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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** June 2, 2003  
**File No.:** 6240-20  
**To:** City Manager  
**From:** Parks and Facilities Committee  
Future Aquatic Facility Staff Investigation Team  
**Subject:** **Future Aquatic Facility Preliminary Investigation Report**

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Prepared by JW Reid Oddleifson, Recreation & Cultural Services Manager

### **RECOMMENDATION:**

THAT Council accept the Future Aquatic Facility Preliminary Investigation Report as attached to the report from the Parks and Facilities Committee dated June 2, 2003;

AND THAT Council approve "in principle" a major leisure aquatic facility to be constructed at the Mission District Park site with a target completion date in 2007;

AND THAT Council direct staff to conduct a public consultation and input process to include a series of presentations utilizing the Future Aquatic Facility Preliminary Investigation Report at a number of shopping malls and public facilities, and to include a statistically valid survey, in order to guide Council in its decision on a new aquatic facility;

AND THAT the major leisure aquatic facility project be placed on the list of potential projects eligible for the federal/provincial infrastructure grant for Council's future consideration;

AND THAT Council direct staff to further investigate the next stages of the aquatic facility development including funding sources, potential partnerships, development process and the timing and funding requirements of each of these next stages;

AND FURTHER THAT staff report back to Council in 2003.

### **BACKGROUND:**

In January, 2003, City Council authorized a preliminary investigation for a new aquatic centre to be located in the Mission District Park. Elements of the investigation were to include prototypical design options, capital cost estimates, operating cost estimates, timing consideration, financing options, and impacts on other aquatic centres in Kelowna. The Mission

District Park Development Committee was to be included for review and input purposes. The preliminary investigation is now completed, and the report is ready for public presentation.

It is important to note that this preliminary investigation is to provide "order of magnitude" financial figures, and prototypical design options. Although the preliminary investigation has been rigorous in its analysis of the information, additional analysis will be required during future phases of this project to finalize the facility program, required budgets, and development process.

The results from this preliminary investigation can appropriately be utilized to set direction for the preferred new aquatic facility for Kelowna, and establish budget estimates.

## **DISCUSSION:**

An investigative staff team was established early in January, and a detailed work plan was developed. The more significant tasks that have been completed include;

- identification of recently constructed facilities which could serve as prototypes,
- a tour of recently constructed or renovated aquatic facilities in BC,
- extensive internet research on major aquatic facilities,
- document and telephone surveys of several comparable aquatic facilities,
- financial impact analysis of other aquatic facilities in Kelowna,
- financial analysis and planning for the both capital development and operations,
- identification of construction techniques and related costs unique to the site conditions at the Mission District Park,
- several meetings with local aquatic organizations, and
- identification and analysis of the potential of sport tourism opportunities through tournaments, meets and related special aquatic events for each of the prototypes.

Two consulting firms were engaged to assist with facility prototype and financial analysis;

- Burke Oliver Consulting Ltd. who specialize in planning, designing, and financially analyzing recreation facilities, especially aquatic centres, and
- Spiegel & Skillen & Associates who specialize in construction quantity surveys and building techniques. In particular, this firm investigated the difficulty of building in the very soft ground and high water table conditions encountered at the Mission District Park site.

There were four special meetings held with the Mission District Park Development Committee, and invitations to these meetings were extended to the Central Okanagan Aquatics Committee, the Kelowna Family YM/YWCA, as well as the RDCO staff. Substantial input and direction was provided to the investigation through these Committee meetings.

Efforts were made to determine the potential for a Public Private Partnership, for both the capital development and the operations of a major aquatic facility. It was determined that as long as the City is considering a number of prototypical options for a new aquatic facility, it is not possible to attract any interest from a private company for the capital development of a facility. We did find evidence of significant interest in the private operations which could include some degree of partnership opportunity. Staff is recommending that the pursuit of any Public Private Partnerships be included in future phases of the new aquatic facility development.

There are three components to the Future Aquatic Facility Preliminary Investigation report;

- The bound paper document report
- A computerized audio visual presentation, and
- Summary posters called "story boards"

These comprise professional public presentation materials and include substantial information for decision making on four new aquatic facility prototypes. Staff is recommending a public consultation process to receive input to assist in determining the preferred new aquatic facility prototype. This public consultation will include a series of public presentations (including the hospitality industry) and/or open house displays at four locations such as Orchard Park Mall, Parkinson Recreation Centre, Mission Community Hall, and Rutland Twin Arenas. The public consultation process will also include a statistically valid public survey.

There are sufficient funds in the account for the preliminary investigation to complete this public consultation process. The approved budget for this investigation work is \$30,000 and approximately \$17,000 has been spent to date.

A project of this type is eligible for the federal/provincial infra-structure grant program. However, the City already has identified other projects for this grant program. Staff is recommending that this project be included on the list with the previously identified projects, for Council's future consideration.

## **SUMMARY:**

Staff has recommended 2007 as the earliest reasonable year for a facility of this complexity to be constructed. Any timeframe which is less than four years may limit the City's options, and ability to complete work related to funding, community bonds, community contributions and selecting the most appropriate development process. We also anticipate that any ongoing public process will include a "community committee" with defined responsibilities to assist with the creation of the conceptual design.

There are a number of methods the City can use when selecting a development process. A traditional approach involves selecting an architectural design team, and proceeding through conceptual design, design development, working drawings and budget confirmation, which could lead to a regular tendering process. Alternate approaches involve 'design / build', 'integrated design', and/or a Public Private Partnership. Each of these development approaches has both advantages and disadvantages, for different projects.

Once the development process has been determined, approximately 44 months are required for concept design, design development, working drawings, tendering (if required), actual construction and start up for the facility. Attached is a typical project timeline schedule for a facility of this nature and magnitude.

Major aquatic leisure centres are remarkably complex facilities, and in this case, one of the largest design challenges involves the structural, architectural, programming, and public access connection to the Sports Complex currently under construction. Additional research is required to determine the most appropriate development process approach for this project. Staff will pursue this additional research on development process options, including the timing and costs associated with each component.

Once the public consultation process and other identified additional research is completed, staff will be in a better position to recommend to Council the next stages of the aquatic facility development in order to meet the target completion date in 2007.

The Parks and Facilities Committee have reviewed the Future Aquatic Facility Preliminary Investigation Report, and the recommendations contained in this report at their meeting of May 6, 2003. A resolution of support has been passed by the Parks and Facilities Committee.

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JWR Oddleifson  
Recreation and Cultural Services Manager

On behalf of the City Staff investigation Team;  
Director of Parks and Leisure Services  
Director of Financial Services  
Sports and Facilities Manager  
Civic Properties Manager  
Parks Manager  
Parks Planning and Administration Supervisor  
Senior Accountant

Attachments