

DATE OF MEETING MARCH 17, 2021

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SUBJECT BEBAN PARK POOL IMPROVEMENTS FOR 2021

OVERVIEW

Purpose of Report

To obtain Council approval to amend the 2021-2025 Financial Plan to include funding for facility upgrades at Beban Park Pool.

Recommendation

That the Finance and Audit Committee recommend that Council amend the 2021-2025 Financial Plan to include \$255,000 in 2021 for change room and washroom upgrades at Beban Park Pool, to be funded from the Facility Development Reserve.

BACKGROUND

The Aquatics Reopening Plan was presented to Council at a Special Meeting held 2020-JUL-27 and the plan recommended opening the Nanaimo Aquatic Centre over Beban Park Pool for the following reasons:

- The facility, including all bodies of water, change rooms, weight room, and lobby are all larger and more well-designed to allow for physical distancing;
- The facility can accommodate a higher capacity per hour;
- The facility, in general, provides greater accessibility for people with mobility issues;
- The much larger weight room allows for physical distancing without eliminating as much equipment;
- The facility can offer a wider range of programming and, in particular, more activities at the same time;
- The facility caters to a more diverse range of facility renters/users and is therefore able to meet more needs in the community; and,
- There is a higher potential for rental revenue and public use at the same time.

The operating schedule for the Nanaimo Aquatic Centre has been modified to ensure physical distancing and maximum group size (less than 50) can be accommodated in all areas (i.e. pool/change rooms/weight room/lobby). The sauna, steam room, and hot tub remain closed.

Council unanimously supported the Aquatics Re-opening Plan as it was presented as it aligned with the City's "COVID-19 Recovery Plan" and complies with the components of the "Planning Framework for Municipal Operations".

DISCUSSION

During the 2020-2021 COVID closure at Beban Park Pool, Aquatic and Facility Maintenance staff have worked on many projects at the facility that include, but are not limited to, staff areas, public areas, the mechanical and filter pits, control rooms, washrooms and change rooms. Work included the standard annual shutdown maintenance tasks, but it is also an opportunity to really do a deep clean and disinfection of all these areas. As part of the 2020 capital project plan, the slide in the leisure pool area was also completely refurbished.

There is an opportunity to take advantage of the extended closure at Beban Park Pool and Staff have met multiple times to review the opportunities that are available regarding facility improvements during the prolonged closure in 2021 and have come up with options that will really enhance the facility and update the suggested areas. Staff recommend focussing on the three change rooms.

Proposed improvements include painting each of the change rooms as well as the area around the main pool including the steel beams. Touchless fixtures and faucets, new change tables, increasing accessibility in the universal shower stalls, new concrete countertops in all three change rooms, additional tiling in the change rooms, and improved LED lighting.

The flooring in the male and female change rooms are from the original construction of the facility, which opened on 1976-JAN-02. Outside of upgrades to the shower walls and fixtures, few alterations have been made to these change rooms. The family / universal change room was added as part of the Leisure Pool expansion in 1999.

All three change rooms require upgrading. Rather than attempting to remove and replace the existing tile at great expense, Staff have researched and propose a specialty coating that is intended for this application and environment. There are future capital projects planned to address the remaining tiled areas around the main pool and teach pool deck areas.

These improvements will reduce touch points (i.e. automatic flushing toilets, automatic faucets, etc.) and allow for better sanitization of surfaces in high traffic areas through improved surfaces (i.e. impermeable countertop surfaces).

OPTIONS

1. That the Finance and Audit Committee recommend that Council amend the 2021-2025 Financial Plan to include \$255,000 in 2021 for upgrades at Beban Park Pool, to be funded from the Facility Development Reserve.
 - The advantages of this option: The change rooms will be updated and upgraded to better support future operating and public interaction within these spaces. Surfaces will be more durable and easier to keep clean, there will be fewer high touch points, there will be better more energy efficient lighting, and spaces will be easier to access by the public.

- The disadvantages of this option: None.
 - Financial Implications: The 2021-2025 Financial Plan will be amended to include the \$255,000 of suggested improvements and upgrades from the Facility Development Reserve.
2. That the Finance and Audit Committee recommend that Council amend the 2021 – 2025 Financial Plan to include \$235,200 in 2021 for upgrades at Beban Park Pool, to be funded from the Facility Development Reserve.
- The advantages of this option: The change rooms will be updated and upgraded to better support future operating and public interaction within these spaces. Surfaces will be more durable and easier to keep clean, there will be fewer high touch points, there will be better more energy efficient lighting, and spaces will be easier to access by the public.
 - The disadvantages of this option: \$18,880 would be allocated from appropriate operating budgets to offset the withdrawal from the reserve fund, but would potentially impact the ability to complete other work in the annual work plan.
 - Financial Implications: The 2021-2025 Financial Plan will be amended to include the \$255,000 of suggested improvements and upgrades, with the remaining funds coming from existing operating budgets.
3. That the Finance and Audit Committee recommend that Council consider adding \$255,000 to the 2022 - 2026 budget deliberations for consideration to be used for upgrades at Beban Park Pool.
- The advantages of this option: No withdrawal from the Facility Development Reserve.
 - The disadvantages of this option: No additional improvements to the Beban Park Pool change rooms and main pool area would be realized in 2021. This is a loss of an opportunity regarding the facility being closed and having unrestricted access to make the suggested improvements. There will be possible extended annual closures in future years to complete this work.
 - Financial Implications: No immediate impact and the project would be added to the 2022-2026 Financial Plan for future discussion and deliberation. |

SUMMARY POINTS

- Beban Park Pool currently remains closed for the 2021 operating year because of COVID restrictions.
- The three change rooms and the main pool areas require upgrade and renewal.
- Doing the proposed work now will reduce closure times in future years.
- Improvements will reduce touch points and allow for better sanitization, as well as more efficient lighting and improved accessibility.

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