

Town of Riverview

COUNCIL REPORT FORM



Presented to: Mayor and Town Council

Department: Parks, Recreation, Facilities & Community Relations

Date: July 10, 2023

Subject: RRC Contribution Agreement & Revised Scope

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

The intent of this report is to provide Council with historical context of the previously accepted scope for the Riverview Recreation Complex (RRC) and bring forward proposed modifications to best serve the community.

Current Scope:

Upon review of the 2015 Feasibility Study and the Byron Dobson Memorial Arena Condition assessment, Council directed Town Staff to proceed with the planning and development of a facility that would include:

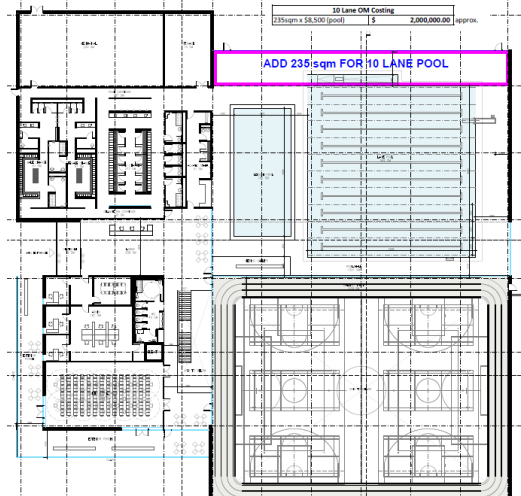
- Competition pool (8 lane by 25m)
- Family-friendly leisure pool
- Indoor turf fieldhouse
- Padded walking track
- Multi-purpose room
- Change room amenities

The Functional and Technical Program approved by Council in February of 2020 identifies further details to ensure these spaces are functional for their intended users (ex. field should be 100' x 200', walking track should be 200m, etc.).

Proposed Modification 1: Change from 8 to 10 Lanes

As part of the Capital Fundraising Campaign, The Town has been approached by an anonymous donor who is interested in providing the necessary funds for the RRC to include 10 x 25m lanes, based on opportunities it would provide the region as a facility of choice.

Staff have worked with the donor to ensure the scope change could align to the funds being received, proposing a layout option below, valued close to \$2M in recent Class C estimates (plus/minus 15%).



The key decision factors of this addition are noted as:

- While the current scope is sufficient to support future growth in regional swimming, this balanced addition would have the greatest community impact while maintaining fiscal responsibility in long term operations
- Provide opportunities for hosting larger swim meets, being the only facility in the Maritimes to have 10 lanes. Competitions requiring 50m would still require travel within 1-3 hours of the Greater Moncton Area
- Additional lanes would permit significant flexibility for programming, capacity and revenues with minimal modification to the overall facility

While this donation leaves the Town responsible for escalation costs, it is anticipated that these impacts are well estimated at this stage and can be managed within the existing project contingency fund.

Should Council support the recommendation below, Town staff will update future project phases to reflect the revised components. This would include updated Class A cost estimates, scheduled for September 2023 which will provide final capital estimates for the project (pre-tender).

Proposed Modification 2: Explore Feasibility of Outdoor Skatepark

The Town’s current 5-year capital plan has up to \$350,000 earmarked in 2025 to establish the first outdoor skatepark in the community. To date, Council has received several presentations from the Department to establish priorities for the park, including:

- Design to accommodate all-wheels (bikes, scooters, skateboard, etc.)
- Community feedback to be integrated into plaza-style design
- During certain months, parents and users report the importance of outdoor recreation
- Enhances the Town’s current service offering and dovetails with regional skatepark planning

- Integration into existing skatepark is ideal to build on a success ‘safe space’ and provide indoor-outdoor use

A number of considerable barriers exist that have delayed this important project several times, including:

- a) Capital Asset Assessments – a comprehensive review of current assets, associated costs with lifecycle planning
- b) Biggs Drive Recreation Area – assessment of access, area usage and required parking lot improvements
- c) Youth Services Review – a review of current service provisions, regional benchmarking, and direction on future offerings
- d) Department Operating Strategy – a fiscal plan to address aging assets aligned to recreation trends and the Town’s ability to continue providing services for future growth

While the Town continues to assess and address these barriers, Staff recommend exploring the feasibility of integrating an outdoor skatepark into the RRC’s site plan. Approval from Council is required to amend the Design Consultants scope of work to explore if such an addition is possible.

The planned feasibility review would include assessing the following:

- Capital – estimates on capital investment required and if opportunities for efficiencies exist when added to an existing development project
- Site – a revised plan to ensure fit and propose several layouts that may align to the Complex’s and Mill Creek Masterplan’s goals
- Program – internal review of design requirements, changes to programming, operating costs and risk-review of such an addition

This feasibility assessment would be brought back to Council alongside Class A estimates in September, 2023 for review and consideration.

CONSIDERATIONS *Use this section to outline applicable areas that will be affected.*

Legal: A contribution agreement to be executed for \$2 million, payable over 5 years, to accept this donation and proposed scope change.

Financial: Net annual operational costs based on staffing and utilities is estimated at: \$38,000 for a 10-lane, 25m pool

Policy: N/A

Stakeholders: Sport Groups & Residents

Strategic Plan: *Smart and Sustainable Growth* – Action - Continue collaboration with Recreation Complex Committee and other community groups to ensure recreation facilities and programs meet residents’ needs.

Interdepartmental Consultation: The pool modification was discussed in closed sessions in August 2019, September 2020, May 2023 with direction being received to bring this to the current regular council meeting.

Communication Plan: Roll-out of planned communications, including a press release and stakeholder updates

RECOMMENDATION FROM STAFF Staff recommend that Riverview Town Council accept the proposed donation of \$2 million and approve the addition of two 25-meter pool lanes within the Riverview Recreation Complex as well as give direction to Staff to explore the feasibility of including an outdoor skatepark in the project’s design.

Prepared by: **David Shea**

Report Approval Details

Document Title:	RRC - Contribution Agreement and Revised Scope.docx
Attachments:	
Final Approval Date:	Jul 6, 2023

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

Colin Smith - Jul 6, 2023 - 9:54 AM