

February 7, 2023

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Doc #: 4562314.v2

To: Deputy City Manager

From: General Manager Parks, Recreation, Culture and Facilities

Subject: **Spani Pool Renewal and Expansion Final Design Approval**

For: **Council**

Recommendation:

That Council:

1. Approve the final design for the Spani Pool Renewal and Expansion Project; and
2. Authorize staff to proceed to procurement of the project within the approved capital budget.

Report Purpose

The purpose of this report is to seek Council approval for the final design for the Spani Pool Renewal and Expansion and authorize staff to proceed with procurement and construction within the approved budget allowance.

Strategic Goal:

The Spani Pool Renewal and Expansion Project supports the strategic goal of *Healthy Community and Active Citizens*. It is an "A" priority in the 2022 Business Plan and is identified as a capital project for implementation during the 2021 to 2025 period within the approved 2015-2040 Aquatic Services and Infrastructure Strategy.

Background:

The renewal and expansion of Spani Pool, in Mundy Park, is part of long-term planning to ensure the City has the optimal quantity and quality of aquatic facilities for a rapidly growing municipality. The City's 2015 Aquatic Services and Infrastructure Strategy (ASIS) identifies aquatic facility improvements for the next 25-years based on growth projections along with the state of current facilities. As identified in the ASIS, the 52-year-old Spani Pool requires a renovation in the 2021-2025 period to provide improved accessibility and inclusive amenities, including a leisure pool and splash zone. The expanded program at Spani Pool is complimentary to the planning for aquatic features at Blue Mountain Park and the investment in outdoor water play areas in southwest Coquitlam.

On June 21, 2021, Council-in-Committee received a report and presentation on the results of the Spani Pool Renewal Study. The Renewal Study's vision is for an appropriately scaled and sustainable facility that greatly expands the range of amenities and programming for all ages and abilities in its unique

forest setting, including a new leisure pool, warming pool and renovated lap tank. This vision responds to the public feedback received during the Renewal Study process.

Prior to the completion of the Renewal Study, an opportunity to apply for Federal and Provincial funding through the *Investing in Canada Infrastructure Program* (ICIP) emerged and the renewal of Spani Pool was submitted as a candidate for this funding. A report to Council confirming the City's share of funding and commitment to the project was approved on November 2, 2020. In August 2021, Federal and Provincial representatives announced the City of Coquitlam had received a grant of \$4.4M towards the renewal of Spani Pool. The funding is contingent on the City demonstrating engagement with the kʷikwəłəm First Nation through the planning and design of the facility and also requires reporting on the accessibility and sustainability aspects of the project.

Discussion/Analysis:

Following the announcement of funding for the Spani Pool Renewal and Expansion Project, the project team brought on Faulkner Browns Architects and Graham Construction to develop the scope, schedule and cost of the project. These firms have extensive experience in designing and delivering indoor and outdoor aquatic facilities. The following sections summarize the recent developments, finances, and steps necessary to move the project to construction.

Scope

The latest design responds to input from the public and user groups including multi-lingual workshops conducted with Korean, Mandarin and Farsi speaking residents in early 2022. The project team also presented the project to the Sports and Recreation Advisory Committee and Universal Access-Ability Committee.

As per the Renewal Study, the new leisure pool has a shallow beach entry, splash area, lazy river and 1.2m deep end. A new and separate accessible warming pool close to the forest edge will provide therapeutic opportunities for patrons. The existing lap tank will remain the same size with eight 25m swim lanes, a dive tank and a new access ramp.

This program maximizes the range of aquatic programming, leisure opportunities and lessons possible at Spani Pool making it inclusive for all ages and abilities. Staff anticipate serving 16,000 drop-in participants (100% increase), and 2,250 swimming lesson participants in 360 classes and certification courses per season (50% increase). Space and infrastructure for event hosting are also fully accommodated in the updated design. The lawn areas and deck space will be expanded to provide opportunities for lounging and/or event spectating.

The new building is designed to serve the proposed programming with accessibility and inclusion being incorporated in all areas:

- Accessible universal change rooms (including gendered and non-gendered washrooms, lockers, and showers);
- Accessible admission counter, staff area and first aid space;
- Servery: staff will issue a public request for proposals to seek a potential vendor;
- Multi-purpose room with the potential for year-round programming; and
- Year-round, accessible non-gendered public washrooms;

The multi-purpose room and accessible public washrooms expand the use of Spani Pool beyond a seasonal facility. The washroom supports other Mundy Park activities throughout the year. The multi-purpose room allows the City to run additional swim camps, lifeguard training, certification courses, and offer recreational programming, such as fitness classes. There will also be rental opportunities for birthday parties, meetings or other community needs.

Plan Revisions

The project team has focused on site planning and several revisions to the initial plan to address concerns raised during the Renewal Study and feedback from Council. The pick-up and drop-off area has moved further south to improve vehicular circulation and reduce potential conflicts between vehicles and pedestrians. This has led to repositioning the front entrance to the facility to improve sight lines and clearly identify the facility entrance. The servicing strategy has also been adjusted in consultation with the Building Division and Engineering and Public Works.

Sustainability

Spani Pool currently utilizes natural gas boilers to warm the pool, sink and shower water that is estimated to emit approximately 120 tCO₂e¹ annually. Despite its shortened operating season, it is the third highest source of greenhouse gases (GHGs) amongst City facilities, following Poirier Sports and Leisure Complex and City Centre Aquatic Complex. The City's Environmental Sustainability Plan (ESP) includes new GHG reduction targets that emphasize the City's commitment to climate change and energy conservation.

Without any energy saving or GHG saving initiatives, the new facility would emit approximately 309 tCO₂e. The consultant team have undertaken detailed investigations to assess six low-carbon electrification and energy conservation measures for pool heating. The study results indicate that a

¹ Tonnes of carbon dioxide equivalent, a standard unit for counting GHG emissions regardless of whether they are from carbon dioxide or another gas (such as methane).

hybrid heat pump/natural gas boiler system can be installed to significantly reduce the GHG emissions (by approximately 290 tCO₂e/year to 19 tCO₂e/year) and provide approximately \$34K in annual energy cost savings when combined with pool covers. The net cost for the air source heat pump and pool covers after accounting for energy cost savings is \$580,000.

The upcoming Climate Action Plan (CAP) will provide more strategic direction on GHG emission reduction opportunities in the design and retrofit of civic facilities including integrating climate considerations in City plans such as the Major Facilities Road Map – Recreation and Culture. However, there is an immediate opportunity, in advance of the CAP development, to use a contribution of \$500,000 from the Carbon Offset Reserve to offset the additional project costs from the air source heat pump and make a significant and long-lasting reduction in corporate emissions. The City's Carbon Offset Reserve currently has an uncommitted balance of \$700,000.

In summary, the following design features included in the project scope will reduce GHG emissions during the pool operating season:

- Air source heat pump combined with natural gas boiler for water heating;
- Air source heat pump for cooling/heating the building interior;
- Pool covers to reduce heat loss overnight; and
- Optimizing pool water temperatures.

The contract for the ICIP Grant includes a reporting of sustainability measures at the 90% stage of the project and these measures will greatly enhance that reporting.

Cultural Recognition Feature

The project team has been meeting with the kwikwəłəm First Nation monthly since late 2021 to discuss the project and potential for incorporating a cultural recognition feature into the design of the facility. The contract for the ICIP Grant requires adequate engagement be demonstrated to the satisfaction of the Federal Government prior to construction commencing. The cultural recognition feature will be a paying treatment at the facility entrance that helps tell the story of the kwikwəłəm First Nation for all residents of Coquitlam. The project team is currently working to finalize the design of this feature.

User Group Accommodation During Construction

Due to the requirement to construct major components of the project during the dry summer months, Spani Pool will not be available during the 2023 outdoor pool season. Staff have been in regular communication with pool users about the impact, how the City will approach allocation in 2023 with reduced pool time available and are exploring a variety of strategies to replace lost pool capacity where possible. Two strategies that staff have enacted include opening Eagle Ridge Outdoor Pool earlier than past seasons

(in May 2023) and rescheduling the annual June maintenance closure of the indoor pool at PSLC. Staff will continue to work closely with the user groups, while also balancing the need to maintain public access to pool time during the summer of 2023.

Next Steps and Communications

The construction of an aquatic facility includes a large amount of earthworks, concrete work and finishing that is weather dependent. Due to this requirement the project is planned to progress in the following order:

Activity	Target Date
Archaeological Investigation completes	Early 2023
Demolition of existing buildings	Early 2023
Excavation	Spring 2023
Weather dependent construction	Summer/Fall 2023
Site works and interior work	Winter 2023/24
Construction completion and re-opening	Spring 2024

Subject to Council approval of this report, and in alignment with considerations of the International Association of Public Participation spectrum of engagement, staff will provide updated information about the project with the broader community via online platforms, signs in Mundy Park, and traditional media updates. Periodic pedestrian and vehicular closures and detours are required to complete the project and special attention will be given to providing highly visible signs in Mundy Park to direct park visitors to alternate routes around the facility during the construction period.

Financial Implications:


The funding for this project is within the approved capital plan, which includes a reallocation of funding from other park projects.

The anticipated net impact of the upgraded facility on the City's annual operating budget is \$900,000 (an estimated tax impact of 0.54%) which will be included in the 2024 budget (prorated based on completion of the project). This is made up of \$370,000 for programming and facility maintenance, \$250,000 for a contribution toward building component and recreation equipment replacement and \$280,000 for a contribution for building asset replacement to reflect a growing asset inventory and to provide the ongoing sustainable funding for the City's building replacement requirements.

Conclusion:

The Spani Pool Renewal and Expansion project will provide an appropriately scaled and sustainable facility that greatly expands the range of amenities and programming for all ages and abilities, including new leisure and warming pools in a unique forest setting in Mundy Park in addition to the

renewed lap pool and dive tank. This exciting outdoor aquatic facility will provide double the swim capacity, 50% increase in swimming lesson provision, enhanced accessibility and inclusivity, and year-round programming elements all while achieving an 80% reduction in GHG emissions relative to the current facility. The vision for the renewed Spani Pool aligns with the recommendations in the City's Aquatic Services and Infrastructure Strategy and ensures it will remain a desired location for community recreation and club meets for Coquitlam residents for many years to come.



Lanny Englund

Attachments:

1 – Spani Pool Final Design (CEDMS #: 4746465)

This report was prepared by Ted Uhrich, Acting Manager Parks and Facilities Planning and reviewed by Jody Addah, Acting Director Facilities and Capital Projects; Christine Ng, Capital Projects Manager; Jennifer Keefe, Director Community Recreation and Cultural Services; Gorana Cabral, Director Finance; Caresse Selk, Manager Environment, and Kathleen Vincent, Manager Communications and Civic Engagement

View of Leisure Pool and Lap Pool



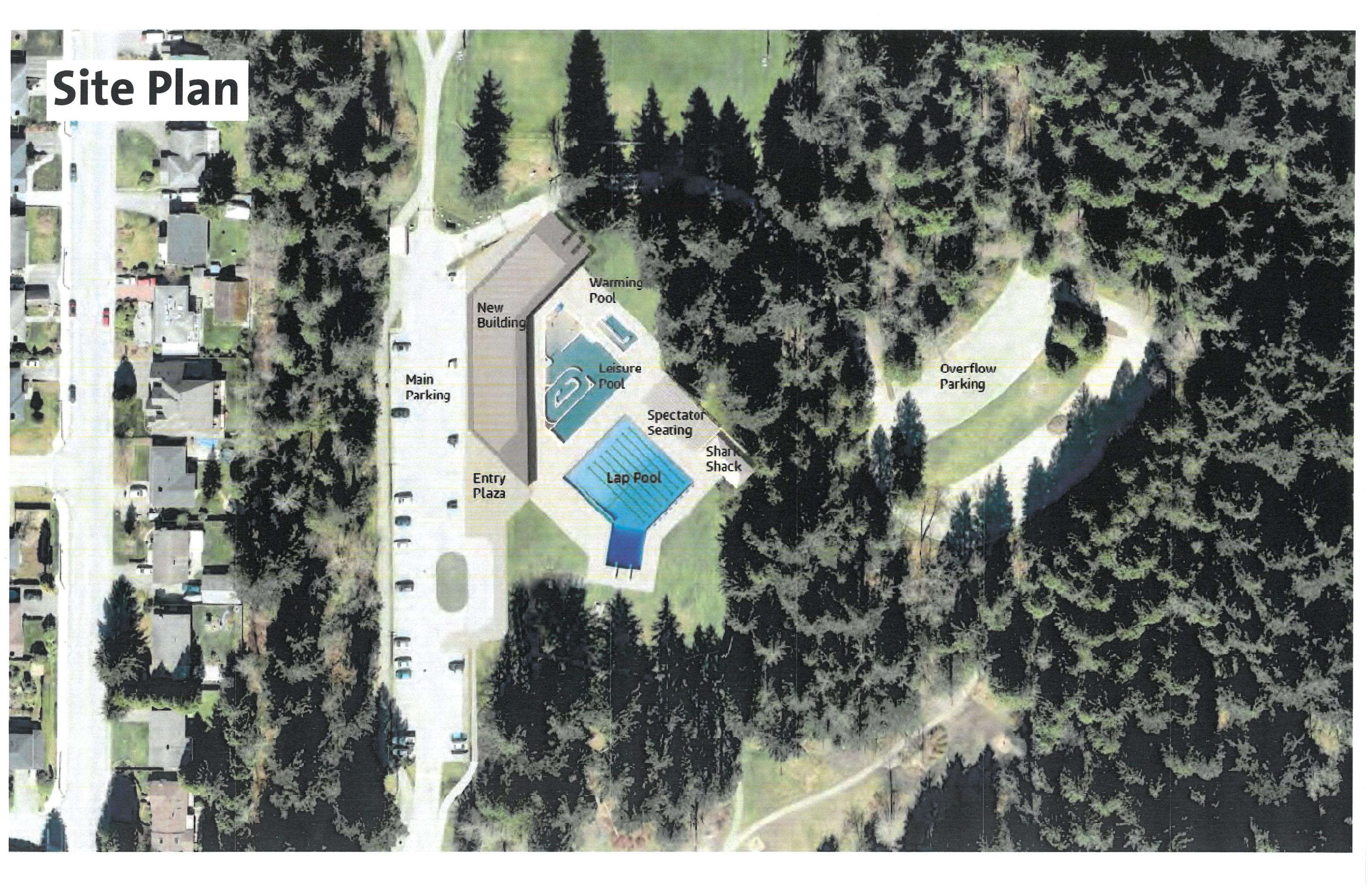
View of Leisure Pool

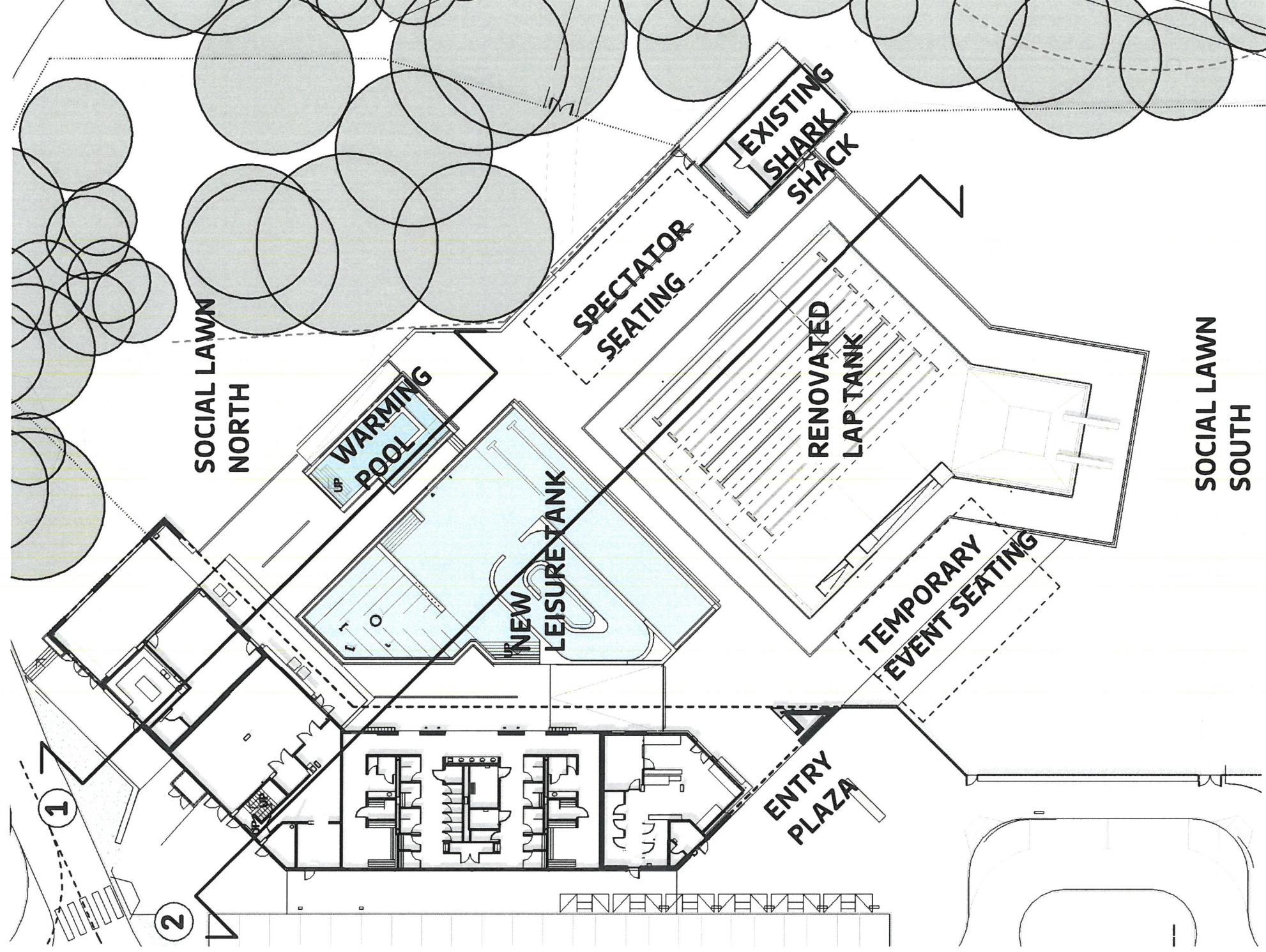


Entrance



Site Plan



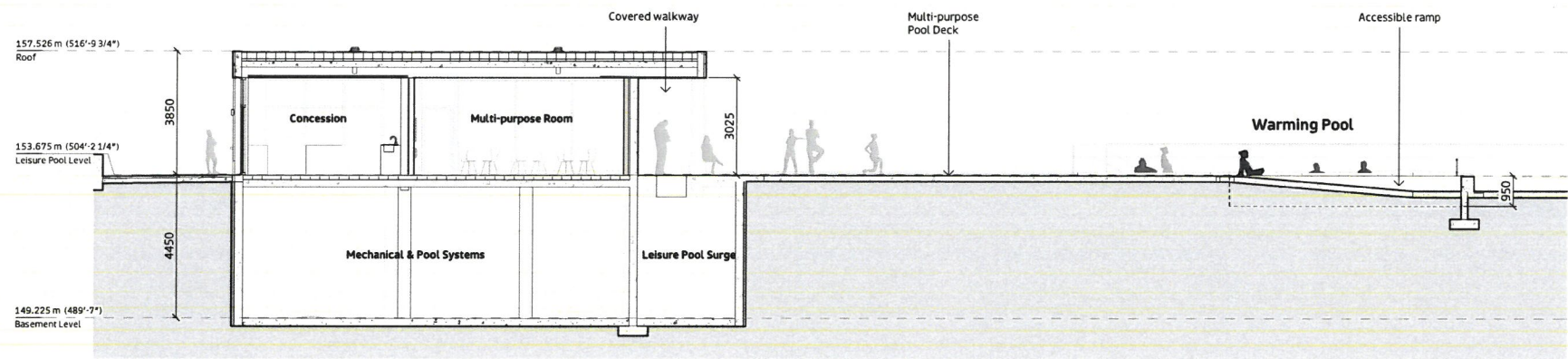


Key Plan for Council Report

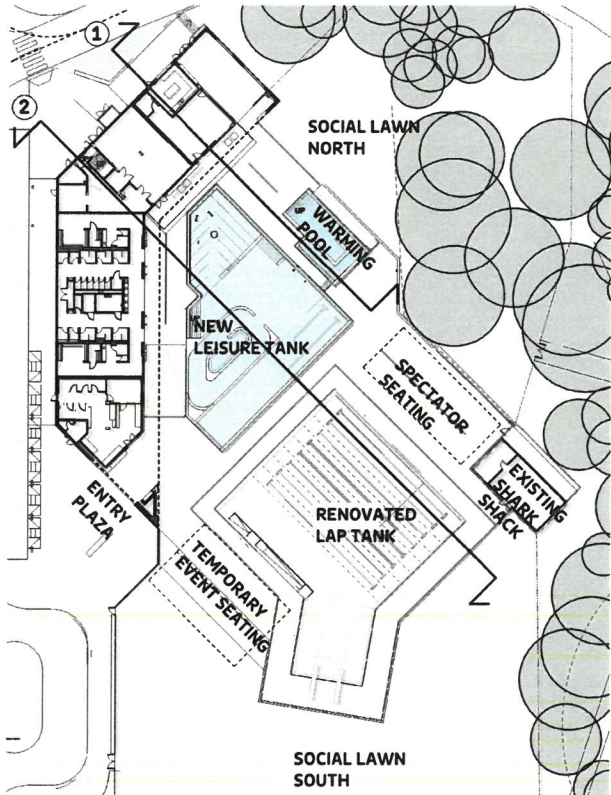
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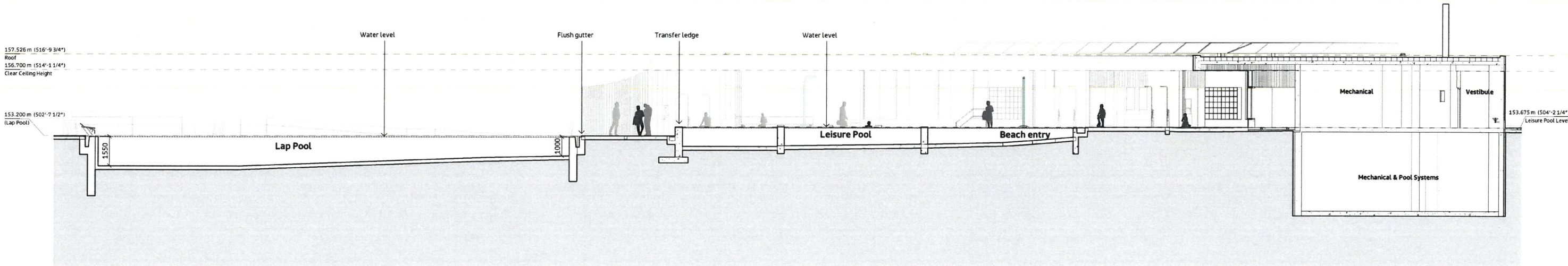
ISSUED FOR COUNCIL
REPORT DRAFT



1 Section through MPR and Mech.2
1 : 100



3 Key Plan for Council Report
1 : 500

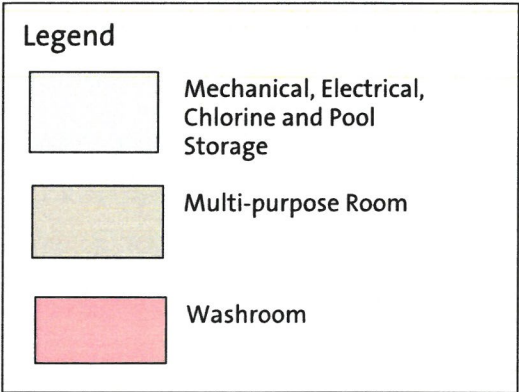
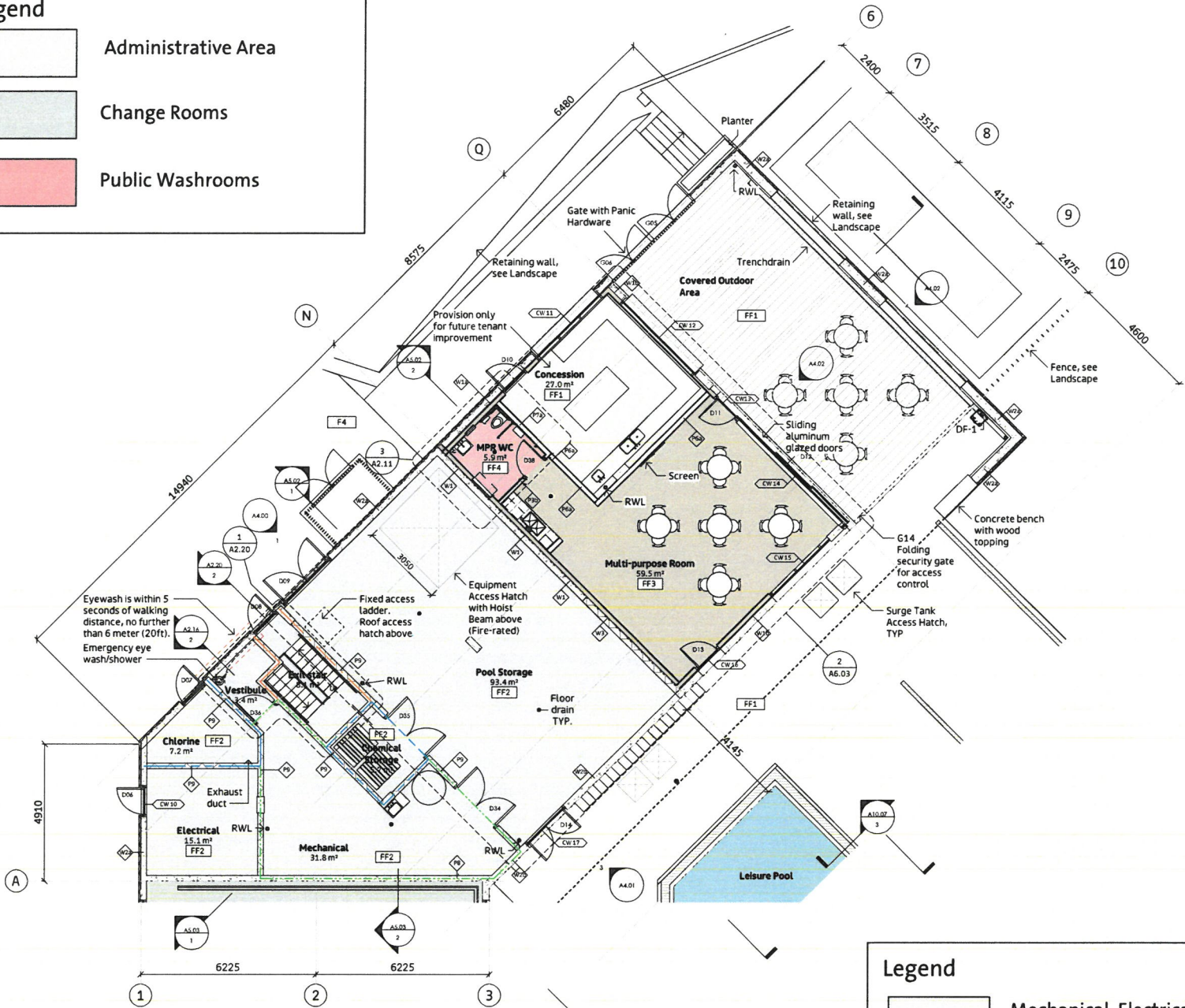
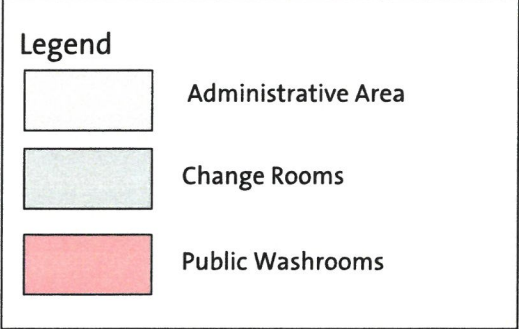
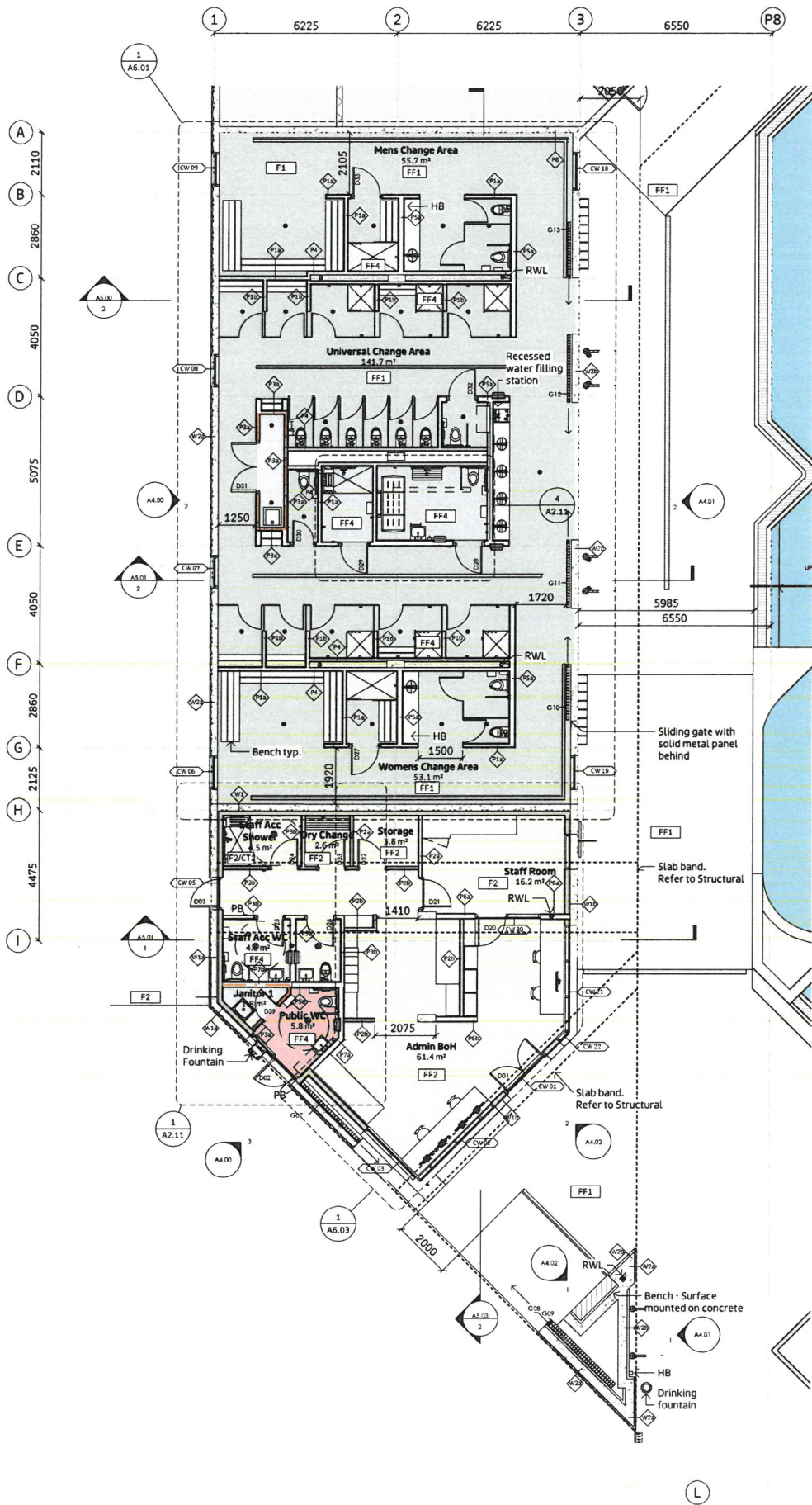


2 Section through Leisure Pool and Lap Pool
1 : 100

#	Submission / Revision Issue	Issue Date
Client Name: City of Coquitlam		
Project Name: SPANI POOL RENEWAL		
Project Address: 655 Hillcrest St, Coquitlam, BC V3J 3Z6		
Sheet Name: Council Report Nov. 2022		
Project No.: 3906 - C	Date: 11/10/22	Scale: As indicated
Drawn: Author	Checked: Checker	Sheet No.:

PROGRESS SET
NOVEMBER 18, 2022

NOT FOR
CONSTRUCTION



4	Issued for BP	2022-10-16
3	Issued for CH Cooping	2022-09-07
2	21% BP Drawings Coordination Set	2022-07-13
1	Issued for CH Case C Cooping	2022-05-05
#	Submission / Revision Issues	Issue Date

Client Name	City of Coquitlam
Project Name	SPANI POOL RENEWAL
Project Address	655 Hillcrest St, Coquitlam, BC V3J 3Z6
Sheet Name	Level 01 Floor Plans
Project No.	3906-C
Date	07/22/22
Scale	1:100
Drawn	SH
Checked	KB
Sheet No.	

FIRE SEPARATION LEGEND

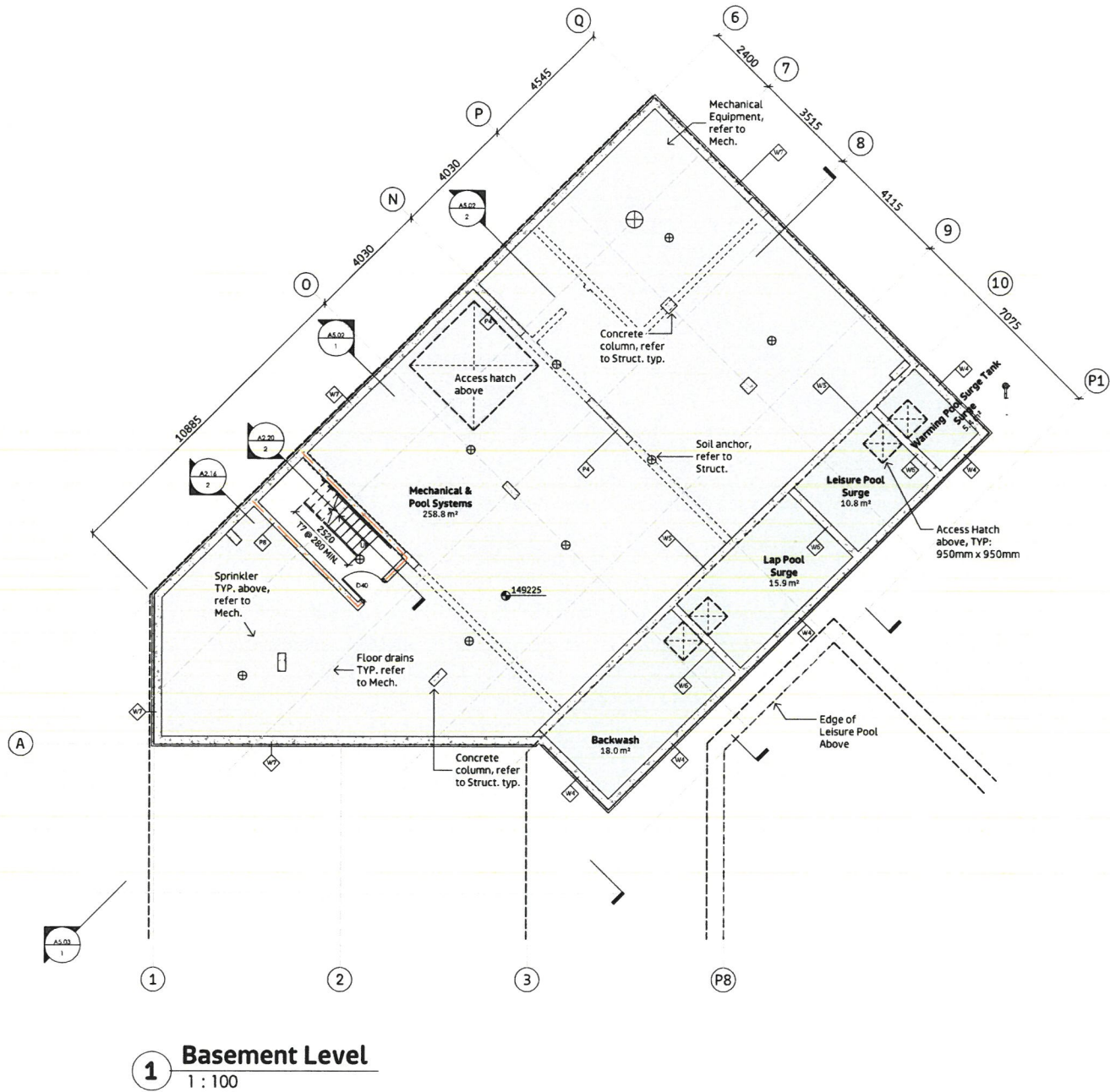
- 3/4 Hour FRR Fire Separation
- 1 Hour FRR Fire Separation
- 2 Hour FRR Fire Separation



PROGRESS SET

NOVEMBER 18, 2022

NOT FOR
CONSTRUCTION



FIRE SEPARATION LEGEND

- 3/4 Hour FRR Fire Separation
- 1 Hour FRR Fire Separation
- 2 Hour FRR Fire Separation

5	Issued for BP	2022-10-26
4	Issued for CM Costing	2022-09-07
3	25% BP Drawings Coordination Set	2022-07-13
2	Issued for CM Class C Costing	2022-05-05
1	Issued for Class C Costing	2022-02-09
#	Submission / Revision / Issue	Issue Date

Client Name	City of Coquitlam
Project Name	SPANI POOL RENEWAL
Project Address	655 Hillcrest St, Coquitlam, BC V3J 3Z6
Sheet Name	Level 00 - Floor Plans
Project No.	3906-C
Date	05/05/22
Scale	1:100
Drawn	SH
Checked	KB
Sheet No.	A2.01