

Town of Riverview

COUNCIL REPORT FORM



Presented to: Mayor and Town Council

Department: Parks, Recreation, Facilities & Community Relations

Date: April 22, 2026

Subject: Riverview Recreation Complex: Project Update (Spring 2026)

PROJECT BACKGROUND The Riverview Recreation Complex is a long-planned investment in community infrastructure, first identified through planning efforts beginning in 2012. The project is intended to replace aging facilities and provide a modern, multi-use space that supports recreation, wellness, and community connection for residents of all ages.

Since that time, the project has progressed through planning, design, funding, and procurement, with construction beginning in 2024 following a competitive tender process.

CONSTRUCTION PROGRESS

Construction continues to advance across all major areas of the facility. Recent progress includes:

- **Aquatics:** The competition/lap pool concrete work has been completed and is currently curing. The pool will soon undergo bucket testing (filling and testing) prior to progressing to finishes.
- **Building Envelope:** Installation of glazing (windows) is currently underway, advancing the building toward enclosure and allowing interior work to progress more efficiently.
- **Interior Areas:** Structural and mechanical systems continue to advance across the fitness, administrative, and fieldhouse spaces.
- **Fitness Space:** Design and layout of the fitness room have been finalized, and procurement of equipment is complete.
- **Fieldhouse:** Procurement of the removable turf overlay has been completed.
- **Furniture and Finishes:** Staff are working with the design consultant to finalize furniture, fixtures, equipment, and signage.
- **Outdoor Components:** The outdoor skatepark is nearing approximately 90% completion, with minor works planned this spring.

Overall, the project remains:

- On track from a scope perspective
- Within the approved budget at this time
- At higher risk from a schedule perspective

PROJECT TIMELINES

An updated construction schedule has been submitted that reflects a change in the anticipated completion timeline.

Previous timeline:

- Ready-for-Takeover: October 31, 2026
- Opening: January 2027

Updated forecast:

- Ready-for-Takeover: April 30, 2027
- Opening: July 2027

This represents an approximate six-month shift in the anticipated opening of the facility. The project schedule remains an active area of risk and continues to be closely monitored as the revised timeline is reviewed and validated.

Efforts are being made to shorten the facility onboarding and staff transition period as much as possible, with the goal of opening the facility to the public as soon as possible following Ready-for-Takeover.

Reason for Schedule Adjustment

The schedule change is primarily related to additional work required within the pool structure, along with associated impacts to sequencing and construction coordination.

During construction, a portion of the competition pool slab did not meet required structural specifications and was removed and replaced. As the pool is a critical path component of the project, these activities, combined with the time required to re-sequence subsequent work, have contributed to broader schedule impacts across the facility.

This approach ensures that the facility is built to the expected standard and reduces the risk of future repairs or disruptions once the building is in use.

Context from Similar Projects

Projects of this scale and complexity often experience schedule adjustments. Across Canada, several comparable recreation facilities have seen similar delays, often in the range of several months. Examples include facilities in Corner Brook (NL), Surrey (BC), Richmond (BC), Port Colborne (ON), Dartmouth (NS), and others, with delays generally ranging from approximately 6 to 12 months.

This reflects the complexity of coordinating specialized construction systems, sequencing trades, and commissioning large multi-use facilities.

FINANCIAL OVERVIEW

At this time, the project continues to track within the approved capital budget, with no confirmed budget overrun.

Known costs related to the updated timeline include approximately \$355,000 related to Design Consultants and Project Management. These costs are currently being tracked and assessed through the project's contractual processes and have not been accepted as additional costs to the Town.

In addition, staff are currently monitoring a potential financial exposure in the range of \$800,000, primarily tied to the extended project duration and potential contractor impacts that are still being assessed. This represents approximately 1.2% of the total project budget. This figure is a working estimate only and not a confirmed cost. The final financial impact will depend on how risks are mitigated and the outcome of ongoing contractual and claims processes.

To manage this, staff are:

- closely monitoring all project costs and changes as they arise
- advancing contractual processes to pursue cost recovery where appropriate
- working with the project team to minimize additional impacts wherever possible

Project Management Approach

The Town continues to take a balanced and responsible approach to project delivery by:

- maintaining steady construction progress
- working collaboratively with the contractor and consultants
- documenting and tracking all schedule and cost impacts
- protecting the Town's position within the contractual process

This includes maintaining the Town's position that schedule adjustments are being addressed on a time-only basis unless otherwise formally agreed.

OPERATIONAL READINESS

In parallel with construction, staff continue to prepare for the opening of the facility. This work includes:

- development of pricing and membership models
- creation of space allocation and booking policies
- planning for staffing structures and recruitment
- development of training programs

This ensures that the facility will be fully prepared to operate effectively and serve the community from day one with planning informed by best practices, research, and interviews from comparable facilities

CONSIDERATIONS

Legal: The Town continues to manage the project in accordance with contractual requirements and is preserving its position with respect to potential cost recovery associated with schedule impacts.

Financial: The project remains within the approved capital budget at this time; however, the extended schedule introduces additional cost pressures and a potential financial exposure.

Policy: The project aligns with the Town's capital planning and asset management practices, supporting long-term sustainability of recreation infrastructure.

Stakeholders: Residents, user groups, Town staff, consultants, and the contractor are all impacted by the revised timeline and ongoing project delivery.

Strategic Plan: Supports the Town’s commitment to building sustainable community infrastructure that meets current and future needs.

Communication Plan: Updates will continue to be shared with Council and the public as the project progresses and additional clarity on schedule and financial impacts is achieved.

Recommendation of Staff – This report is for informational purposes only; no recommendation is being put forth.

Report Approval Details

Document Title:	RRC - Project Scope and Tender Decision.docx
Attachments:	
Final Approval Date:	Jan 4, 2024

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

No Signature - Task assigned to Colin Smith was completed by assistant Denyse Richard

Colin Smith - Jan 4, 2024 - 12:03 PM

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

Colin Smith - Apr 23, 2026 - 8:32 AM