep the pool in proper operating condition. That study also explored potential options for internal functional upgrades and the addition of amenities.

In part as a result of the two reports referenced above, the Board allocated funds for two projects in the 2000-2002 Capital Plan, as follows:

- **Renfrew Park Community Centre Code Upgrade** \$1,045,000
This project is intended to fund Building Code upgrading for the centre and pool, including seismic strengthening and improved access.

- **Renfrew Pool Rebuild** \$ 950,000
This project is intended to rebuild the pool tank, gutters, deck, filters, pumps, and related work.

Total combined capital funding presently in place for Renfrew Park Community Centre and Pool is therefore \$1,995,000.

The Board endorsed the Aquatic Services Review on March 11, 2002. The review identified a need for three levels of swimming pool–neighbourhood pools, community pools, and city-wide pools. The review also investigated and reported on the structural, electrical and mechanical condition of the existing pools. The review involved extensive community and user input, as well as consultation of staff at all levels, including operating and programming staff. The review identified Renfrew Pool for retention as a neighbourhood pool, and confirmed it to be third in order of priority in terms of required structural, mechanical and electrical updating.

The Board’s Community Centre Renewal Plan, appended to a report dated February 15, 2002, and approved on February 25, 2002, noted that funding for Code upgrading for Renfrew Community Centre was in place, and recommended further upgrading to the fitness area and offices, but with a low priority.

Both the Aquatic Services Review and the Community Centre Renewal Plan were developed with extensive public consultation. Both plans also received the unanimous endorsement of the Community Centre Association presidents.

The thrust and intent of the Board’s allocation of funding for the Renfrew Pool were therefore two-fold–firstly, to address Code deficiencies throughout the centre and swimming pool on a priority need

basis, and secondly, to upgrade the swimming pool's infrastructure, including primarily the pool tank, gutters, deck, and water handling equipment. Although design had been approved to start in the year 2000, it was felt appropriate to suspend progress until the findings of the Aquatic Services Review were in place, and a direction was confirmed by the Board.

At its meeting of November 4, 2002, the Board awarded a contract for architectural and engineering services for the pool and Code upgrading at the Renfrew Park Community Centre to Bruce Carscadden Architect Inc.

DISCUSSION

With the appointment of the architect, the project building committee, which had been meeting with staff since early 2002, was able to start analyzing the planned work and its approximate associated cost.

The committee developed a design and cost estimate within the funding available, but also studied three enhancements of the core project, as well as several longer term (and more costly) options. This phase of the design and construction process is termed the feasibility/cost study, and is now complete. At this junction the scope of work and availability of funding must be confirmed before detailed design work begins.

Core Project

The feasibility/cost study has revealed that all contemplated Code upgrading cannot be completed within the \$1,045,000 allocated. It is therefore recommended to concentrate the seismic structural improvements in the pool natatorium (pool hall), leaving the rest of the facility's seismic work, and other Code upgrading for a future phase. The funding allocated for rebuilding the pool is \$950,000.

The "core project" would include the following:

Code Upgrading

- seismic upgrading to the natatorium
- improving accessibility of main floor washrooms
- upgrading of exit stair
- upgrading of the fire alarm system
- installation of a two-stop elevator

Pool Upgrading

- replacement of the tank, gutters and deck

- replacement of filters and pumps
- improvements to change rooms
- ventilation upgrade, and other related work.

The work detailed above is the core project. The pool would be brought up to current plumbing and structural standards, including full seismic upgrading of the natatorium. The community centre would be improved in areas involving access and public safety, all within the funding presently allocated.

Project Enhancements

The Renfrew Community Centre Association has indicated a desire to add amenities to the pool project, and to that end the building committee asked the architect to cost out a number of enhancements to the core project.

Project Enhancement A proposed a reconfiguration of all change rooms, moving the staff offices to the main level, and relocating staff change rooms, with relatively few changes to the natatorium. This option would cost in the area of \$1 million more.

Project Enhancement B envisioned reorganized change rooms, two small additions to the pool deck, and expansion of the hot pool in its present location. This option would cost in the area of \$600,000 more.

Project Enhancement C

This option is put forward and its implementation endorsed by the Renfrew Park Community Association. Project Enhancement C would allow for a 100 square meter (1,076 square foot) addition to the pool natatorium, complete with a larger relocated hot pool and expanded deck area overlooking Renfrew Park and its ravine. This option meets many of the community's current ambitions for the pool, including a larger hot pool and opening the pool up to daylight and views to the north. Also contemplated, but not funded, is the addition of a steam room.

Option C is not achievable with the funding at hand. It is estimated to cost \$790,000 more than was contemplated for the pool in the core project. Therefore, an equivalent amount of funding would have to be either re-allocated within the project, or imported into the project. Staff recommend that \$200,000 be transferred from funds allocated in the 2000-2002 Capital Plan for Pool Major Maintenance. In addition, staff propose that the elevator, costed at \$200,000, be deleted from the project, and that its funding be directed to the pool improvements.

The Renfrew Park Community Association on March 19, 2003 approved recommending the implementation of Project Enhancement C, and has generously agreed to contribute \$390,000 toward that work. There is concern, both from the Association and staff about deleting the elevator, a highly

desirable element in providing access within this multi-level community facility. In that regard, the President of the Association, in a letter of which a copy is attached to this report, requests that the Board not proceed with one item of proposed work to the pool, namely the improvements to the change rooms, valued at \$97,500. Although the change rooms are in need of a facelift, staff agree that the addition of an elevator would be a benefit not only to the physically challenged, but parents with baby strollers, seniors, people carrying loads. The Association proposes the Board hold this portion of project funds as “seed” money for the previously mentioned elevator, and has offered to do its best to raise the balance required for the elevator.

To summarize, assuming acceptance of the amending proposal from the Association, the project scope of work will include:

Code upgrading

- seismic upgrading to the natatorium
- improving accessibility of main floor washrooms
- upgrading of exit stair
- upgrading of fire alarm system
- installation of a two-stop elevator (This element, valued at \$200,000, will require additional fund-raising of approximately \$102,500 by the Association)

Pool Upgrading

- replacement of the pool tank, gutters, and deck
- addition of 100 square meters of deck
- relocation of the hot pool
- replacement of filters and pumps
- removal of the old hot pool and renovation of old hot pool area

The sources of funding for the proposed project will be:

- | | |
|--|-------------|
| • 2000-2002 Renfrew Pool and Code Upgrading* | \$1,995,000 |
| • 2000-2002 Pools Major Maintenance Capital transfer | 200,000 |
| • Donation from Renfrew Park Community Association | 390,000. |

*This funding includes \$97,500 set aside for a new elevator, with the required balance of approximately \$102,500 to be raised by the Association.

The elevator will be included in the design, and a separate price requested in the tender. This provides time for the Association to raise the required additional funds. Funds will need to be secured by September 2003 to achieve inclusion of the elevator component. A final decision on whether to include

the elevator, or use the reserved \$97,500 on another project component, will be made in consultation with the project building committee after the tenders have been received.

In its letter to the Board, the Association makes reference to other areas of facility improvement that it feels need to be addressed, for example the provision of accessible family change rooms. The Association also speaks to long term goals, such as completing the seismic upgrading to the rest of the centre, amalgamating offices, and expansion of the fitness centre. Staff expect that the facility issues raised by the Association now will be brought forward as potential projects during the preparation of the next Capital Plan, and will be reviewed within the policy and economic framework in place at that time.

Operating Costs

There will be an increase in operating and maintenance cost associated with the construction of additional floor space and of a larger hot tub, estimated at up to \$8800 per year. A more accurate cost can be computed after detail design work is completed. The elevator, if built, will have an annual operating cost of \$1800.

SUMMARY

By supplementing funds already allocated for the Renfrew project with existing pool capital funding and with a substantial and generous donation from the Community Association, the Board can carry out extensive infrastructure upgrading to the pool, while improving the level of amenity provided for users. With the help of additional fund-raising by the Association, the installation of an elevator, along with funded access and life safety improvements planned, will enhance the rest of the centre.

Prepared by:

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