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About the Aquatic Centre Pre-Design Plan



Aquatic Centre Pre-Design Plan

- City of Yellowknife owns and operates the Ruth Inch Memorial Pool (RIMP) which recently celebrated its 30th year of operation.
- RIMP is an important part of the sport and recreation landscape in the community.
 - » The facility is reaching the end of its lifespan. Coupled with the growing demands from the public and community groups plus the changing demands for amenities, the City is undertaking an Aquatic Centre Pre-Design Plan.
- The project is led by the Aquatic Centre Advisory Committee (ACAC).
 - » ACAC includes representation from a number of constituents in Yellowknife including City Council, Yellowknife Polar Bear Swim Club, youth, seniors, the business sector, Yellowknives Dene First Nation, the education district, NWT Recreation and Parks Association, and the general public.
- Utilizing input from the community as well as trends and leading practices in aquatic facility design and provision, a concept for a new aquatic centre in Yellowknife is being developed.
 - » The concept needs to balance community need with the budget realities faced by the City.
- The City has been successful in securing \$12.9M in funding for part of the development of an aquatic centre from the Federal Government's Building Canada Fund.



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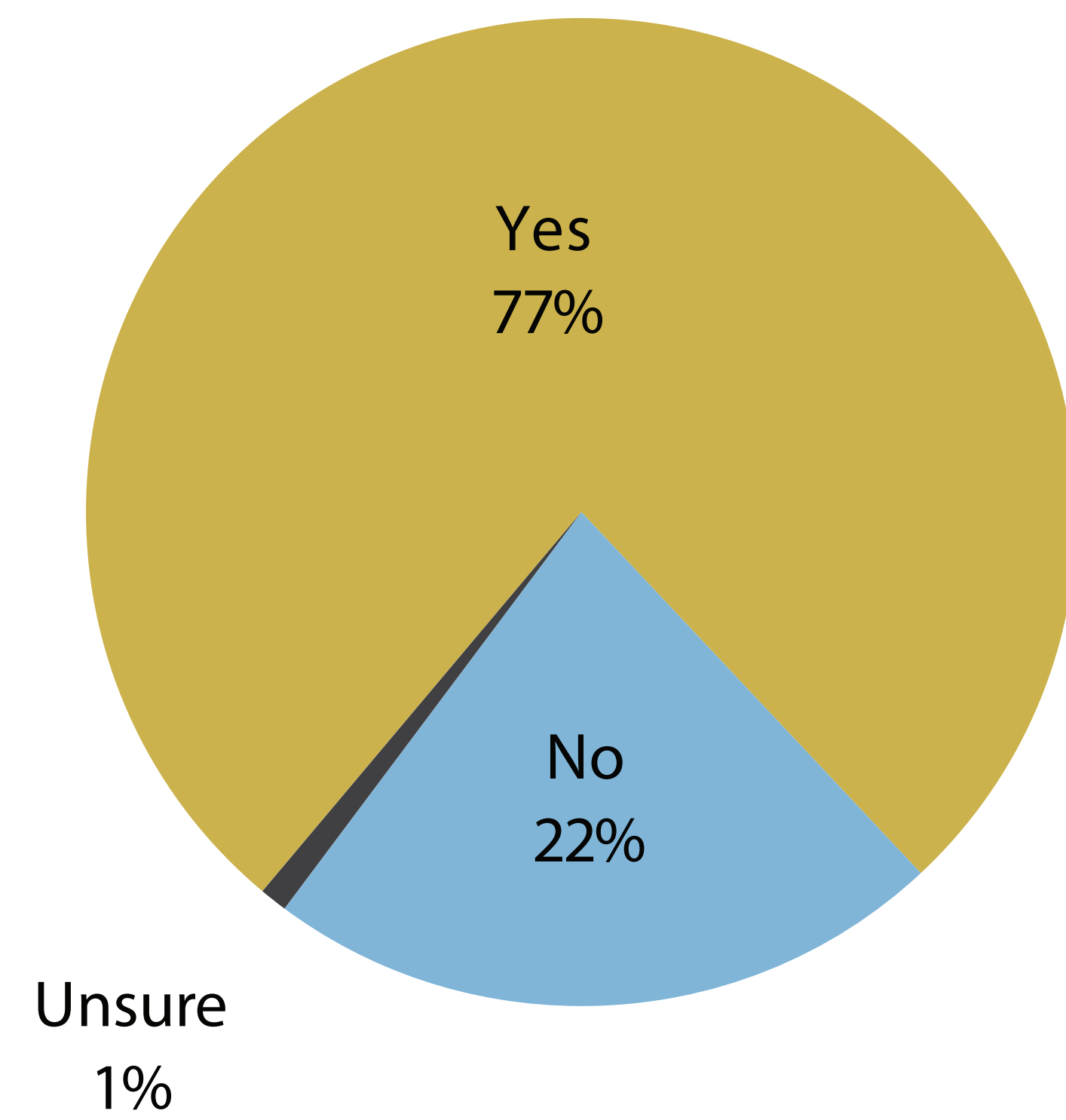
Household Survey Findings



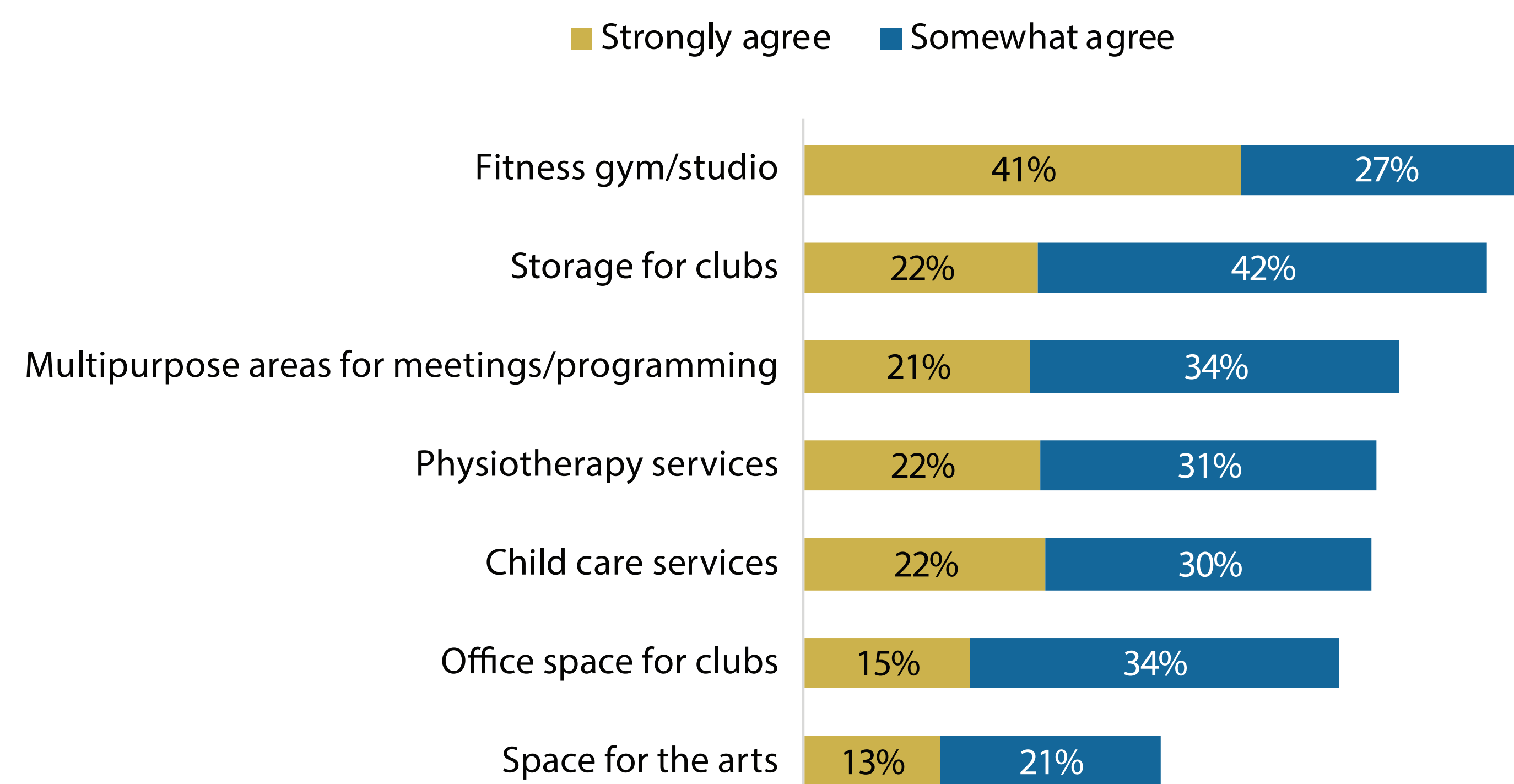
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- 425 responses (margin of error is +4.7% 19 times out of 20)

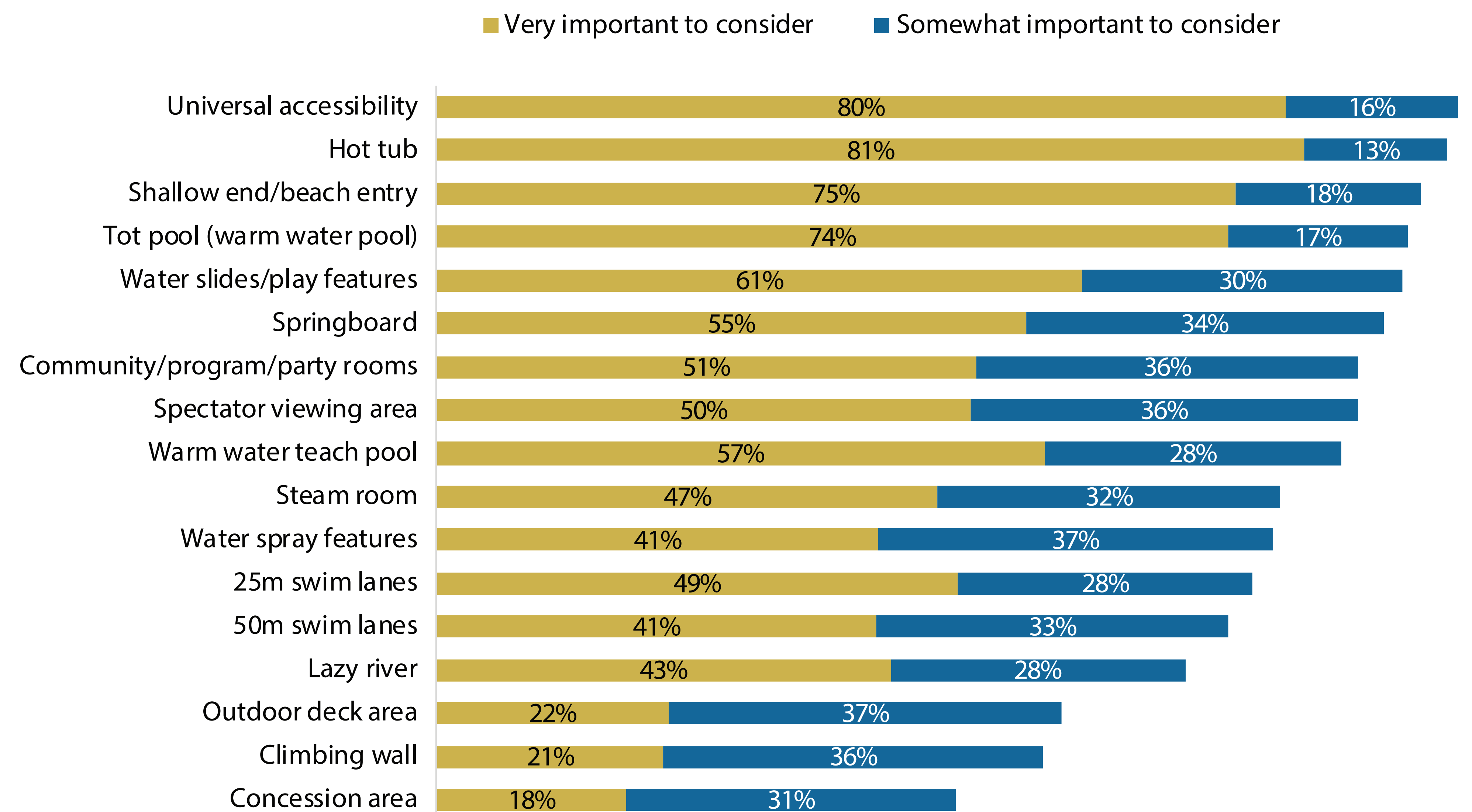
In the past 12 months has anyone in your household used the Ruth Inch Memorial Pool as an active participant?



Non-Aquatic Components to be Considered (level of agreement)



Potential Components of a New Aquatic Centre

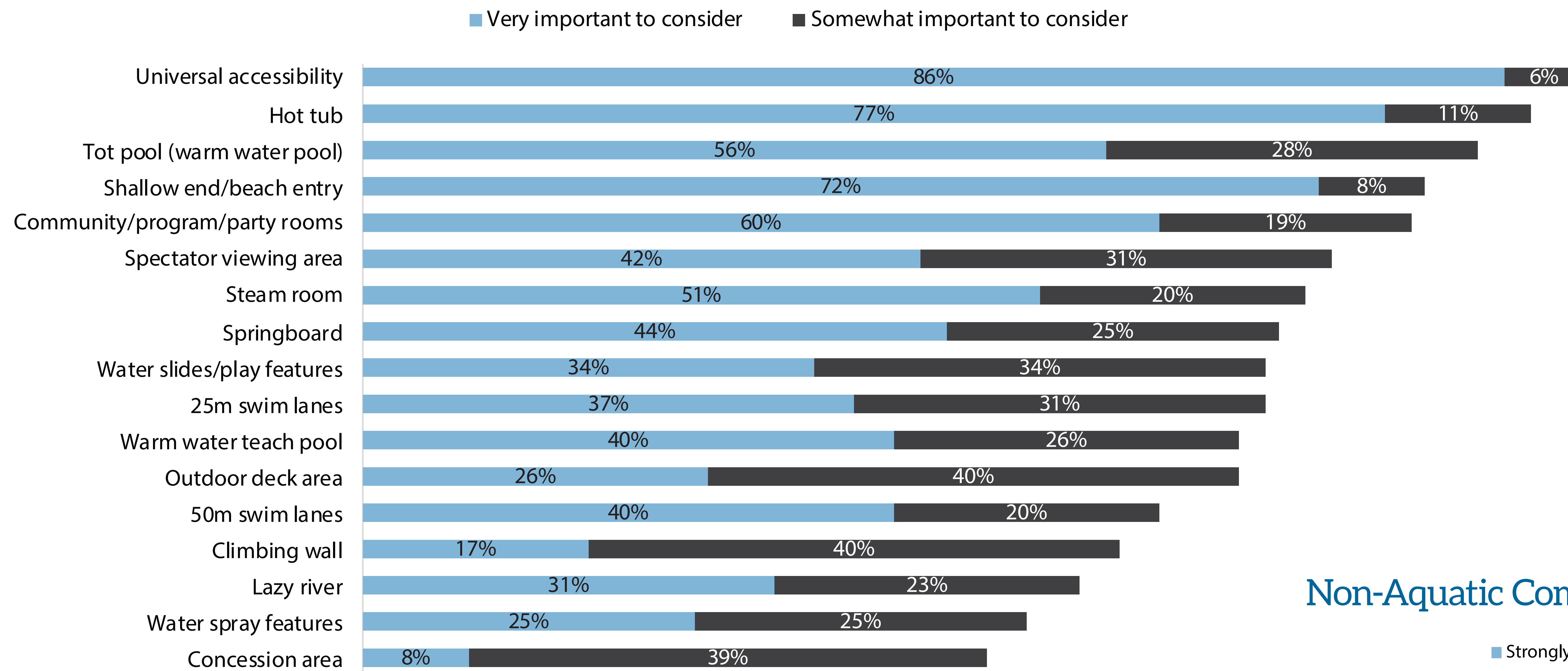


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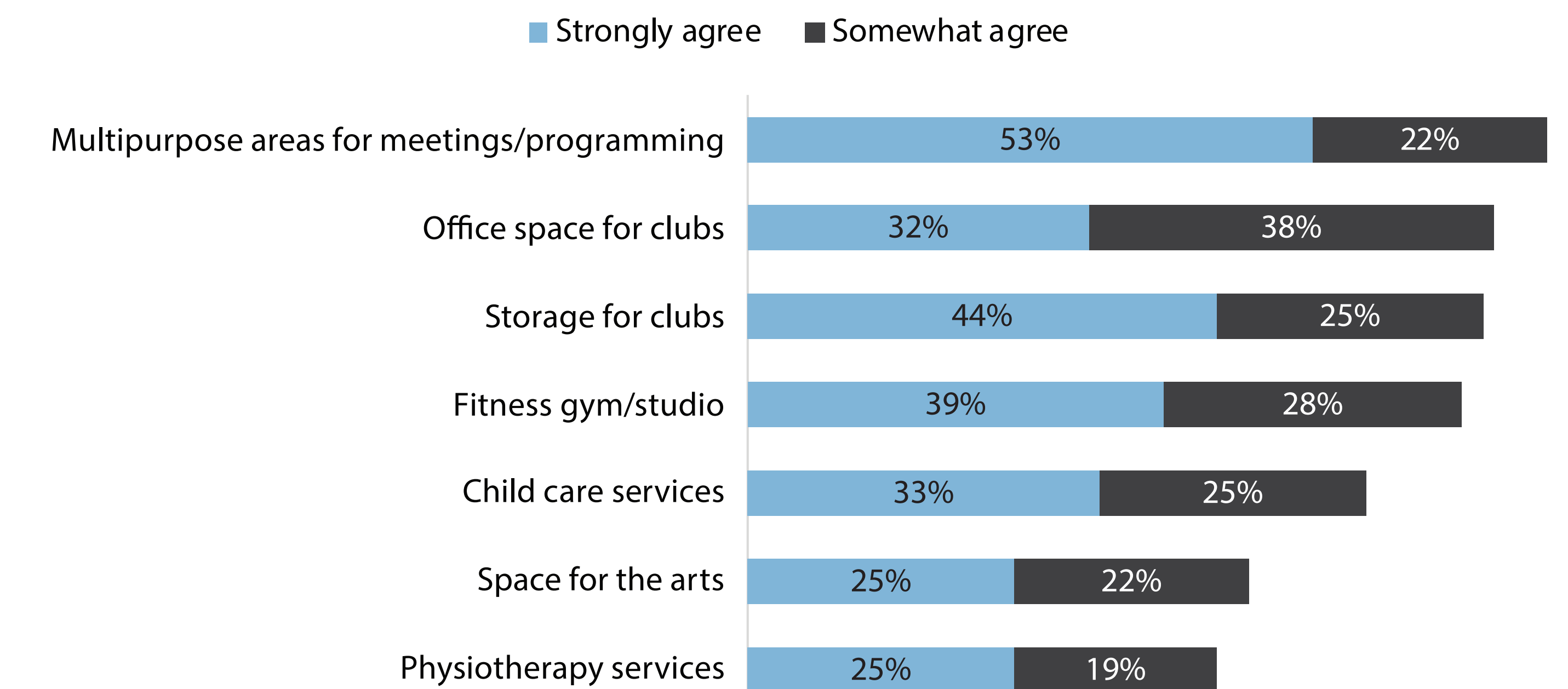
Community Organizations Survey Findings

- 42 responses from a variety of organizations (recreation, sport, leisure, social, community associations, school boards)

Potential Components of a New Aquatic Centre



Non-Aquatic Components to be Considered



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Trends & Leading Practices



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Universal Change Rooms



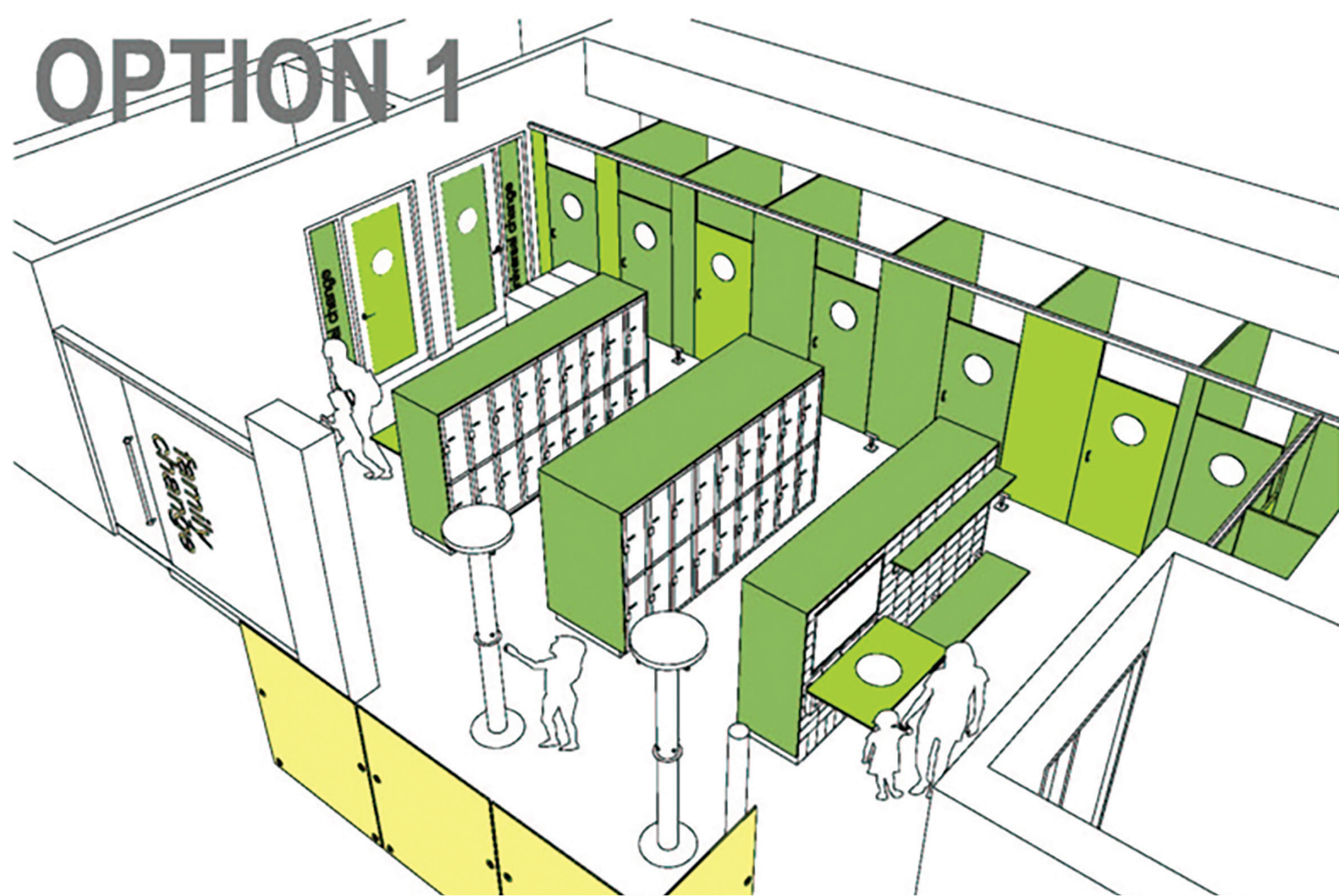
Water Features



Spa Themes



Family Change Rooms



Blurring Boundaries Between Indoor and Outdoor



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Facility Program

- The facility program identifies the different spaces to include in the facility concept.
- The facility program was developed by the Aquatic Centre Advisory Committee (ACAC) through an examination of the findings from the community household and group surveys, and a review of trends and leading practices in aquatic facility provision.

Program Space	Description
Rectangular tank/lap pool (25m or 52m)	<ul style="list-style-type: none"> • Swim lanes (6 or 8) • Lessons, lane swim, etc. • Deep end to accommodate scuba, synchro, etc
Lobby	<ul style="list-style-type: none"> • Building entrance • Access to control point • Enables some viewing of leisure pool
Leisure pool	<ul style="list-style-type: none"> • Zero depth entry • Play and spray features • Lazy river • 3 lanes of 25m • Splash deck (enables dry land and guard training; reduces guarding levels)
Family viewing	<ul style="list-style-type: none"> • Viewing to watch swim lessons • Some spectator viewing of 25m tank

Program Space	Description
Hot tub	<ul style="list-style-type: none"> • Used by those from lane pool and leisure pool
Sauna and/or steam room	<ul style="list-style-type: none"> • Therapeutic and recreation purposes
Multipurpose rooms	<ul style="list-style-type: none"> • Ability to have two rooms or one large room • Accommodates courses, dryland warm-up, birthday parties
Staff areas	<ul style="list-style-type: none"> • Administration spaces • Staff room • First aid room • Facility access point
Change rooms	<ul style="list-style-type: none"> • Universal design • Larger than current and improved
Storage	<ul style="list-style-type: none"> • Pool equipment • Aquatic club equipment storage



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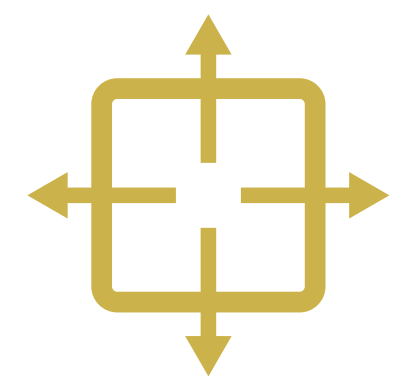


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Potential Sites

- The ACAC used a framework to evaluate sites throughout Yellowknife to identify preferred sites. Any site would be “scored” according to fourteen (14) criteria listed.

Criteria



Servicing all of Yellowknife
(sites that serve all of the city are better)



Proximity to other recreational, social, and cultural amenities
(sites that are close to other amenities are better)



Co-locations of activities
(being near other activities is better)



Highly accessible especially for seniors
(we want it to be highly accessible)



Highly accessible especially for kids
(we want it to be highly accessible)



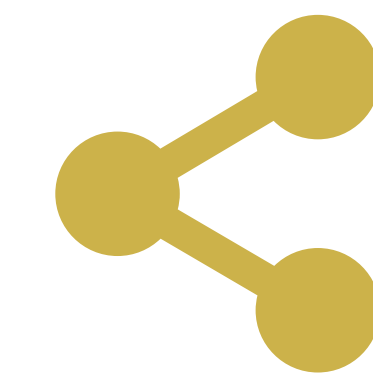
Proximity to public transit
(being on an existing route is ideal)



Pedestrian and bike connections
(being on the trail network is ideal)



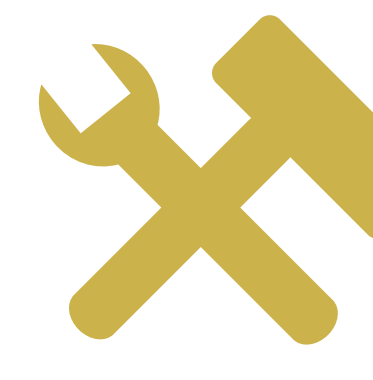
Parking and traffic impacts
(minimal impact on parking and traffic is the best case scenario)



Re-use or sharing of existing facilities
(connecting or using existing buildings is positive)



Land use and density
(is a pool one of the best uses for the site?)



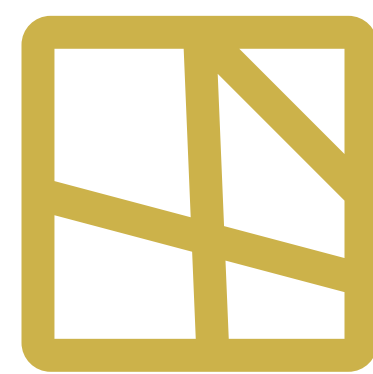
Site servicing and conditions
(is the site serviced already? do its existing conditions make it easy to build there?)



Greenfield / brownfield
(is the site already serviced and been developed or is it undeveloped completely?)



Property ownership/cost
(is the property owned by the City?)



Zoning
(does the current zoning allow for an aquatic facility?)



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Preferred Sites



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- The top two sites were:
 - 1 The Ruth Inch Memorial Pool Site
 - Parking and infrastructure exists
 - Arena and Curling Club on site
 - 2 Multiplex / Fieldhouse Site
 - Parking infrastructure exists
 - Fieldhouse and Multiplex on site



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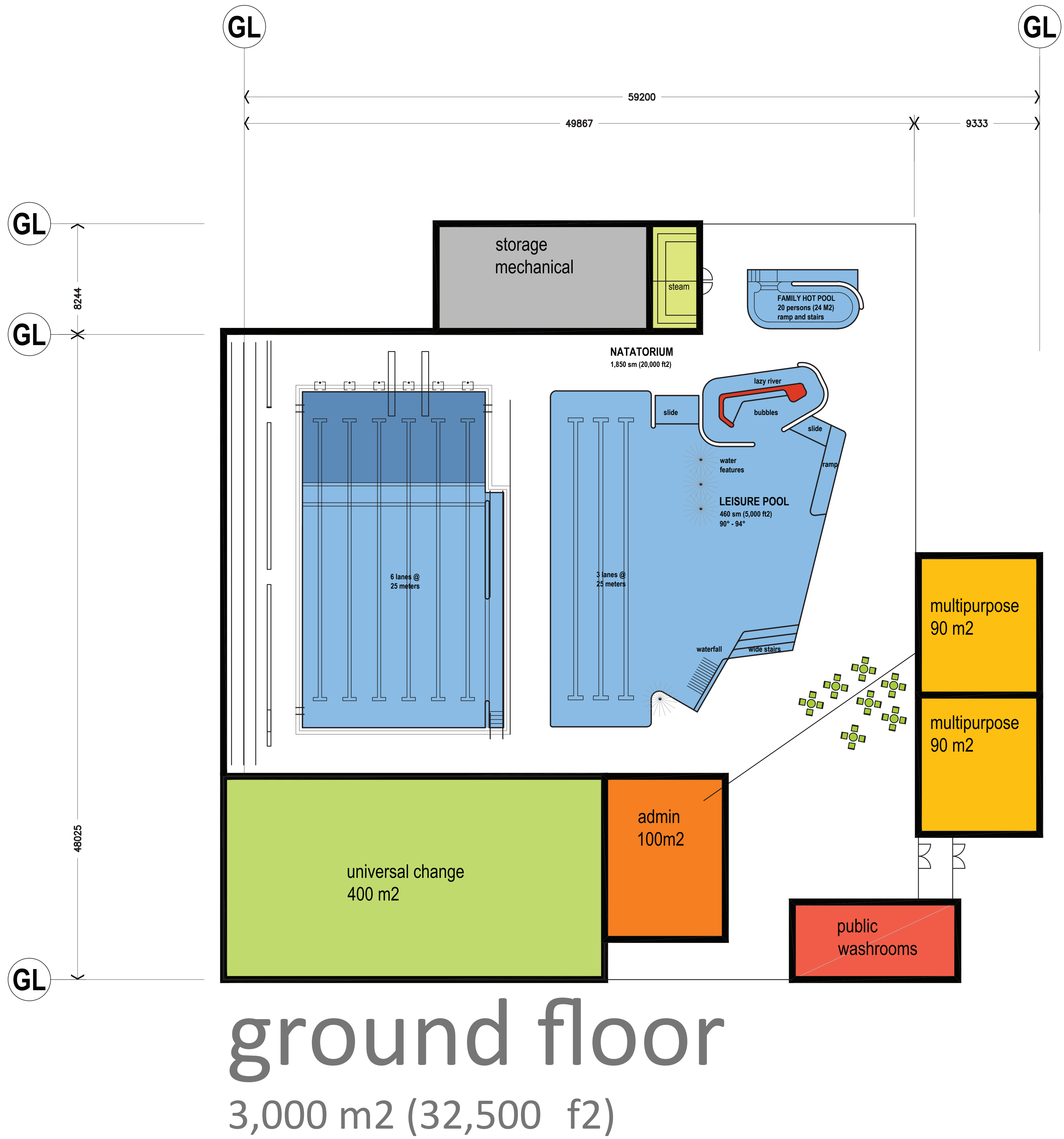
Potential Concepts



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The preferred stand alone concept



Legend

- Change Rooms**
Male and female dressing rooms, as well as universal change rooms will provide access to persons of all abilities
- Lobby and Viewing**
Public viewing from a environmentally controlled lobby
- Steam / Sauna**
Steam and Sauna in a spa like area with views out
- Administration**
Administration space for lifeguards and first aid room are positioned to provide easy supervision of pool and change rooms
- Fitness**

- Lap, Leisure and Hot Pool**
6 lanes (2.5m each), 25m lap pool with ramp and stair access to accommodate all types of swimming
spectator seating for competitive events
Large family style hot pool with ramp and stairs
Generous leisure pool includes features enjoyed by young and old including beach entry and sprays
- Multipurpose**
Multipurpose room with pool deck access for birthday parties and training
- Service and Mechanical**
mechanical on three levels plus electrical and pool storage
- Circulation**
- Public Washroom**

\$	\$32.5 million	New construction (32,500 ft ² @ \$1,000)
	\$1.0 million	Site Development Allowance
	\$33.5 million	sub total
	\$10.0 million	add soft costs at 30%
	\$43.5 million	sub total
\$ 3.5 million	escalation @ 8% for one year (2019)	
\$47.0 million	ESTIMATED PROJECT COST	
+ \$ 7.7 million	to change 25m to 52m lane tank	



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Potential Concepts

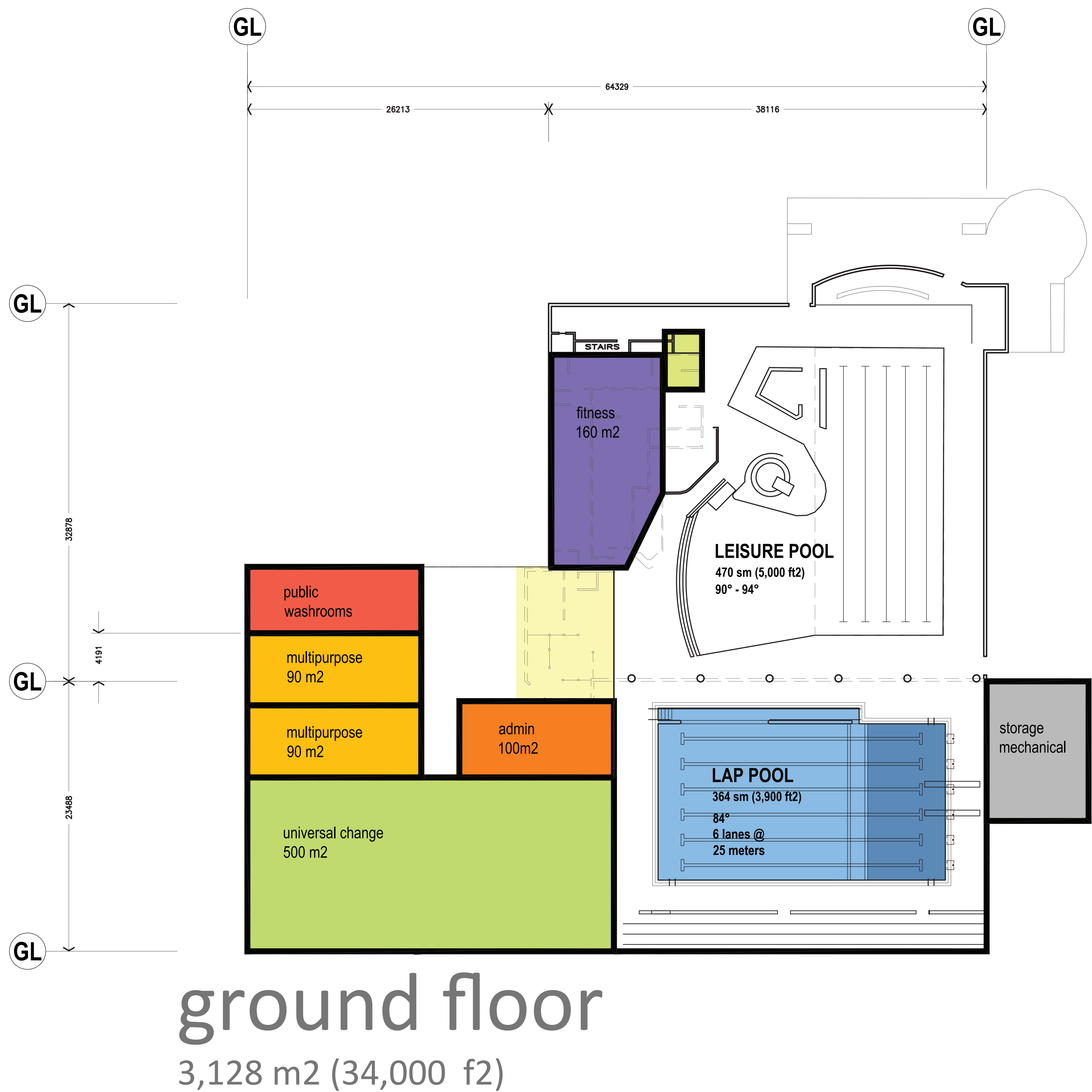


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Renovated Ruth Inch Memorial Pool

This renovation reinvents the existing tank into a modern leisure pool with spa features enjoyable by young and old.



Legend

- **Change Rooms**
Male and female dressing rooms, as well as universal change rooms will provide access to persons of all abilities
- **Lobby and Viewing**
Public viewing from a new expanded cool lobby
- **Fitness**
Remove and renovate existing change into fitness or multipurpose space with views and possible connections to the deck
- **Steam / Sauna**
Renovate and upgrade steam room

- **Lap, Leisure and Hot Pool**
Significant renovation of the existing tank with more spa and play features including lazy river, upgraded mechanical and warmer water
6 lanes (2.2m), 25m lap pool with ramp and stair access to accommodate all types of swimming
Spectator Seating for about 200 persons
- **Administration**
- **Circulation**
- **Service and Mechanical**
- **Multipurpose**
- **Public Washroom**



\$41.0 million

+ \$ 7.7 million

\$ 7.5 million	Renovation (15,000 ft2 @ \$500)
\$20.0 million	New construction (20,000 ft2 @ \$1,000)
\$1.0 million	Site Development Allowance
\$28.5 million	sub total

\$ 8.5 million	add soft costs at 30%
\$37.0 million	sub total

\$ 3.0 million	escalation @ 8% for one year (2019)
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ESTIMATED PROJECT COST

to change 25m to 52m lane tank



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Next Steps



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