

# Town of Riverview

## COUNCIL REPORT FORM



Presented to: Colin Smith CAO

Department: Parks, Recreation & Community Relations

Date: August 2, 2017

Subject: Lions Community Park Pool

**Agenda Item:**

**Meeting Date:**

For use by Office of the Town Clerk only

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### **BACKGROUND** *Use this section to provide a synopsis of the issue.*

In 2014, the Town of Riverview entered into an extensive public consultation process and resultant Master Plan document completed October of 2015, with the goal of providing a re-development strategy for the Lion Ken Gabbey Pool and surrounding parkland, currently named the Riverview Lions Community Park. Trace Planning was selected to develop this plan in collaboration with a citizens committee. The 3.6 acre park currently consists of an outdoor unheated swimming pool and associated ancillary building, a play area for children, a regulation baseball field and undeveloped parking area.

After formal presentation of the plan to Council in April, Trace Planning provided the final plan to the Parks, Recreation and Community Relations Department. The plan recommended a four (4) project initiative that focussed upon the development of partnerships with public, not for profit, and private entities, with the goal of realizing the redevelopment of this premier outdoor recreation site.

Results from the recent tender and request for proposals (June 20, 2017) for the work at the Lions Community Park Pool (building and pool areas) had one bidder, Acadian Construction, with a combined total cost of \$1,358,150.00 (Tender: \$553,150; RFP: \$805,000), remaining well above the projected budget of \$600,000. The tender was for the construction of the building portion, while the RFP was for the pool, pool deck and fencing.

There would be additional work required not contained in the tender for the building such as landscaping, driveway establishment, site signage, and building demolition.

### **Cost Issues**

Through the tender process, we learned that the existing pool skimming function, and the existing surge tank were not suitable for continued use. Thus the need to modify the pool's skimming edge, and replace the mechanical system surge tank. This has significantly increased the budget.

### **CONSIDERATIONS**

With the decrease in our ability to attract qualified aquatic staff and the increasing costs to ensure appropriate and safe operation of the Lions pool, as well as the compressed operating dates from July through the end of August, consideration of the benefits of a splash pad development is worthy of investigation. Fredericton recently opened a state of the art splash pad servicing all age segments of their population to much fanfare. The Wilmot Park splash pad replaced an existing outdoor wading pool. The approximate cost for construction was \$850,000.

**Legal:** *Outline any legal implications that may be caused by the initiative.*

N/A

**Financial:** *Outline the financial implications of the initiative.*

The projected budget figures as contained within the revised Riverview Lions Community Park Final Report 2015 were:

Project One – *Aquatic Play Zone /Pool & Building.....	\$ 995,512
Project Two – *Entry, Circulation & Parking.....	\$ 571,224
Project Three –* Play Zone Spaces.....	\$ 543,059
<u>Project Four – *Aquatic Play Zone/Splash pad.....</u>	<u>\$ 313,887</u>
<b>Total</b>	<b>\$2,423,682</b>

The following is an estimated annual operating budget for the Lions Pool. These costs do not reflect the time dedicated from the Town's full time staff (i.e. programming, maintenance, etc.). It also does not reflect any annual building repairs.

**Revenue:**

\$8, 612

**Expenses:**

\$ 24, 048 Wages  
\$ 2, 645 Vacation/Stat Pay  
\$ 2, 387 Chemicals  
\$ 2, 237 Water/Sewer  
\$ 550 Cleaning Supplies  
\$ 1, 710 Electricity  
\$ 695 Program Supplies  
\$ 34,272 TOTAL

In discussions with the Riverview Lions Club regarding their support for this initiative, a commitment of \$5,000 for each of the next five (5) years has been received formally, and in writing, by the Town. As well, through the Town's Economic Development Department, a funding application has been submitted to ACOA under the Canada 150 program funding opportunity, for a total request of \$130,607.

**Policy:** *Outline any current policies that would affect the initiative and how they would affect it.*

This initiative aligns with the Town of Riverview Municipal Development Plan 2012 By-Law No. 300-31, Section 9.0.

**Stakeholders:** *List any stakeholders that would be affected by the initiative.*

Town of Riverview (Parks, Recreation and Community Relations Department)

Riverview Lions Club  
Riverview High School  
60+ Groups  
Aquatic Groups (i.e. Codiac Vikings Aquatic Club)  
Area Residents (Buckingham Avenue, Killarney Road, Canterbury Avenue, and Page Street)

**Strategic Plan:** *List any goals that the initiative will be addressing.*

In general, this initiative aligns with the strategic objectives of A Safe and Welcoming Community, Planning for the Future, Smart and Sustainable Growth and Fiscal Responsibility and Service Growth.

As well, the proposed Riverview Lions Community Park initiative supports the directives of the Town of Riverview Integrated Community Sustainability Plan (ICSP) 2015, with particular emphasis upon sections titled “Built Infrastructure”, and “Recreation & Leisure”.

**Interdepartmental Consultation:** *Outline any collaboration that has or will take place between departments.*

N/A

**Communication Plan:** *If the initiative requires public notification, outline how and when this will happen.*

To be determined

**OPTIONS** *Provide 2/3 options for Council to consider.*

### **Next Step**

The next step is to determine if this project should continue in its original form or that other alternatives be identified that reach the goal of remediation of this park, while staying true to the original vision contained in the Master Plan. The original vision was to create a pool site, with a building that served both the park and the pool.

It has become obvious that this facility is in need of attention; either a redevelopment, or a decommissioning. Given the results of the Master Plan, the citizens of Riverview wish to see it remain a pool and expanded to service a diverse range of user groups, activities and seasons. Based upon the experience of other communities that have struggled with similar issues, anything but replacing the existing pool with a similar pool will likely be received negatively by some. Recent examples include Fredericton and Moncton.

### **Option One:**

Town of Riverview decommission the building and pool.

#### ***Pros:***

*Determine and implement alternative uses for the park (general open space, a variety of outdoor sport venues, alternate park use, etc.).*

*Save the cost of redeveloping the pool and building as well as its future ongoing maintenance and operating costs.*

#### ***Cons:***

*Absence of outdoor summer water based activity in east Riverview.*

*The focus of this open space may change to become a neighborhood children's' play space rather than a town-wide recreation asset.*

### **Option Two:**

Town of Riverview proceed with the site development using the Lions Park Pool Master Plan 2015

#### **Pros:**

##### **Swimming Pools:**

*Offer additional revenue opportunities*

*Cater to a wide range of the population*

*Provide employment opportunities for youth*

*Greater draw from the tourism/eco-development perspective (i.e. we see a lot of groups from Moncton/Dieppe)*

*Programmable – camps, lessons, canoe/kayak, etc.*

*Less lead time required to develop construction drawings and project management components (already completed).*

#### **Cons:**

*Higher risk to users than a splash pad*

*Financial burden upon the Town to operate and maintain (see budget in the financial section for a two month period).*

### **Option Three:**

The Town of Riverview proceed with the site development, however, instead of redeveloping as a pool, replace it with a modern splash pad. Initial estimates for this are in the vicinity of \$800,000. An initial design would look similar to the graphic below.



#### **Pros:**

##### **Splash Pads:**

*Considered part of public space, not gated off enclosures*

*Often considered an "urban beach"*

*Accessible to all users*

*Sustainable*

*Safer*

*Cost-efficient*

*Can be intergenerational depending upon the design*

*Designed for more interactive play*

*Longer usage hours – daily and seasonally*

**Cons:**

*Significant financial investment for the Town.*

**RECOMMENDATION FROM STAFF:**

As staff feel that options 2, retain the outdoor pool, and 3, replace the pool with a splash pad, are most acceptable, it is recommended by staff that Council consider these two alternatives.

**Prepared by:** \_\_\_\_\_

**CAO Approval:** \_\_\_\_\_

**Date of Approval:** \_\_\_\_\_

### **Report Approval Details**

Document Title:	Council Report Form-Lions Community Park Pool 2017.docx
Attachments:	
Final Approval Date:	Aug 3, 2017

This report and all of its attachments were approved and signed as outlined below:

**Colin Smith - Aug 3, 2017 - 4:13 PM**