

# GOLDEN + AREA AQUATIC CENTRE

ON DECK





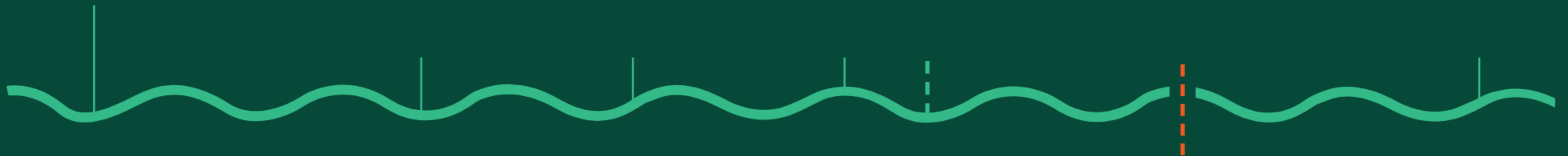
# Feasibility Study 2019

## Vision

The Golden + Area Aquatic Centre will be homegrown. It will proudly reflect the unique character of its place and bring all regional residents together through inclusive recreational activities. It will be a year-round, vibrant, community hub that provides health and wellness opportunities for all.

## Timeline

Feasibility Study





# Feasibility Study 2019

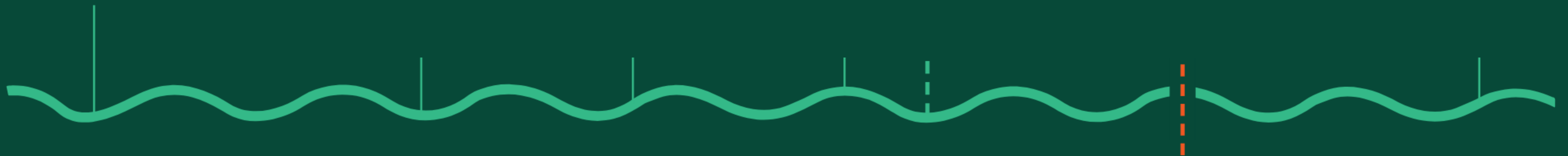
## Preferred Building Features

- 6 Lane 25m Lap Pool
- Leisure Pool
- Sauna / Steam Room
- Hot Tub
- Change Rooms
- Multi-Purpose Room

~ \$35 M Budget

## Timeline

Feasibility Study



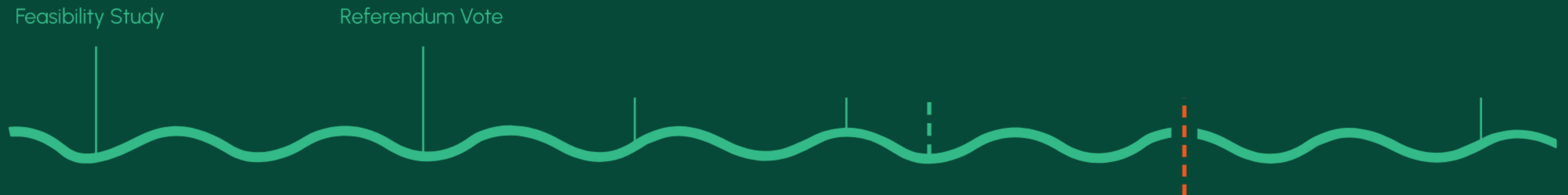


# Referendum Vote 2022

72 %

Voted Yes in the referendum

## Timeline



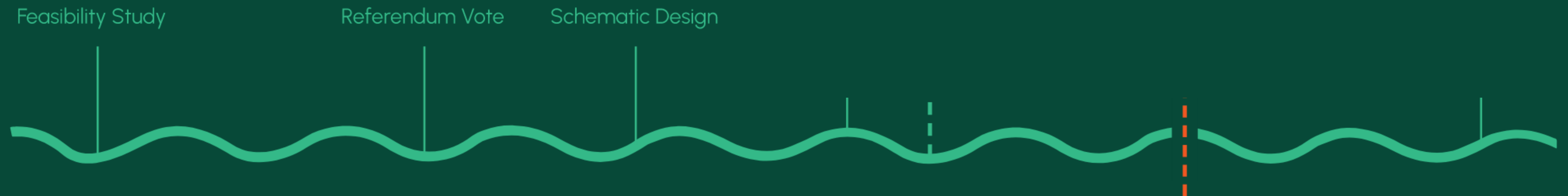


# Schematic Design 2023

## Preferred Building Features

- 6 Lane 25m Lap Pool
- Leisure Pool
- Sauna / Steam Room
- Hot Tub
- Change Rooms
- Multi-Purpose Room

## Timeline

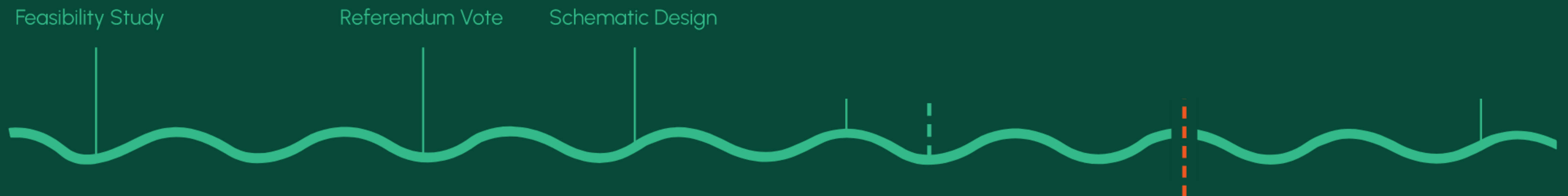




# Market Conditions

- Market experienced roughly 8% escalation per year
- Material supply prices spiked
- Increased labour rates
- Supply chain challenges

## Timeline

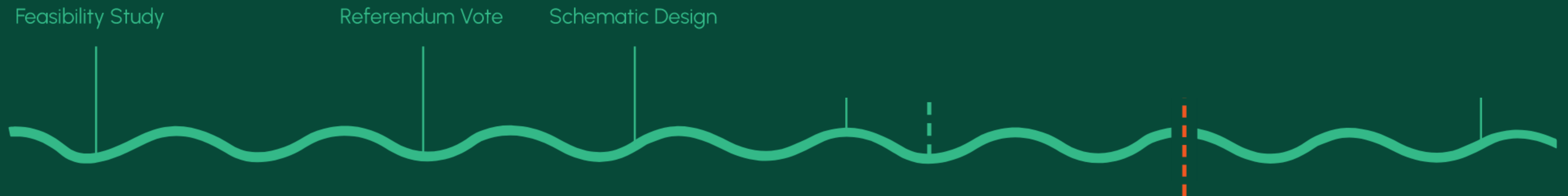




# Revised Schematic Design

- Advisory Committee guidance
- Revised cost-effective design
- Phased approach

## Timeline





# Phase 1

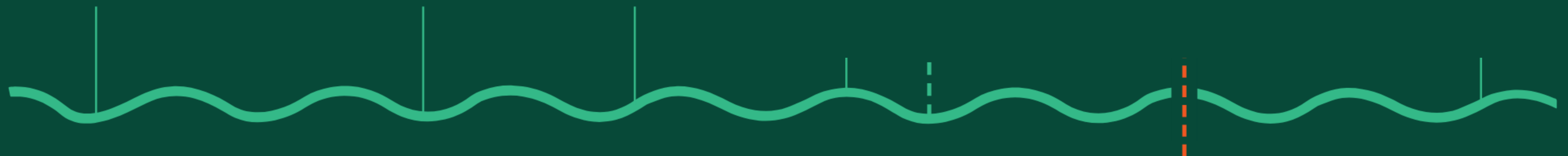
- 6 Lane 25m
- Tot Pool
- Hot Tub
- Universal Change

## Timeline

Feasibility Study

Referendum Vote

Schematic Design





# Phase 2

- Leisure Pool
- Steam/Sauna
- Multi-Purpose Room

# Timeline

Feasibility Study

Referendum Vote

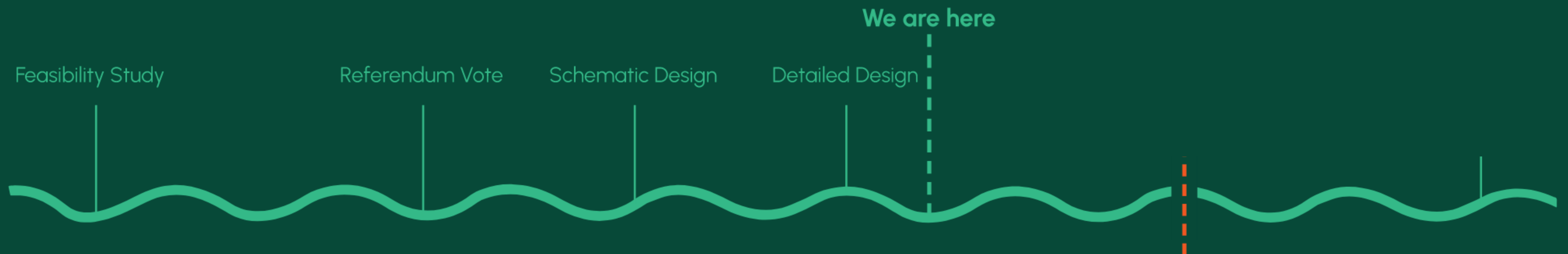
Schematic Design





# How do we design the most cost-effective building that is suited to qualify for available grants?

## Timeline



















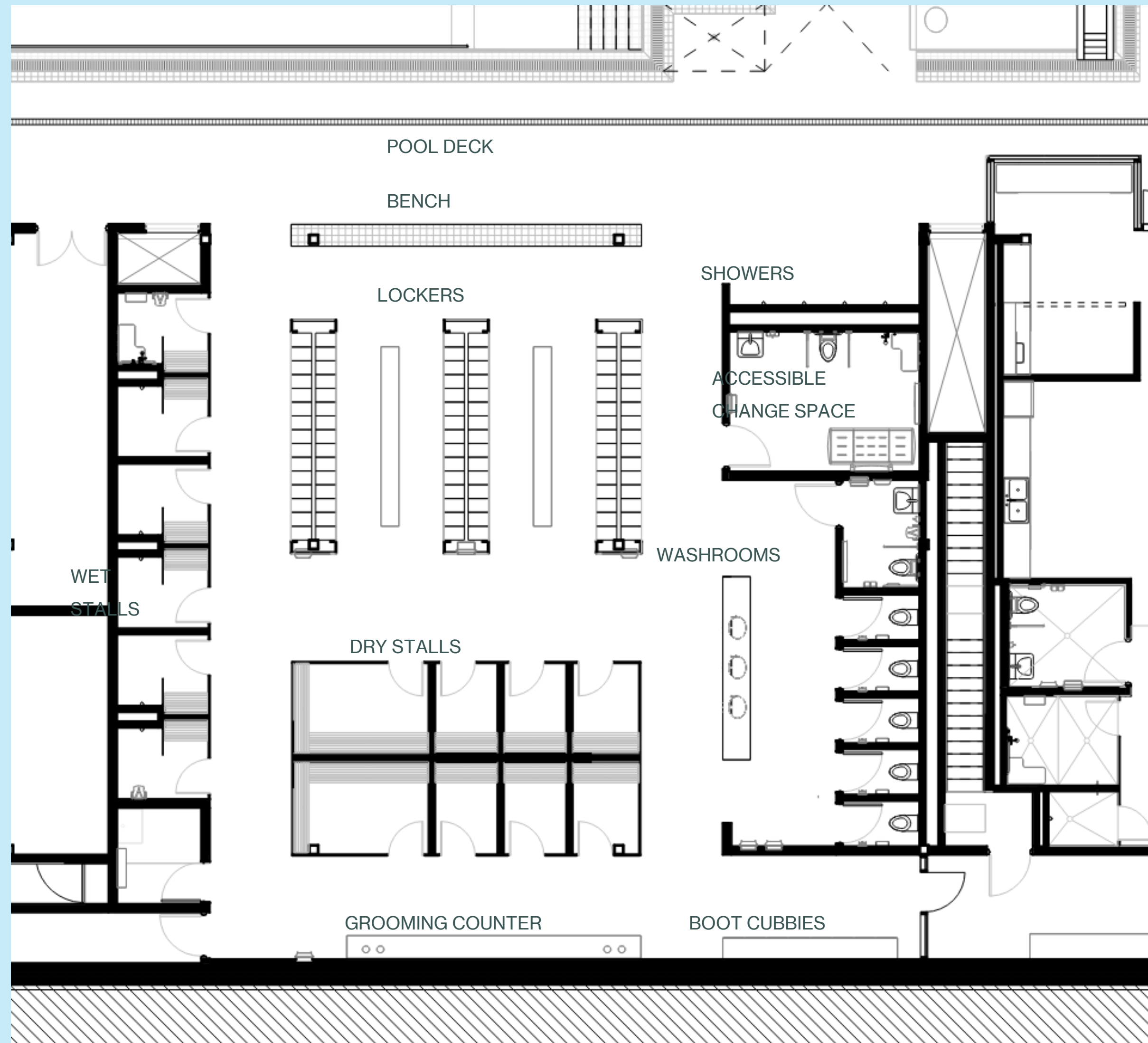




- SOCIAL SPACE
- AQUATICS
- ADMIN
- EXISTING



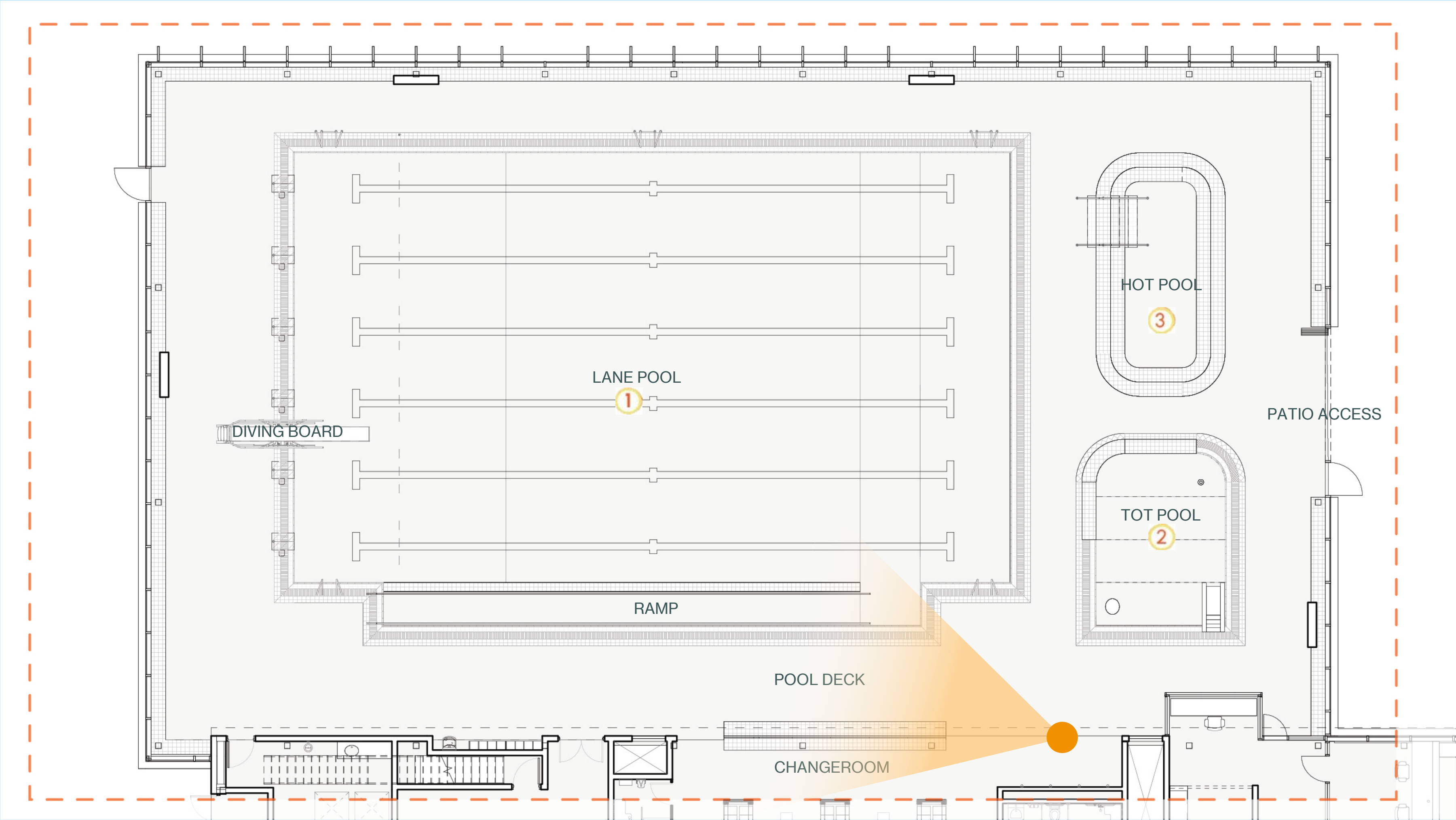
# Changeroom



- **Location**
- **Visibility**
- **Privacy**



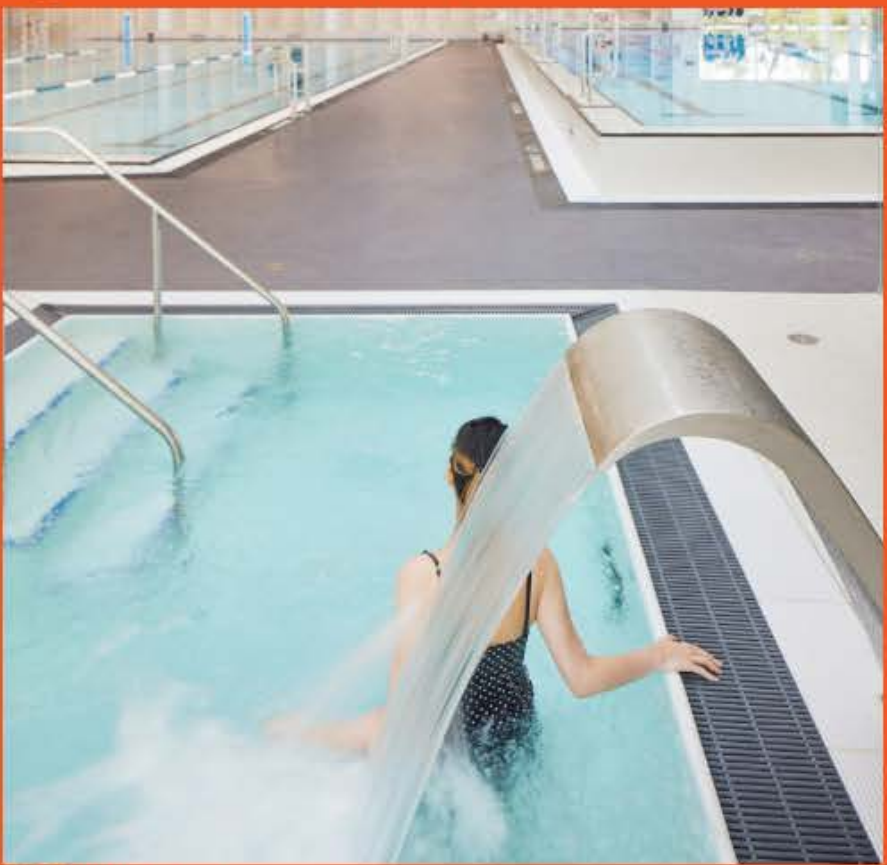
# Natatorium



1 Lane swimming



2 Shallow entry tot pool



3 Hot tub







# Project Info

Project Name: [Project Name]

Project Manager: [Project Manager]

Project Start Date: [Project Start Date]

Project End Date: [Project End Date]

Project Budget: [Project Budget]

Project Status: [Project Status]

Project Description: [Project Description]

Project Objectives: [Project Objectives]

Project Risks: [Project Risks]

Project Deliverables: [Project Deliverables]

Project Location: [Project Location]

Project Team: [Project Team]

Project Stakeholders: [Project Stakeholders]

Project Sponsor: [Project Sponsor]

Project Steering Committee: [Project Steering Committee]

Project Governance: [Project Governance]

Project Communication: [Project Communication]

Project Reporting: [Project Reporting]

Project Documentation: [Project Documentation]

Project Archiving: [Project Archiving]

Project Closure: [Project Closure]

Project Evaluation: [Project Evaluation]

Project Lessons Learned: [Project Lessons Learned]

Project Post-Mortem: [Project Post-Mortem]

Project Retrospective: [Project Retrospective]

Project Review: [Project Review]

Project Feedback: [Project Feedback]

Project Improvement: [Project Improvement]

Project Success: [Project Success]

Project Completion: [Project Completion]



# Project Costs

Construction Cost (tangible)	\$27-29 M
+ Soft Cost (intangible)	\$5 M
+ Contingencies	\$4-7 M
<hr/>	
= Project Cost	\$36-41 M



# Project Costs Breakdown

## Elemental Cost Analysis:

- SUBSTRUCTURE – 7%
- SUPERSTRUCTURE – 12%
- EXTERIOR ENVELOPE – 10%
- PARTITIONS + DOORS – 3%
- STAIRS – 1%
- INTERIOR FINISHES – 6%
- FITTINGS + EQUIPMENT – 12%
- MECHANICAL – 18%
- ELECTRICAL – 7%
- SITE DEVELOPMENT – 12%
- GENERAL REQUIREMENTS – 13%



# Project Comparison

Project	Project Cost (estimated)	Total Area (ft²)	Project Cost per ft²	Facility Configuration
Golden	\$ 41,000,000	24,800	\$ 1,653	25m 6-Lane Pool Hot Pool Tot Pool
Campbell River	\$ 53,000,000	42,000	\$ 1,262	25m 8-Lane Pool Leisure Pool Hot Pool Wellness Pool
Drayton valley (Adjusted)	\$ 46,060,160	27,000	\$ 1,706	25m 8-Lane Pool Leisure Pool Hot Pool Slide
North Peace	\$ 134,000,000	70,700	\$ 1,895	25m 6-Lane Pool 25m 3-Lane Pool Leisure Pool Hot Pool Multipurpose Rooms
Summerland	\$ 56,500,000	32,800	\$ 1,723	25m 6-Lane Pool Leisure Pool Hot Pool Multipurpose Rooms
Port Alberni	\$ 75,980,000	56,400	\$ 1,347	25m 8-Lane Pool Leisure Pool Hot Tub Steam / Sauna Slide Multi-purpose Fitness



# How have we reduced cost?

## Design Features:

- Simplified Structure with box shape massing and repeatable structure system
- Reduce structural spans
- Reduce glass
- Economical materials
- Reduce area in public and mechanical zones with efficient layouts

## Mechanical Features:

- Remove waste heat recovery from arena

## Zero Carbon Performance Target:

- Disqualify from Federal Grant opportunity



# How are we further reducing cost?

## Tracking Items

1. Substructure <1%
  - Stockpile backfill near site
  - Radon mitigation variance
2. Structure 0%
  - Steel structure vs glulam
  - Metal deck vs. dowl laminated timber
  - Loss of Mass Timber Grant if no timber
3. Exterior Cladding <1%
  - Reduce glass
  - Sun louvres
  - Cement foundation boards
4. Interior Partitions and Doors <1%
  - Roller blinds
5. Mechanical <1%
6. Electrical <1%
7. Site Development 3%
  - Remove site upgrades to arena + parking
  - Reduce extent of irrigation by 50%
8. Other 3%
  - Removal of ramp access into pool
  - Remove future phase area in building



# Market Conditions

- Market capacity remains tight – busy market for access and labour
- Currently working through higher-than-normal inflationary period
- Future outlook on construction costs has normalized from extreme escalation
- Lead times have generally bounced back to pre-pandemic conditions



# Operational Costs

## Indoor Pool Revenues

Facility Rentals  
Programs + Courses  
Drop-in Swims  
Other

Option A  
(6am – 9pm)

Option B  
(9hr Daily Average)

\$ 55,000

\$ 30,000

\$ 95,000

\$ 65,000

\$ 210,000

\$ 175,000

\$ 5,000

\$ 5,000

Total Revenue

\$ 365,000

\$ 275,000



# Operational Costs

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Facility Rentals  
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\$ 65,000  
\$ 175,000  
\$ 5,000

---

## Total Revenue

\$ 365,000      \$ 275,000

## Expenses

Salaries, wages, benefits  
Services + utilities  
Contracted services  
Materials + Supplies

\$ 1,167,387      \$ 889,399  
\$ 244,519      \$ 221,588  
\$ 48,000      \$ 21,560  
\$ 108,500      \$ 71,200

---

## Total Expenses

\$ 1,568,406      \$ 1,203,747



# Operational Costs

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\$ 108,500      \$ 71,200

## Total Expenses

\$ 1,568,406      \$ 1,203,747

## Total Tax Based Budget

Cost Recovery

\$ 1,203,406      \$ 928,747  
23%      23%



Taxation Impacts		Option A (6am – 9pm)		Option B (9hr Daily Average)	
Operational Costs**	Area A	\$	36.02	\$	27.80
	Town of Golden	\$	37.66	\$	29.06
Debt Servicing**	Area A	\$	36.16	\$	36.16
	Town of Golden	\$	37.80	\$	37.80
Reserves**	Area A	\$	26.19	\$	15.71
	Town of Golden	\$	27.38	\$	16.43
Total**	Area A	\$	98.37	\$	79.67
	Town of Golden	\$	102.84	\$	83.29
Average Residential Taxpayer	Area A	\$	544.87	\$	441.31
	Town of Golden	\$	547.02	\$	443.05

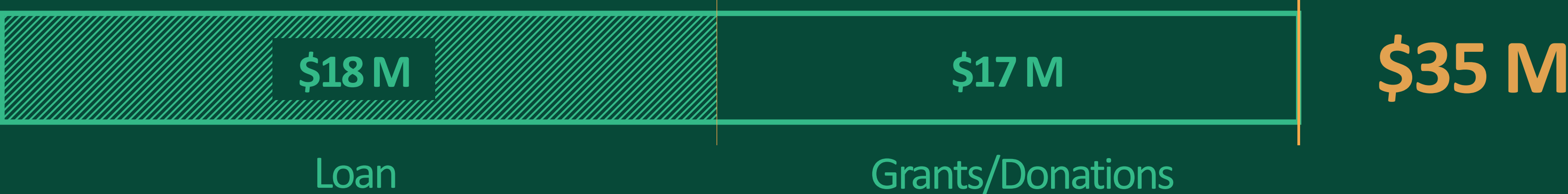
\*\* Per \$100, 000 of assessed value

(Based on current residential assessed values)

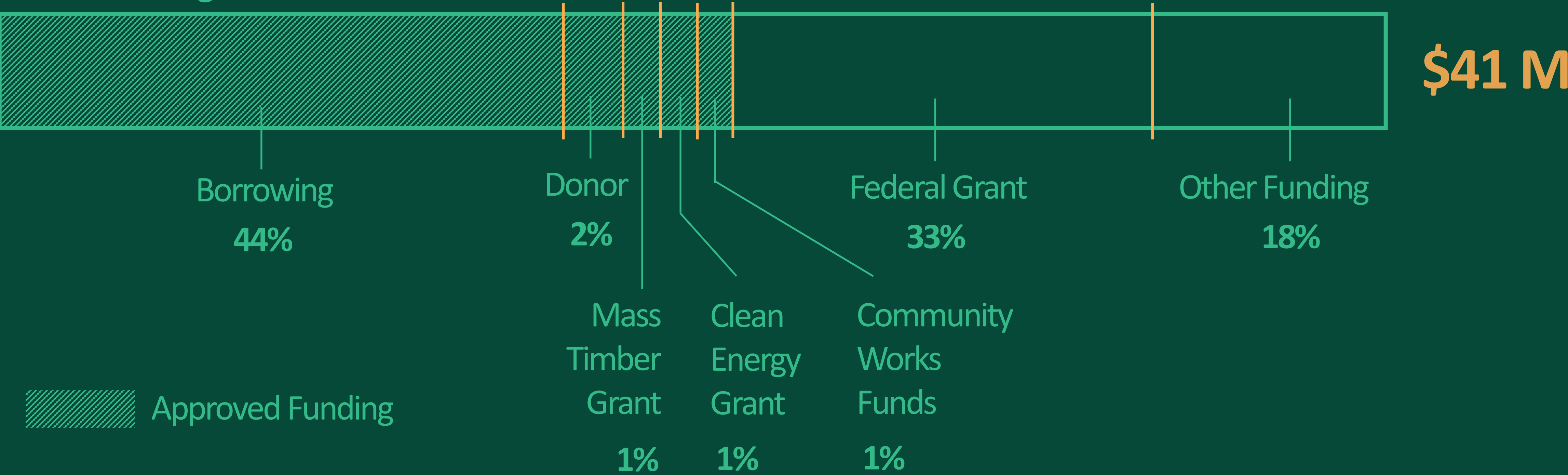


# Status of Funding

## Referendum

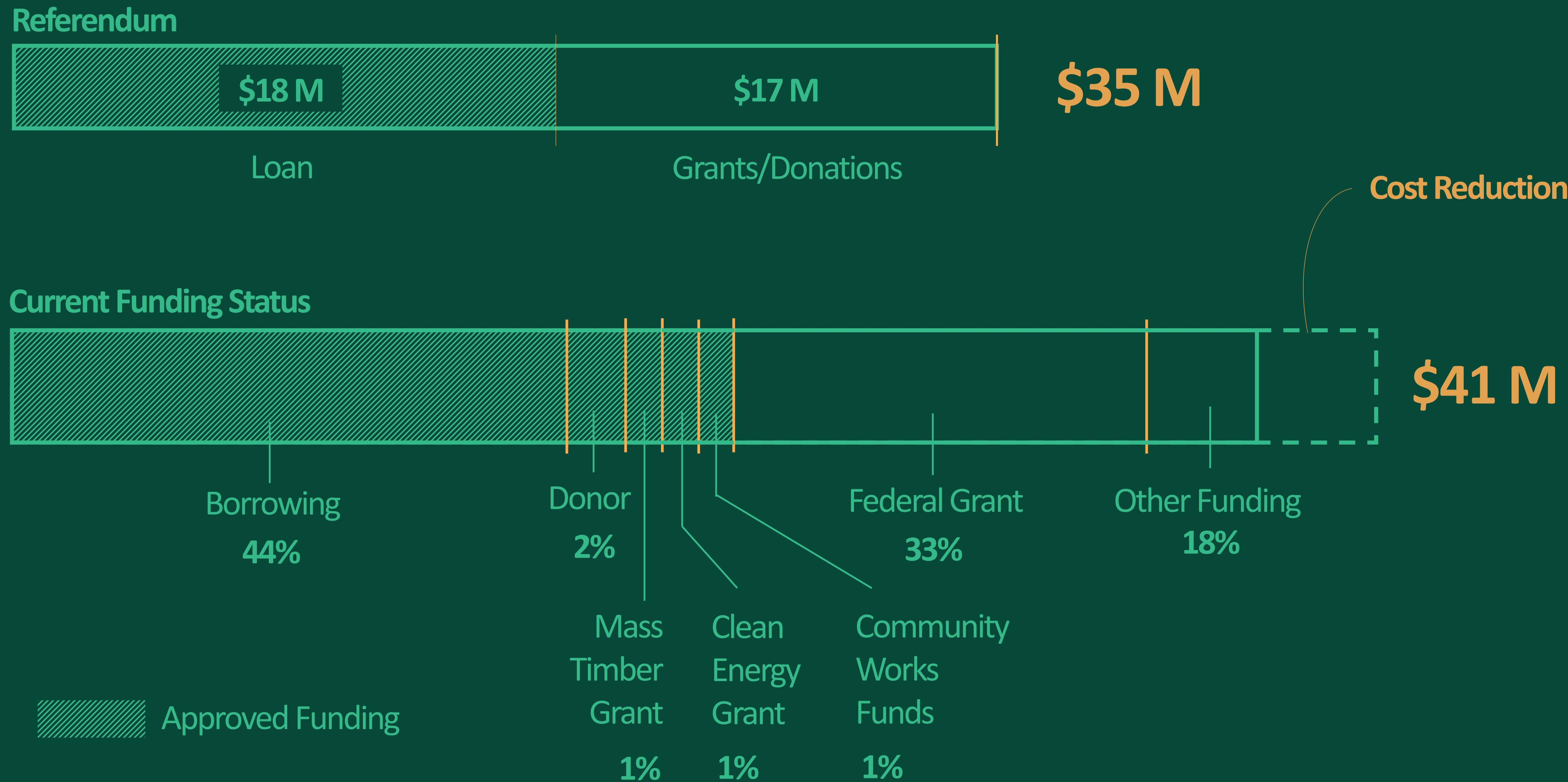


## Current Funding Status





# Status of Funding



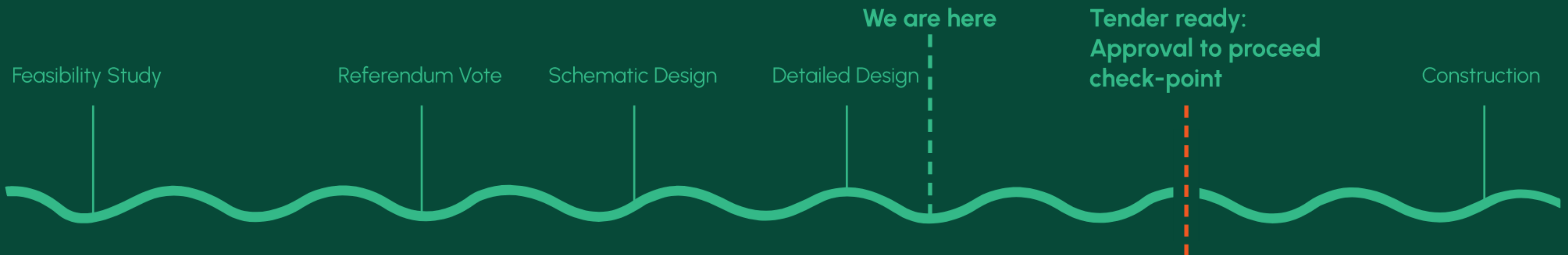


# Project Info

## Next Steps

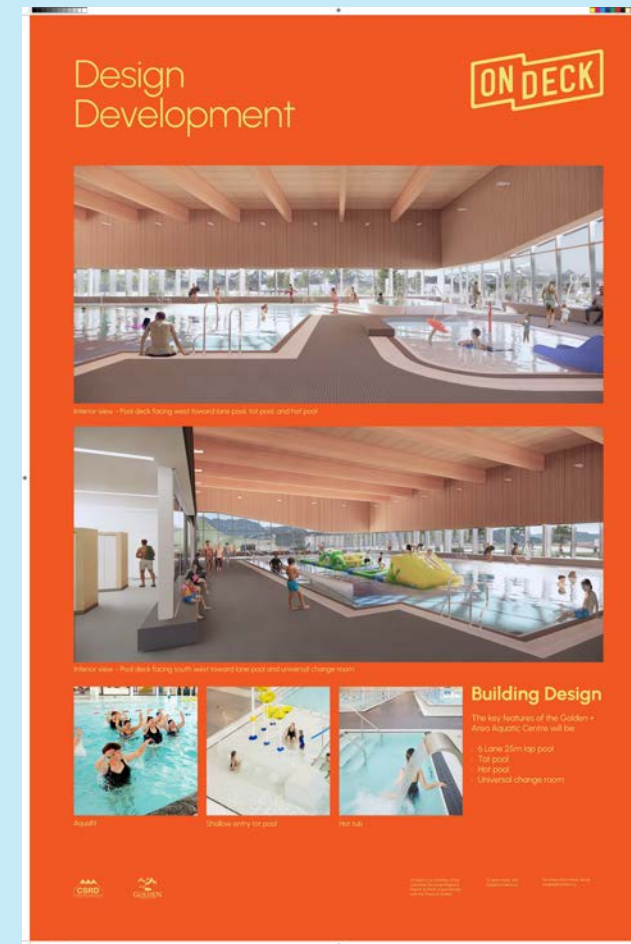
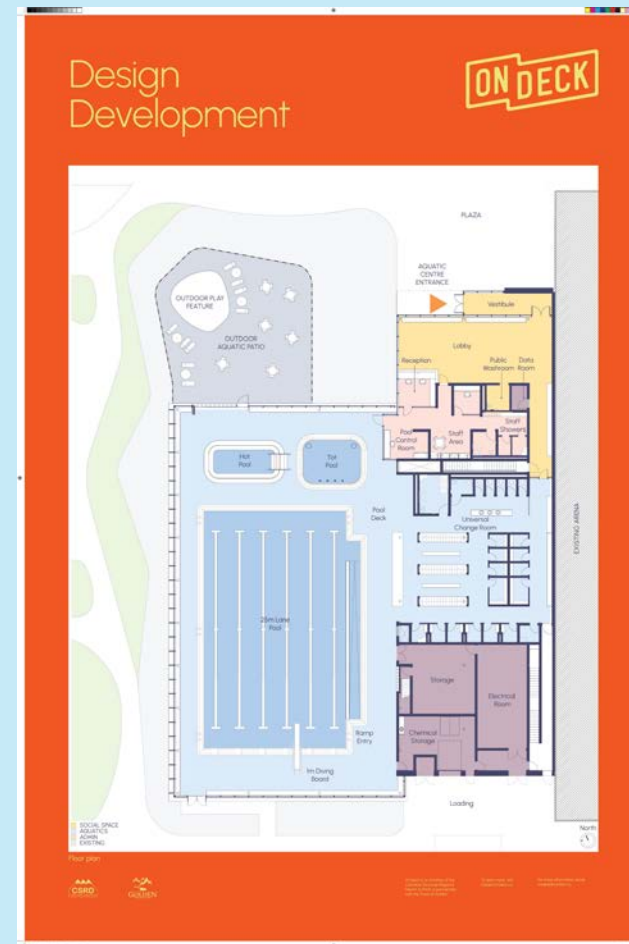
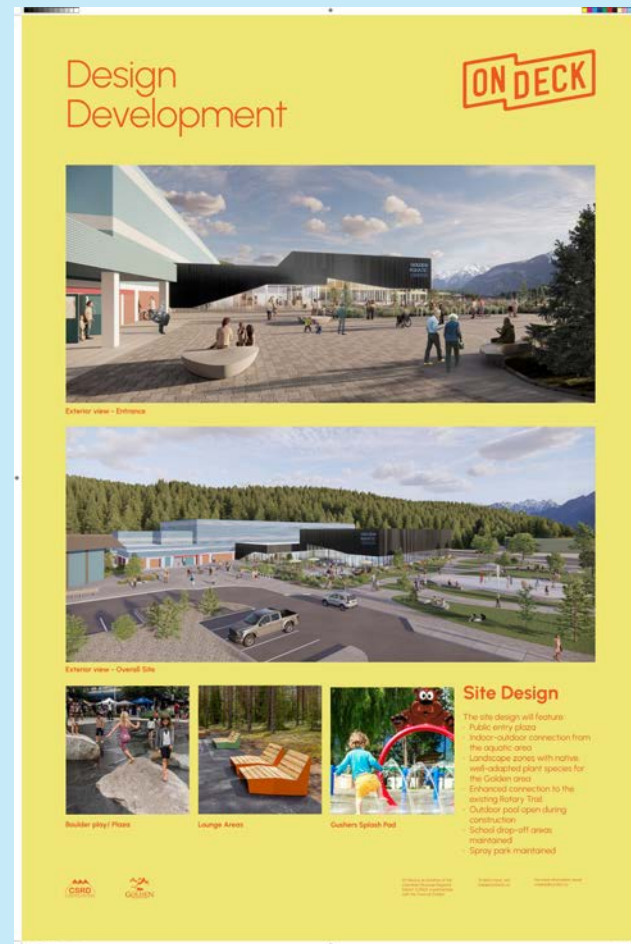
- Work closely with the construction manager in the development of the construction documents in preparation for tender
- Continue to undertake fundraising efforts
- At the end of the phase, only if the budget is within funding envelope, will the project proceed

## Timeline



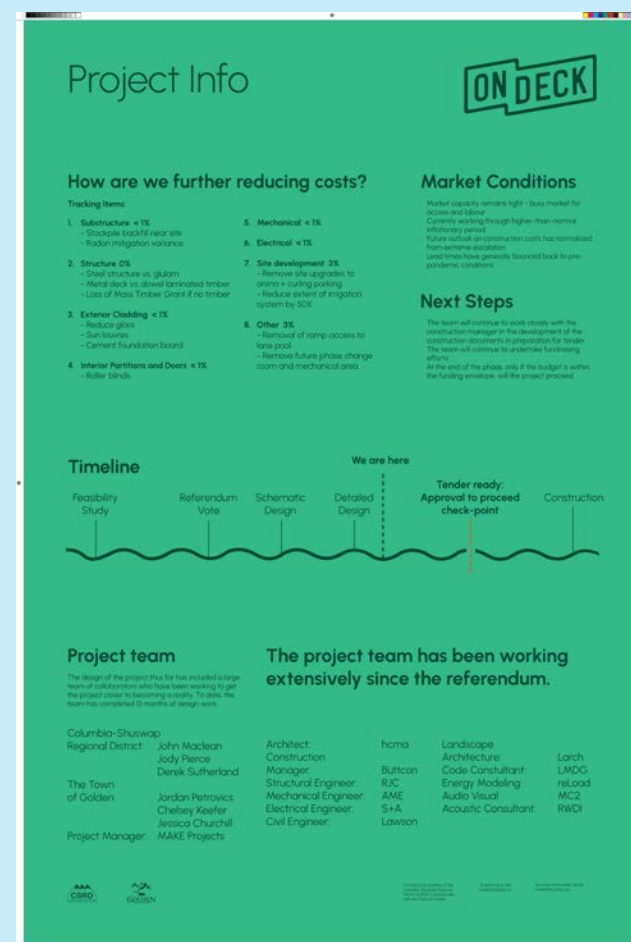


# Thank You



Come chat with us by the boards

Go to [goldenondeck.com](https://goldenondeck.com) for more information





# GOLDEN + AREA AQUATIC CENTRE

## Feasibility Study

ON DECK



### Referendum

On October 15, 2022, residents of Golden and Electoral Area A voted in favour of borrowing \$18 million towards the construction of an indoor aquatic centre in Golden.

The results? 1,477 Yes votes to 573 No votes – an overwhelming show of support for this facility and its future significance within the community.

The CSRD is now moving forward with the detailed design of the facility and a fundraising campaign to raise the additional funds required for construction.

72%

voted Yes in the referendum

### How we got here

Between 2018 and 2022, the CSRD carried out a feasibility study on a new aquatic centre in Golden. It found there was widespread community support to replace the existing outdoor pool (owned and operated by the Town of Golden) with an indoor facility.

Through extensive community consultation – including three surveys, five Ideas Fairs, social media engagement, print media and radio advertisements, and conversations with members of the Advisory Committee – the community expressed strong interest in a series of design features of an aquatic centre.

1000+

people participated in each online survey

81%

of participants support a six lane lap pool with a separated leisure pool tank

The feasibility study concluded that the following aquatic and non-aquatic features form the preferred final options for an indoor aquatic centre:

- 6 Lane 25m lap pool
- Leisure pool (including lazy river, tots area, spray features, and beach entry)
- Sauna and steam room
- Hot pool
- Change rooms
- Administration area
- Multi-purpose room

70%

of participants support a hot tub

59%

of participants support a multipurpose room

### Vision statement

The Golden + Area Aquatic Centre will be homegrown. It will proudly reflect the unique character of its place and bring all regional residents together through inclusive recreational activities. It will be a year-round, vibrant, community hub that provides health and wellness opportunities for all.

### Guiding principles

#### Community focused

A social hub of activity beyond aquatic use bringing local and regional residents together as one community.

#### A unique landmark

Born out of community input and passion representing the special character of its people and place.

#### A place of wellness

Supportive of the individual and the community health and wellness needs.

#### Versatile

Adaptable in the way that it meets the needs of residents both now and in the future.

#### Realistic

Rooted in grounded aspirations that achieve the best possible outcome.

#### Inclusive

Accessible and welcoming to all.

#### Support local

Prioritize the use of local materials and methods to encourage a sense of pride in the project and foster strong community relationships. \*Updated 2023\*

#### Environmentally sustainable

Seek to incorporate sustainable best practices, including zero-carbon building design certification. \*Updated 2023\*



On Deck is an initiative of the Columbia Shuswap Regional District (CSRD), in partnership with the Town of Golden.

To learn more, visit [GoldenOnDeck.ca](https://GoldenOnDeck.ca)

For more information, email [ondeck@csrd.bc.ca](mailto:ondeck@csrd.bc.ca)



# Design Development



Exterior view - Entrance



Exterior view - Overall Site



Boulder play/ Plaza



Lounge Areas



Gushers Splash Pad

## Site Design

- The site design will feature:
- Public entry plaza
  - Indoor-outdoor connection from the aquatic area
  - Landscape zones with native, well-adapted plant species for the Golden area
  - Enhanced connection to the existing Rotary Trail
  - Outdoor pool open during construction
  - School drop-off areas maintained
  - Spray park maintained



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# Design Development

ON DECK



Site plan



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# Design Development



Interior view - Pool deck facing west toward lane pool, tot pool, and hot pool



Interior view - Pool deck facing south west toward lane pool and universal change room



AquaFit



Shallow entry tot pool



Hot tub

## Building Design

The key features of the Golden + Area Aquatic Centre will be:

- 6 Lane 25m lap pool
- Tot pool
- Hot pool
- Universal change room



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# Design Development



Floor plan



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# Universal Change Room

## What is a universal change room?

A universal change room is a changing facility designed for all community members regardless of age, gender, religion or ability. It provides private spaces of a variety of sizes for use by individuals, small groups, families, and disabled people and their attendants.

## Is a universal change room the same thing as a family change room?

In terms of design characteristics, universal and family change rooms have the same key features like private, lockable changing stalls with full-height partitions. Over time, language has shifted to favour terms like universal or inclusive to acknowledge that these private change rooms are available for anyone to use, not just families

## What are the benefits of a universal change room?

Universal change rooms provide increased privacy to anyone who needs or wants it. The large, open circulation corridors also aid in a greater feeling of safety.

## Can people get changed in open areas of the change room?

No, all visitors to universal change rooms must use the private changing stalls.



Grandview Heights Aquatic Centre



Clayton Community Centre



Aquaventures Swim Centre



Minoru Centre for Active Living



## Key features:

- ① Grooming station
- ② Dry change cubicles
- ③ Wet change cubicles (w/ shower)
- ④ Locker zone
- ⑤ Washrooms
- ⑥ Adult accessible change room
- ⑦ Deck showers



# Construction Phase

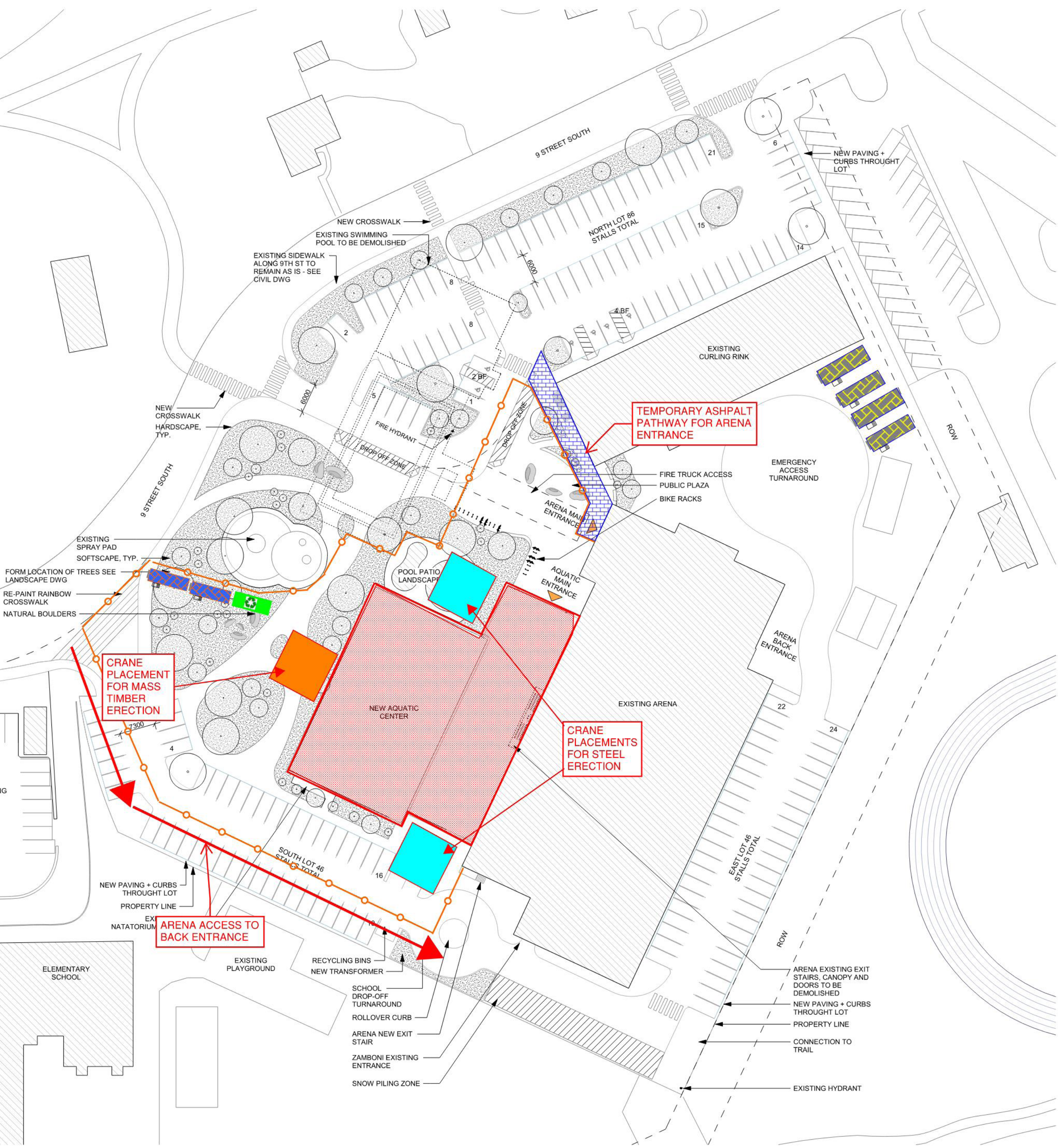


## Local Partnerships

- Partnerships with the community and its workforce
- Engage local community throughout construction with tours and project updates
- Goal is to utilize local trades
- Local subcontractors for full scopes or facilitating workforce for out of town trades

## Project Logistics Plan

2024 - 2026



**LEGEND**

CONSTRUCTION FENCE w. SILT PROTECTION FABRIC, AND MESH BANNERS

CONSTRUCTION ACCESS GATE (10m WIDE) w. MUDMAT

SECONDARY ACCESS GATE (MANGATE)

EXTENDED MUDMAT (GRAVEL BASE)

CONSTRUCTION OFFICE TRAILER

CONSTRUCTION TRAILER (TRADES)

WASHROOM TRAILER

CATTLE GUARD FOR MUD/DIRT KNOCK OFF

CONSTRUCTION VEHICLE TRAFFIC FLOW

PROJECT CONSTRUCTION SIGNAGE

WASTE AND RECYCLING BINS

FIRST AID STATION

MUSTER POINT

WELL POINT TO LOWER WATER TABLE DURING CONSTRUCTION

**GENERAL NOTES**

NOTE 1: WEEKLY COMMUNICATION WITH GOLDEN AND THE SOUROUNDING COMMUNITY TO INFORM OF MAJOR DELVIERIES AND REVIEW 6-WEEK LOOK AHEAD SCHEUDLE

NOTE 2: PROJECT SIGNAGE WILL BE PLACED AT STRATEGIC LOCATIONS IN ORDER TO INFORM THE GENERAL PUBLIC OF THE PROJECT AND FURTHER GAIN PUBLIC SUPPORT FOR THE PROJECT

NOTE 3: THIS LOGISITICS PLAN REPRESENTS AN INITIAL CONCEPTUAL CONFIGURATION WHICH WILL BE SUBJECT TO A COLLABROATIVE REVIEW WITH THE THE CSRD AS A KEY COMPONENT OF THE PRECONSTRUCTION PHASE

## Minimizing Distrupction During Construction

- Adjacent schools and public safety of utmost importance
- Existing pool will be operational throughout
- Arena and curling rink operations maintained (minor shutdowns expected for electrical tie-ins)

## Project Schedule

- Project Approval  
Spring 2024
- Project Start  
Summer 2024
- Completion - Pool Open  
Spring 2026
- Demo Existing Pool  
Summer 2026
- Total Project Completion  
Fall 2026



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# Managing Costs



## Market Conditions

- Since cost estimates at the time of feasibility phase, the market has experienced roughly 8% escalation per year
- Material supply prices have recently spiked
- Increased labour rates
- Supply chain challenges with significantly increased shipping costs

## Schematic Design Costing

- In June 2023, after the design team worked through the Schematic Design phase, a Class-C Cost Estimate for the preferred list of features came in over the referendum budget.
- As a result of the unforeseen cost escalation, the project Steering Committee met with the community Advisory Committee in order to ask some difficult questions about the priority features that the community needs from a new Aquatic Centre

## How have we reduced costs

### Design Features:

- Simplified structure with box shape massing and repeatable structural system
- Reduced structural spans
- Reduced glass
- Economical + durable materials
- Reduced area in public and mechanical zones with efficient layout

Question: How do we design the most cost-effective building that suited to qualify for available grants?

## Phased Approach

The CSRD has worked with hcma Architecture + Design, project manager MAKE Projects Ltd. and members of the original Community Advisory Committee to redesign a base facility that can be achieved within the targeted timeline and budget set out in the 2022 referendum.

Phases 2 and 3 would involve renovating and extending the based facility to accommodate additional features desired by the community.

### Phase 1

- 6 lane 25m pool
- Tot pool
- Hot pool
- Universal change room
- Efficient lobby

### Phase 2

- Leisure pool
- Steam room + sauna
- Wet multipurpose room

### Phase 3

- Expanded lobby
- Large multipurpose room
- Connection to arena lobby



Site Phasing Diagram



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## Operational Costs

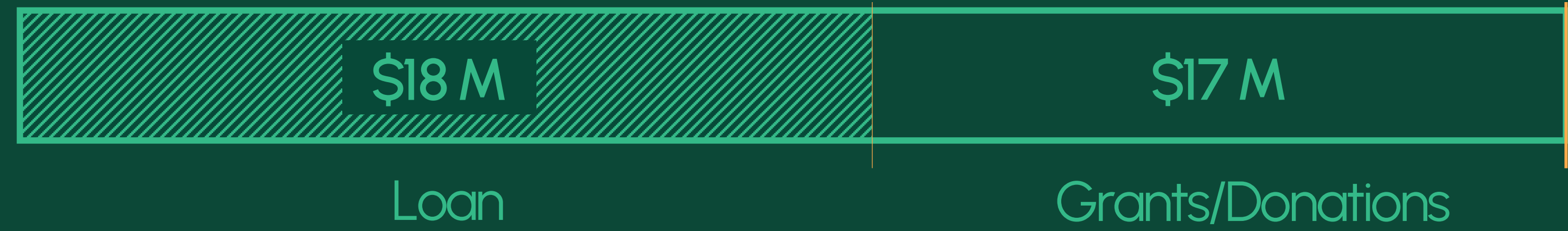
Indoor pool	Option A (6am - 9pm)	Option B (9hr Daily Average)
<hr/>		
Total Expenses	\$ 1,568,406	\$ 1,203,747
- Total Revenue	\$ 365,000	\$ 275,000
<hr/>		
Total Tax		
= Based Budget	\$ 1,203,000	\$ 928,747
Cost Recovery	23%	23%

## Taxation Impacts

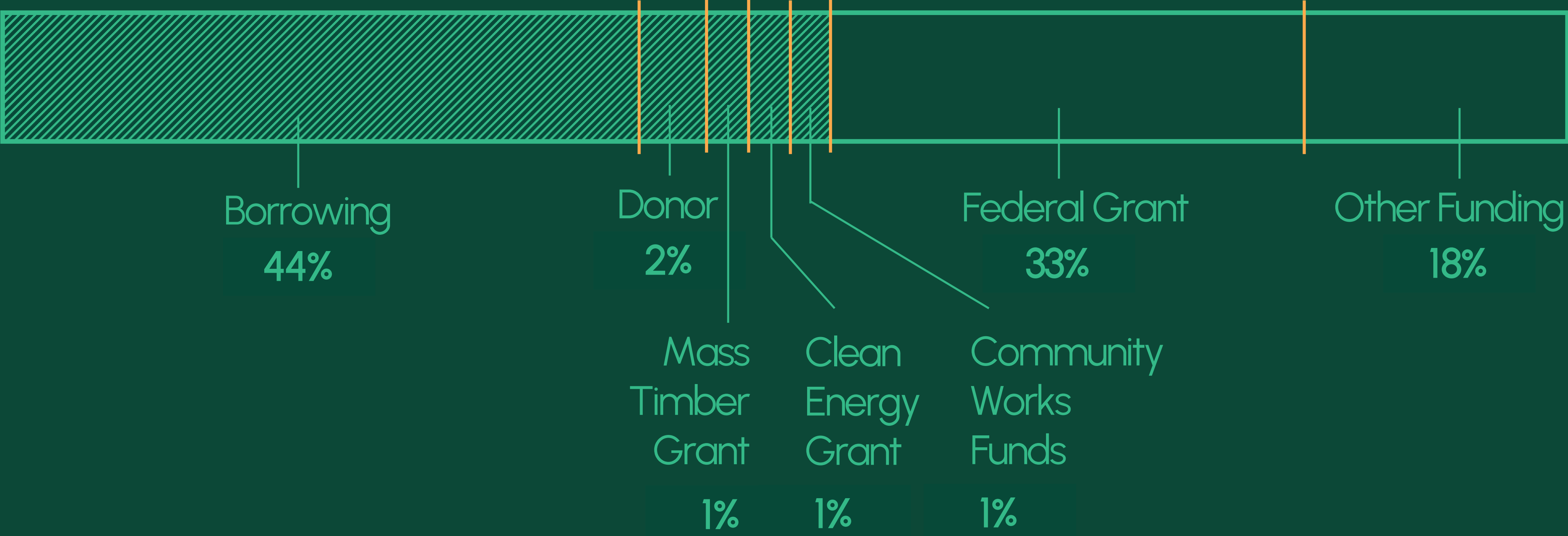
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<hr/>			
Total*	Area A	\$ 98.37	\$ 79.67
	Town of Golden	\$ 102.84	\$ 83.29
*Per \$100,000 of assessed value			
<hr/>			
Average Residential Taxpayer	Area A	\$ 544.87	\$ 441.31
	Town of Golden	\$ 547.02	\$ 443.05
(Based on current residential assessed values)			

## Status of Funding

Referendum Budget - \$35M



Current Status of Funding - \$41M



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- Steel structure vs. glulam

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- Removal of ramp access to lane pool

- Remove future phase change room and mechanical area

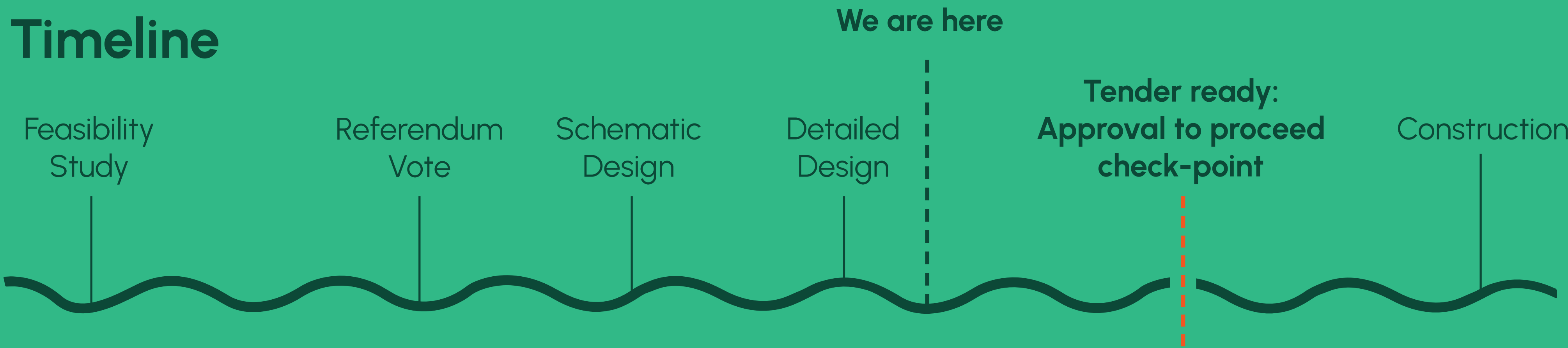
## Market Conditions

- Market capacity remains tight - busy market for access and labour
- Currently working through higher-than-normal inflationary period
- Future outlook on construction costs has normalized from extreme escalation
- Lead times have generally bounced back to pre-pandemic conditions

## Next Steps

- The team will continue to work closely with the construction manager in the development of the construction documents in preparation for tender
- The team will continue to undertake fundraising efforts
- At the end of the phase, only if the budget is within the funding envelope, will the project proceed

## Timeline



## Project team

The design of the project thus far has included a large team of collaborators who have been working to get the project closer to becoming a reality. To date, the team has completed 13 months of design work.

### Columbia-Shuswap

Regional District: John Maclean  
Jody Pierce  
Derek Sutherland

The Town of Golden: Jordan Petrovics  
Chelsey Keefer  
Jessica Churchill

Project Manager: MAKE Projects

## The project team has been working extensively since the referendum.

Architect: hcma  
Construction Manager: Buttcon  
Structural Engineer: RJC  
Mechanical Engineer: AME  
Electrical Engineer: S+A  
Civil Engineer: Lawson

Landscape Architecture: Larch  
Code Consultant: LMDG  
Energy Modeling: reLoad  
Audio Visual: MC2  
Acoustic Consultant: RWDI



On Deck is an initiative of the Columbia Shuswap Regional District (CSRD), in partnership with the Town of Golden.

To learn more, visit [GoldenOnDeck.ca](https://GoldenOnDeck.ca)

For more information, email [ondeck@csrd.bc.ca](mailto:ondeck@csrd.bc.ca)