City of Delta
COUNCIL REPORT
Regular Meeting

To: **Mayor and Council** File No.: **6240-20/Win**

From: **Parks, Recreation & Culture and Communications & Engagement Departments**

Date: **April 24, 2024**

Winskill Aquatic and Fitness Centre Replacement

The following report has been reviewed and endorsed by the City Manager's Office.

- **RECOMMENDATION:**

THAT this report be received for information.

- **PURPOSE:**

To provide Council with an update on the progress of procurement, confirm key Council decision points, and convey the community engagement strategy for the Winskill Aquatic and Fitness Centre Replacement.

- **BACKGROUND:**

The Winskill Aquatic and Fitness Centre ("Winskill") is the City's oldest indoor aquatic facility, at nearly 50 years old. Through numerous reviews and analysis, it has been confirmed that all the various mechanical systems are at the end of their service life.

At its March 11, 2024 Regular Meeting, Council approved:

- That the existing Winskill Aquatic and Fitness Centre be replaced with a new purpose-built aquatics and fitness centre.
- That staff be directed to issue requests for proposals for an architect and construction manager to proceed with the replacement of the facility.
- That staff be directed to commence a community engagement program to obtain input from user groups, Delta residents and neighbours.

Following Council approval, request for proposals were issued for the architect and construction manager, and staff commenced development of the community engagement strategy.

- **DISCUSSION:**

Procurement

Following Council's approval on March 11, 2024, City staff issued request for proposals for the construction manager and architect, running each selection for 25 days to enable an open competitive process.

For the construction management request, four proposals were received from the following vendors: Unitech Construction Management Ltd., Heatherbrae Builders Co. Ltd., Ventana Construction Corporation and EllisDon Corporation. An internal evaluation committee of City staff reviewed all four proposals, awarding the highest score to Unitech based on their experience, team composition, and methodology. Unitech also submitted the lowest priced bid.

Pricing of the four proposals are contained in the table below.

Construction Management Firm	Proposal Value
Unitech Construction Management Ltd.	$ 3,488,310
Heatherbrae Builders Co. Ltd.	$ 5,668,000
Ventana Construction Corporation	$ 9,153,276
EllisDon Corporation	$10,226,815

For the architectural services, eleven proposals were received with the list of firms contained in the table below. An evaluation committee consisting of four City staff and representation from Unitech Construction Management Ltd. are presently reviewing all eleven proposals, and expect to make the selection shortly.

Architect Firm
Dialog and Carscadden
Diamond Schmitt
FaulkerBrowns
HCMA
HDR
MJMA and Buro 47
O4A
Perkins + Will
Shape and Snøhetta
Stantec and Teeple
TBD

Council Updates

City staff will ensure Council and the community is kept up to date on the progress of the project through various formal and informal means. Staff plan to provide updates at Regular Council meetings generally following the key dates below.

Target Date	Venue	Description
May 6, 2024	Regular Council Meeting	Provide update on procurement, key dates and engagement strategy.
July 22, 2024	Regular Council Meeting	Update on first round of engagement and Council decisions to inform schematic design.
Oct. 21, 2024	Regular Council Meeting	Update on second round of engagement and decisions to inform detailed design development.
Oct. - Nov. 2024	Budget Workshops and Regular Meetings	Approve refined project cost.
Feb. 2025	Regular Council Meeting	Approval of detailed design.
April 2025	Regular Council Meeting	Update on construction tendering awards.

Engagement

Over the past few weeks, staff have been taking steps to raise awareness of the project with the community including social media, a video, and correspondence with neighbouring residents and businesses, and user groups (Attachment A). Between May 7 and June 16, the community will be invited to get involved and help identify the key features of the facility. The following is an overview of the groups that will be invited to participate, the types of activities that will be offered, as well as some of the key dates and topics that will be covered.

Staff have planned activities to support the involvement of:

- Delta residents
- Neighbouring properties and businesses
- Facility users
- Aquatic user group representatives (e.g. swim clubs)
- Field user group representatives (e.g. disc golf, baseball, soccer)
- Annex user group representatives (e.g. BGC)
- Underrepresented groups (e.g. Indigenous, youth, seniors, immigrants, neurodivergent, people with mobility challenges, LGBQTIA2S+)

The activities include:

- Information sessions with neighbouring properties and businesses
- Workshops with aquatic and field user groups
- Pop-up events with schools and senior centres
- Community conversations with underrepresented groups
- Open houses and online feedback opportunities for the general public

Key dates for the general public include:

Date	Venue	Description
May 7 – June 16, 2024	LetsTalk.Delta.ca/Winskill	Review materials, engagement event dates and complete a feedback form.
May 30, 2024	Neighbourhood Information Session Winskill Park Fieldhouse 6 pm to 8 pm	Presentation and Q&A.
June 1, 2024	Open House #1 – Outdoors Winskill Park 10 am to 1 pm	Watch a presentation about the project. Complete several activities to provide input.
June 6, 2024	Open House #2 - Indoors South Delta Recreation Centre Main Hall 6 pm to 8 pm	Watch a presentation about the project. Complete several activities to provide input.

Through the engagement activities in this phase, participants will be invited to provide input into the following areas:

- Location of the new facility in Winskill Park (Attachment B)
- Eight or ten swim lanes for the main pool
- Features and attractions included in leisure pool
- Features of the recreation centre and common areas
- Accessibility and sustainability considerations of the facility
- Health and wellness features
- Project impacts and mitigation efforts

Implications:

Financial Implications - The replacement of the Winskill Aquatic and Fitness Centre is estimated to cost in the range of $120 to $130 million. Staff are proposing that the project be primarily funded by borrowing, but will also be actively seeking grant funding opportunities and exploring other funding sources.

The 2024 Financial Plan includes $10 million for the Winskill project. Once engagement concludes and the team progresses through the design process, staff will refine project costs as part of the 2025 Budget.

▪ CONCLUSION:

Progress is advancing as planned on the Winskill Aquatic and Fitness Centre Replacement project. With the launch of major engagement activities over the next six weeks, residents' and users' input received through this process will enable Council to make well informed decisions on the key elements of the project by late July.

Jim Bauer
Director, Major Capital Projects

Deanie Wong
Director, Communications & Engagement

Department submission prepared by: Jim Bauer, Director, Major Capital Projects
JB/fb

This report has been prepared in consultation with the following listed departments.

Concurring Departments		
Department	Name	Signature
Finance	Navin Chand	NC
Parks, Recreation & Culture	Trent Reid	TR

- **ATTACHMENTS:**

A. Winskill Fact Sheet
B. Winskill Replacement Siting Options

WINSKILL RENEWAL PROJECT

Delta



The City of Delta is replacing the Winskill Aquatic & Fitness Centre (Winskill) with a new facility that will offer improved and expanded amenities to meet the growing needs of the community. Residents are invited to get involved in the design of the new facility through the City's engagement process. This handout summarizes the key facts about the project. To learn more, visit **letstalk.delta.ca/Winskill**.

TIME TO REPLACE WINSKILL

Winskill has served the community for over four decades, providing a space for recreation, fitness, and aquatic activities. In 2019, a facility condition assessment determined systems including the building envelope, pool structure, electrical panel, and boilers have reached the end of their service life and need to be replaced. The pool is safe and operational but is at risk of a major mechanical failure and no longer meets modern standards or the community's needs.

COUNCIL DIRECTION TO BUILD NEW

Delta Council reviewed options to either renovate and expand the existing facility or construct a new one. Analysis shows that repairing the current facility would cost as much as building a new facility, with estimates around $120-130 million. Given the close cost estimates and the opportunity to better meet community needs, Council made the decision to construct a new facility.

BUILDING FOR THE FUTURE

The new building will feature the following amenities:

- Lap pool (8 lanes with option to expand to 10)
- Leisure and teach pools
- Accessible hot tub, sauna and steam room
- 1 m and 3 m diving boards
- Fully equipped fitness centre (double from today's size)
- Gymnasium, fitness and movement studios and multi-purpose spaces
- Change rooms (including a mix of universal and gender-designated)
- Administration space

Through the engagement process, residents will have the opportunity to share their ideas and views on the amenities of the new facility.



Visit ***letstalk.delta.ca/Winskill*** for more information and to participate.
Contact us at 604-952-3828 or email **Winskill@delta.ca.**

COMMUNITY ENGAGEMENT

The City is planning an engagement process to involve residents in the design of the facility and ensure that the interests and impacts of the new facility on user groups and the community are fully understood and considered. This spring, the City is planning to involve the community in determining the key features of the new facility and is planning the following:

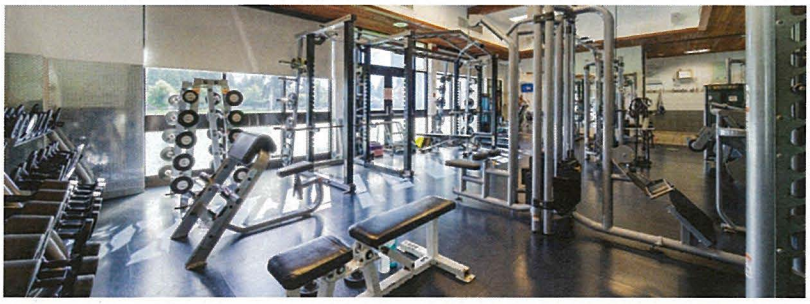
- Information sessions with adjacent properties and businesses
- Workshops with aquatic and field user groups
- Pop-up events with schools and seniors centres
- Community conversations with underrepresented groups
- Open houses and online feedback opportunities for the general public

Once the design is developed, the City will share the plans with the community later this fall before a decision is made by Council. Information about the opportunities to get involved is available at **letstalk.delta.ca/Winskill**.

GET INVOLVED

Groups identified to be involved include:

- Delta residents
- Adjacent properties and businesses
- Facility users
- Aquatic user groups (e.g. swim clubs)
- Park users (e.g. disc golf, baseball, soccer)
- Annex users (e.g. BGC)
- Underrepresented groups (e.g. youth, seniors, immigrants, neurodivergent, people with mobility challenges, LGBTQIA2S+)

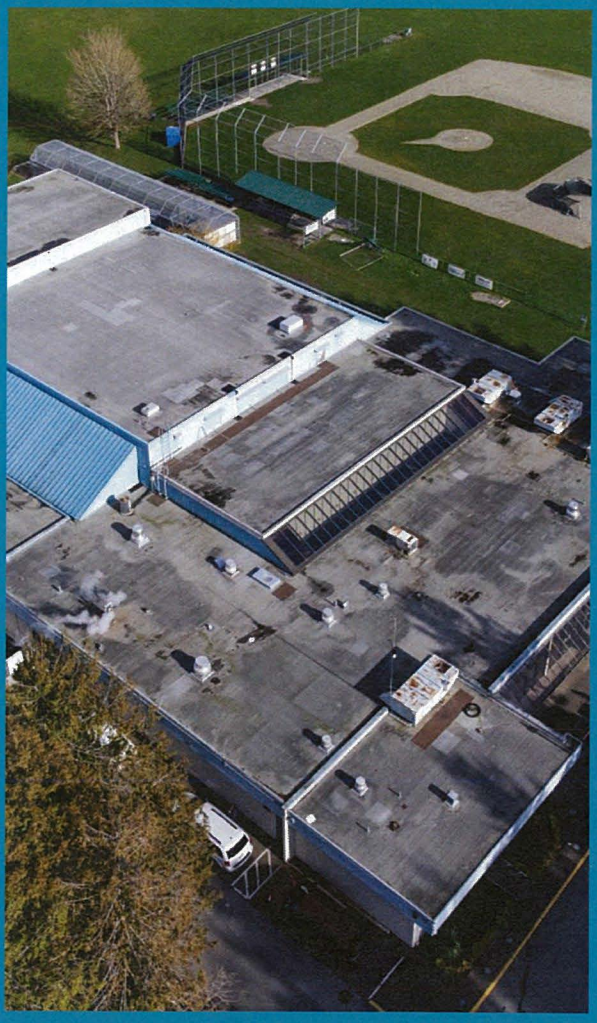


PROJECT TIMELINE

2024	2025 to mid 2027	Mid to late 2027
Design Facility	Build Facility	Open New Facility / Decommission Old Facility

HAVE YOUR SAY

The engagement process will seek input on items such as the number of lanes, types of play features, and building accessibility. One of the most important questions the City is asking is about the location of the new facility. The building will be built at a new site at the park so that the current facility can remain open while construction is underway. Choosing the location will affect things like the baseball diamonds, road access, disc golf, trees and more and the City is interested in your input to better understand opportunities and impacts prior to selecting a site. Watch for more information about the options to be shared once it is available.



Visit ***letstalk.delta.ca/Winskill*** for more information and to participate.
Contact us at 604-952-3828 or email **Winskill@delta.ca.**

Delta

Delta

Winskill Replacement Siting Options

Delta



Winskill Replacement Siting Options
April 22, 2024

Existing Conditions

BINNIE

Delta



Winskill Replacement Siting Options
April 22, 2024

Option 1 - West

BINNIE

Delta



Winskill Replacement Siting Options
April 22, 2024

Option 2 - North

BINNIE

Delta



Winskill Replacement Siting Options
April 22, 2024

Option 3 - South

BINNIE