Item 17

City of Delta
COUNCIL REPORT
Regular Meeting

To: **Mayor and Council**

From: **Facilities & Major Projects, and Parks, Recreation & Culture Departments**

Date: **October 9, 2024**

Winskill Facility Design and Project Update

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

- **RECOMMENDATIONS:**

A. THAT updates on the Winskill Renewal Project design, reforestation plan, and engagement plan be received for information.

B. THAT a disc golf course be constructed as a pilot installation in Diefenbaker Park in fall 2024.

C. THAT the grant application to the Government of Canada Green and Inclusive Community Buildings program for the Winskill Aquatic Facility be endorsed.

- **PURPOSE:**

This report provides Council an update on the Winskill Aquatic and Fitness Centre facility design, Winskill Park reforestation and next phase of community engagement. Staff are also seeking Council endorsement to construct a new disc golf course on a pilot basis at Diefenbaker Park.

- **BACKGROUND:**

At the July 22, 2024 Regular Meeting, Council approved the new Winskill Aquatic and Fitness Centre being located in the northeast corner of Winskill Park and to incorporate a 10-lane 25 meter lap pool. Council also directed staff to commence a facility conceptual design guided by the results of the community engagement and to report back on the feasibility of incorporating a fourth baseball diamond at Winskill Park, including further consultation with the appropriate field sport user groups.

At the September 23, 2024 Regular Meeting, Council approved the overall park plan, including the fourth baseball diamond being constructed in conjunction with the park field improvements. Council also directed site preparation for the new and relocated ball diamonds to begin in fall 2024 and requested staff to provide an update on reforestation and disc golf relocation plans.

- **DISCUSSION:**

Facility Design

Following the July 22, 2024 Regular Meeting, staff continued facility design by confirming programming needs by conducting several sessions with aquatics, recreation and facilities staff to understand and define the requirements for the new facility.

The design team transformed the programming needs into spatial requirements resulting in a recommended overall facility size of 89,900 ft^2. This has grown from 81,300 ft^2 initially estimated in January 2024. This growth in size is largely driven by the necessary aquatic support space (change rooms, deck space, and mechanical space) needed to facilitate the aquatics program. Despite the increased size of the facility, the project remains within the estimated budget of $130 million. Details on the various changes from the initial program estimate are shown in Attachment A.

The building planning layout also assumes the City will be allocating a similar amount of dedicated space to the Boys and Girls Club (BGC) as the current allocation on the lower floor of the Winskill Annex. Although this space is smaller than BGC's preferred program allocation, staff are exploring opportunities to make community program space available at certain times to meet the BGC needs.

The design team has collaborated with Delta staff working through various iterations of space planning for the new Winskill facility, and has evolved the options to the layout presented in Attachment B. The design includes all key amenities previously discussed with Council including a 10-lane 25 metre pool, diving boards, leisure pool, water slide, teach pool, hot tub, plunge pool, sauna, steam room, a full-sized gymnasium, fitness spaces, multipurpose space, and space for BGC.

Project Estimate

The updated project estimate is $129.8 million and is within the Council approved budget of $130 million. The construction management team has provided a Class D estimate (+/- 25%) in Attachment C and contains a contingency of $25.1 million. The estimate is based on the recent layout drawing included in Attachment B and includes furnishings, fixtures and equipment. The cost estimate contains $120 million for the new facility and $9.8 million for the fields and park realignment.

Included in the estimate is a $2.2 million premium for full electrification of the facility, which moves towards a net zero carbon building, and through minor design considerations and certifications will achieve a full net zero carbon facility. The facility is also being designed for the future, taking into account impacts of climate change, including future potential carbon taxes and credits

Staff are seeking Council's support to apply for a $40 to $50 million grant through the Government of Canada's Green and Inclusive Community Buildings program for this project. A fully electrified building qualifies the Winskill facility for the grant application. If successful, the grant would provide funding for up to 50% of the construction cost for the building. The design is intended to accommodate the future installation of solar

panels that could be installed if the City receives grant funding, or at a later date if budget does not enable.

Reforestation Plan

A contractor will be mobilizing on October 28, 2024 to begin removal of the estimated 166 trees in the western portion of Winskill Park, to facilitate site preparation and construction of the new U15 ball diamond and the relocated U13 ball diamond in 2025. The tree removal is planned to occur during November and December 2024.

The design team is currently working on a detailed reforestation plan. A preliminary concept plan is presented in Attachment D showing potential areas of reforestation. These areas include the perimeter area outside the new and relocated baseball diamonds, around a potential Community Plaza, along future walkways, within the new parking lot, and south of the existing parking lot. The perimeter reforestation area would include a new walkway. Approximately 275-300 trees around the new and relocated baseball diamonds would be retained. The exact number of replacement trees will be determined following the detailed reforestation analysis, but preliminary estimates would see the City planting between 375 and 400 new trees. More detailed reforestation plans will be presented in early 2025.

Disc Golf

Staff have continued to meet with representatives of the disc golf community to evaluate potential options for a relocated course. Based on these discussions, and further technical and site analysis, a multi-faceted approach to enhancing disc golf amenities in Tsawwassen has been developed. A letter of support for this approach has been provided by representatives of the disc golf community (Attachment E).

As an immediate interim measure, staff have ordered 6 new disc golf baskets for installation in the wooded area in Dennison Park, and have engaged a disc golf course designer, who will provide guidance on the installation of the baskets with input from the disc golf community. These temporary baskets will be installed this fall in advance of the removal of the Winskill Park baskets and are expected to provide a valuable space for informal casual play immediately.

The disc golf group has been vocal in their advocacy for a course at Diefenbaker Park to replace the one at Winskill on a more permanent basis. They have emphasized the suitability of the landscape, terrain, and support amenities such as parking and washrooms. Though Diefenbaker Park is a busy passive park, the disc golf community has historically used the park for pop-up events and informal play with limited instances of conflict. Staff recommend a pilot installation of a 9 to 12 hole course at Diefenbaker Park. Similar to the installation at Dennison Park, the course layout will be developed with a professional course designer with input from the disc golf community, and will consider the impacts to existing park uses, including summer camps, community events, walking paths, winter tobogganing, the West Coast Soaring Club, and the recently installed Rotary Storywalk. If supported by Council, installation is expected before the end of the year. To ensure that disc golf can co-exist safely and effectively with current uses of the park, community consultation would be conducted to help

evaluate the success of the pilot, and to identify any areas of improvement. The pilot installation could be in place by spring 2025 with engagement taking place next fall.

As requested by the user group, staff will consider an appropriate location for installation of one or two baskets at Winskill Park to recognize the historical legacy of disc golf in the park, and to provide a space for players to practice putting.

Phase 2 - Community Engagement

The facility design highlights how key features identified by the user groups and the community through the first phase of engagement have been integrated into the programming of the proposed aquatic and fitness centre. In the next phase of engagement, staff will begin by sharing the programming information with user groups and the community in the fall. Key activities that will be conducted over the next several weeks include:

- Meet with aquatic user groups
- Meet with field user groups
- Meet with BGC and other community groups (i.e. KinVillage, Reach, Tourism Delta, Lawn Bowling etc.)
- Host a pop-up event at Winskill Aquatic and Fitness Centre
- Review progress with Mobility and Accessibility Committee and Diversity, Inclusion and Anti-Racism Committee
- Provide update to residents and the community

These activities will be followed by a community-wide engagement program beginning in February. This timing will allow for more detailed renderings to be produced to more effectively communicate the facility and site plans to the community, and to invite their feedback. This phase will mirror activities in the first phase. Key activities that will be conducted over the period of this engagement include:

- Updates to Council
- Meet with aquatic user groups
- Meet with field user groups
- Meet with BGC and other community groups (i.e. KinVillage, Lawn Bowling etc.)
- Review progress with Mobility and Accessibility Committee and Diversity, Inclusion and Anti-Racism Committee
- Host information session with neighbouring residents
- Host two information sessions with neighbouring residents
- Host two open houses for the community
- Host pop-up events at area schools
- Host pop-up events at community locations to ensure equity, diversity and inclusivity

Implications:

Financial Implications - The replacement of the Winskill Aquatic and Fitness Centre is estimated to cost $130 million, with $120 million of this budget apportioned to the new facility. The portion of funding allotted for sports fields realignments, related amenities and a fourth baseball diamond is $10 million. The most recent Class D estimate is showing the project on budget at $129.8 million including contingency.

Next Steps

- Mobilization for tree removal will begin on October 28 and carry through to December 2024, in preparation for the two baseball diamonds construction in 2025. The design team will continue with a detailed reforestation plan, and will report back to Council in early 2025 on the details.
- Staff will proceed with planning and installation of disc golf baskets at Dennison and Diefenbaker Parks as outlined above.
- Staff will continue to refine the design of the new facility, and will report back to Council in early 2025 with updated drawings.
- Additional Community Engagement will take place in fall 2024 and winter 2025, which will further inform the detailed design.

▪ CONCLUSION:

The Winskill Renewal project is proceeding on schedule to begin construction in 2025 and within the Council approved budget of $130 million. Good progress is being made on the facility design. Tree removals and disc golf relocation will begin immediately to prepare for the relocated and new ball diamonds for completion in late summer 2025. Staff will report back to Council in early 2025 on further design progress, results of community engagement, reforestation plans, and refined cost estimates.

Jim Bauer
Director, Facilities and Major Projects

Josh Turner
General Manager, Parks Recreation and Culture

Department submission prepared by: Dan Cooper, Director, Parks and Planning; JoAnne Kleb, Manager of Engagement; and Luke Chapman, Senior Project Manager LC/lc

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

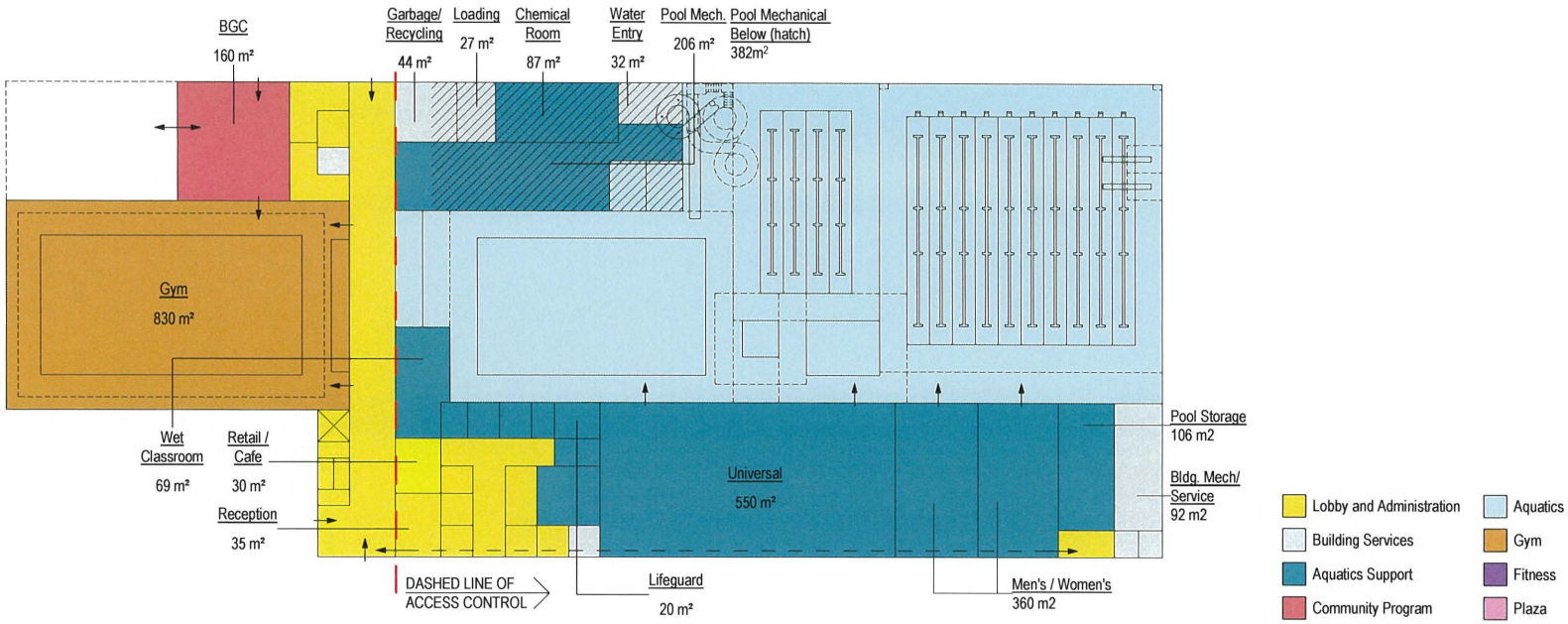
Concurring Department		
Department	Name	Signature
Communications & Engagement	Deanie Wong	DW

▪ ATTACHMENTS:

A. Facility Square Feet Detail
B. Building Planning Layout
C. Class D Cost Estimate
D. Reforestation Layout Concept
E. Letter of Support from Tsawwassen Disc Golf

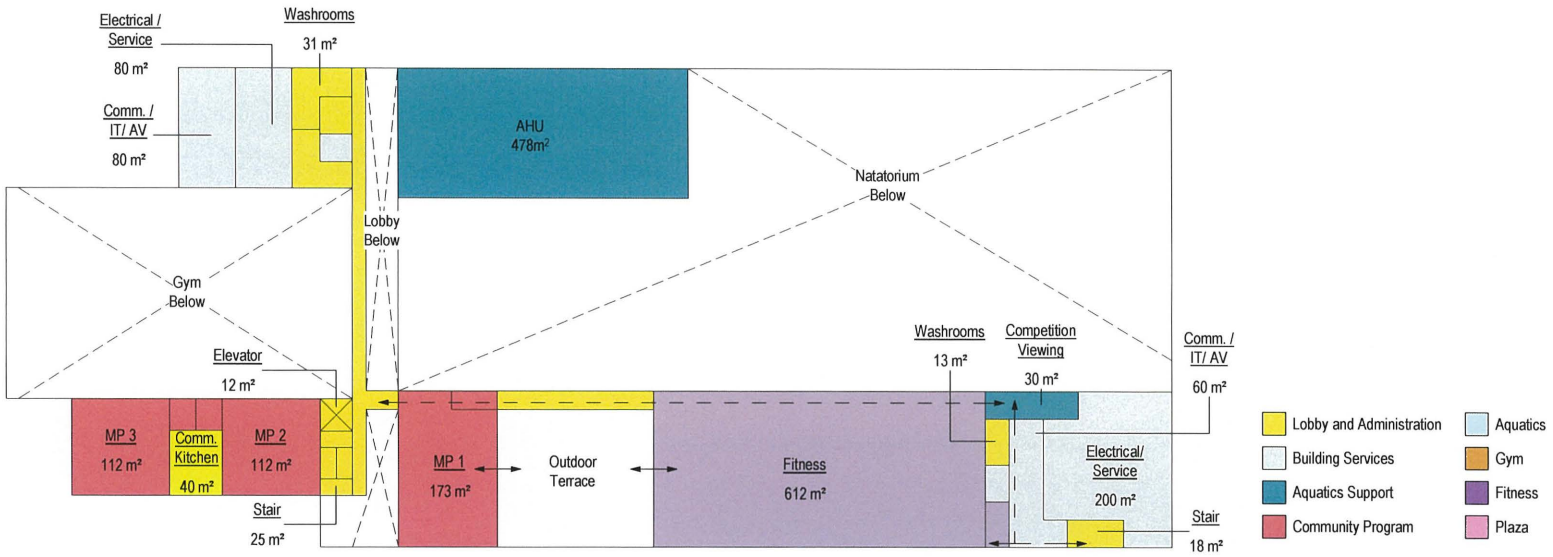
UNITECH
CONSTRUCTION MANAGEMENT

Winskill Aquatic Centre		Faciltiy Square Foot Details	
Area	**SQFT January 2024**	**SQFT Current**	**SQFT Difference**
Lobby & Administration Areas	4,144	5,952	+1,808
Aquatic	25,295	27,125	+1,830
Aquatic Support	16,436	26,985	+10,549
Gymnasium	7,567	8,493	+926
Fitness Program	5,748	6,738	+990
Community Program Areas Including Multi Purpose	9,095	5,048	- 4,047
Boys and Girls Club	2,852	1,722	- 1,130
Building Services	10,193	7,825	- 2,368
Total Square Feet	81,332	89,889	+8,557



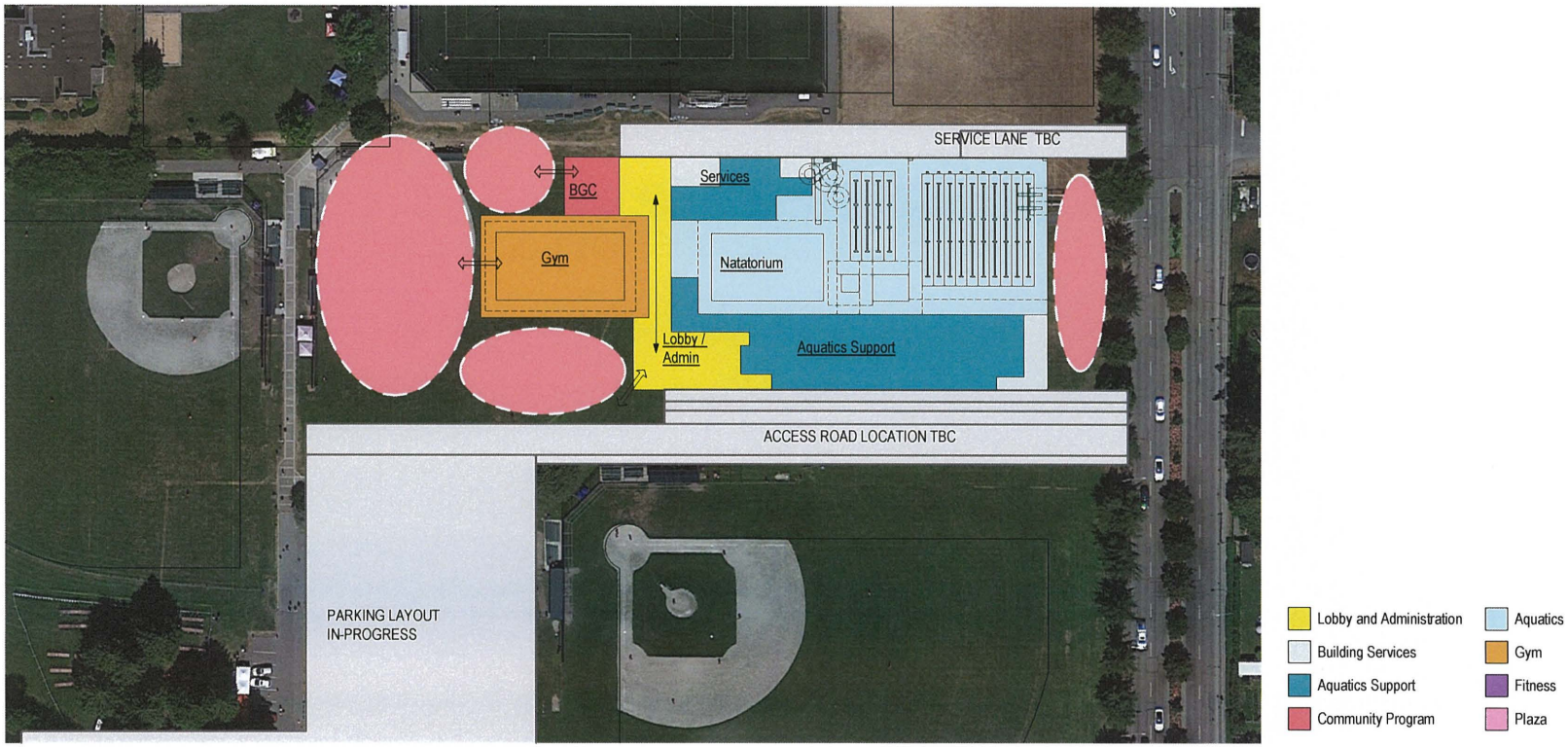
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GROUND LEVEL PROGRAM DIAGRAM



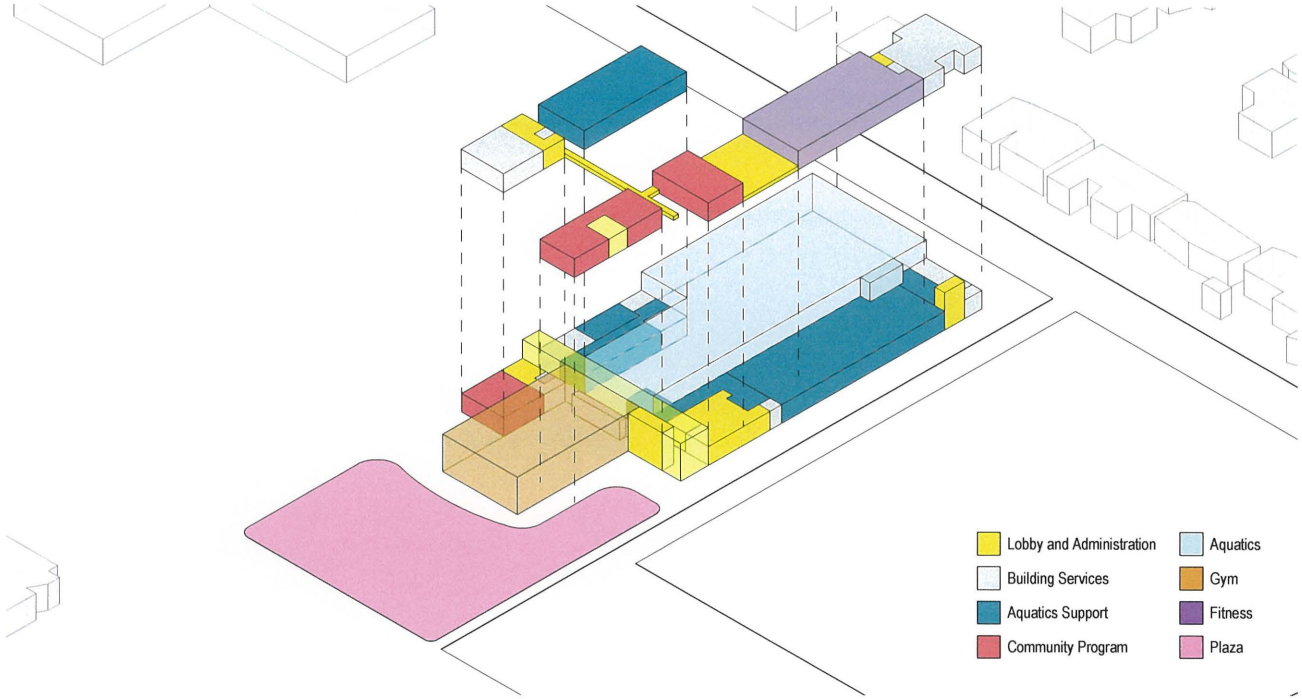
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SECOND LEVEL
PROGRAM DIAGRAM



1:1000

SITE PROGRAM DIAGRAM



NTS

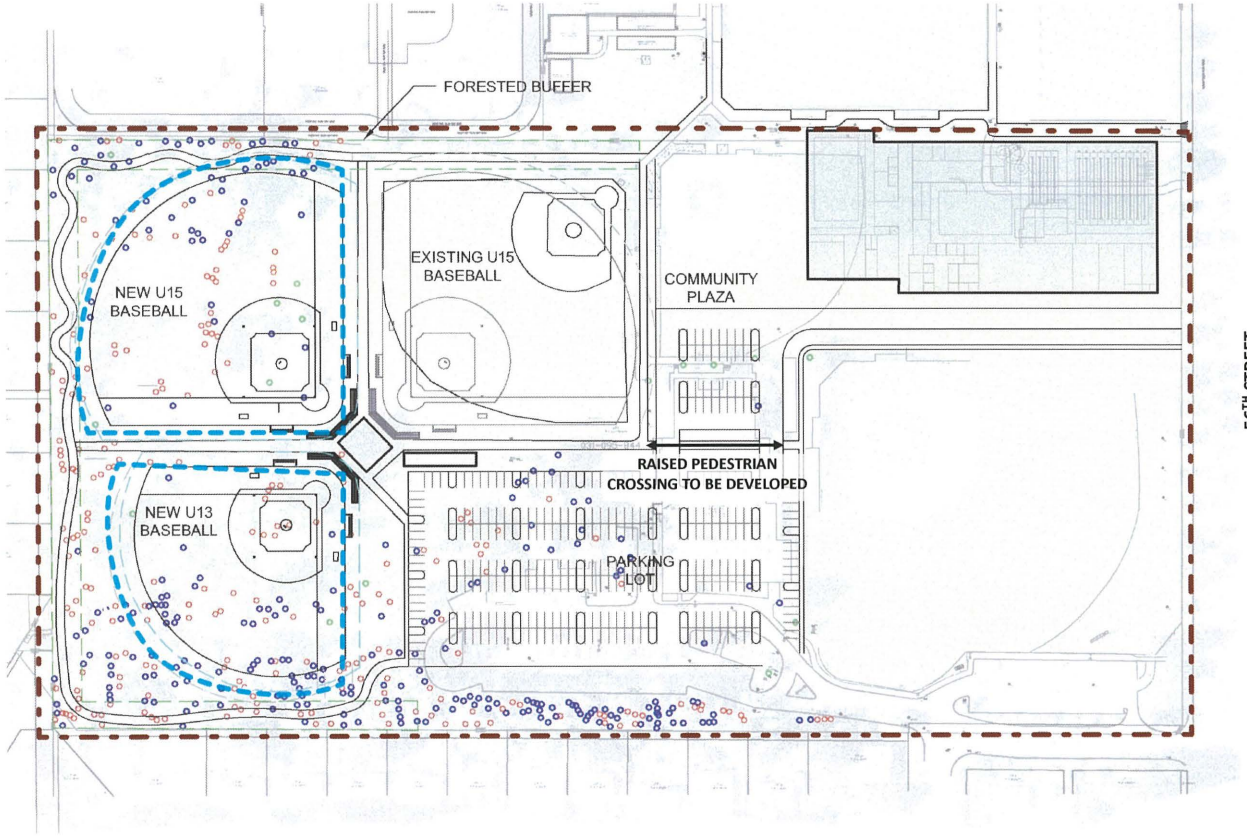
3D EXPLODED PROGRAM DIAGRAM

UNITECH
CONSTRUCTION MANAGEMENT

Winskill Aquatic Centre					Class D Estimate
Description of Work	**Unit**	**SQMT**	**SQFT**	**Unit Price**	**Total**
Lobby & Administration Areas					3,653,000
Aquatic					17,560,000
Aquatic Support Areas, Change Rooms, etc.					24,869,000
Gym Areas					3,805,000
Fitness Program Areas					3,038,000
Community Program Areas Including Multi Purpose Rooms					2,481,000
Boys and Girls Club					1,127,500
Building Service Spaces					2,381,000
Net Building Costs		**8,249**	**89,889**		**58,914,500**
General Requirements (GR's) and Construction Management Fees					8,165,000
Site Development					6,853,000
Project Contingency					25,137,000
Design Contingency - During Design Phase	10%			7,393,000	
Construction Contingency - During Construction Phase	14%			10,351,000	
Escalation Contingency - To Mid Point of Construction	10%			7,393,000	
Construction Total		**8,249**	**89,889**		**99,069,500**
Consultants Fees					5,522,000
Furniture, Fixtures Equipment, Insurance, Owner, Utility Connect Fees, Permits & DCC's					11,234,000
Total Project Cost (EXCLUDING SITE REALIGNMENT & ADDITIONAL AREAS)					**115,825,500**
Additional Facility Items					
Waterslide					726,000
Plunge Pool					152,000
Commercial Retail / Café - shell space only					92,000
Traffic Intersection on 56th Ave & 10th					450,000
Fully Electrified Facility (Including BC Hydro Costs) Potential Grant Opportunity					2,200,000
Additional Facility Outside Original Scope Allowance for GC's, Fees & Contingency					550,000
Additional Facility Items Sub Total				Subtotal	4,170,000
Total Project Cost (EXCLUDING SITE REALIGNMENT)		**8,337**	**90,836**		**119,995,500**
Site Realignment					
Relocate U-13 Field					3,000,000
Add 4th Field					3,000,000
Other Site Realignment Ammenities, GC's, Fees and Contingency					3,760,000
Forest Pathway, Disk Golf Relocation, Reforistation, Washrooms and Storage					
Site Realignment Sub Total					9,760,000
Total Project Cost					**129,755,500**

Cost Comparison	January 2024	Current	Difference
Net Building Construction Costs (Original Program)	70,640,880	73,932,500	(3,291,620)
Project Contingency	24,017,899	25,137,000	(1,119,101)
Construction Costs	**94,658,779**	**99,069,500**	**(4,410,721)**
Design Costs	9,465,878	5,522,000	3,943,878
FF&E and Other Soft Costs	11,701,100	11,234,000	467,100
Project Costs (Before Additional Program)	**115,825,757**	**115,825,500**	**257**
Additional Program		**4,170,000**	**(4,170,000)**
Project Costs (After Additional Program)	**115,825,757**	**119,995,500**	**(4,169,743)**
Site Realignment	10,000,000	9,760,000	240,000
Project Costs (After Ste Realignment)	**125,825,757**	**129,755,500**	**(3,929,743)**
Facility Square Feet	**81,332**	**89,889**	**(8,557)**
Construction Cost Per Square Foot	**1,164**	**1,102**	

WINSKILL PARK REFORESTATION



EXISTING TREES ON SITE	QTY
TREES IN GOOD CONDITION	16
TREES IN MODERATE CONDITION	247
TREES IN POOR CONDITION	227
TOTAL	490 TREES

FIELD SITE PREPARATION	QTY
REMOVAL FOR FUTURE BASEBALL FIELDS	
TREES IN GOOD CONDITION	6
TREES IN MODERATE CONDITION	75
TREES IN POOR CONDITION	82
TOTAL	166 TREES

TREES REMOVED 166 TREES

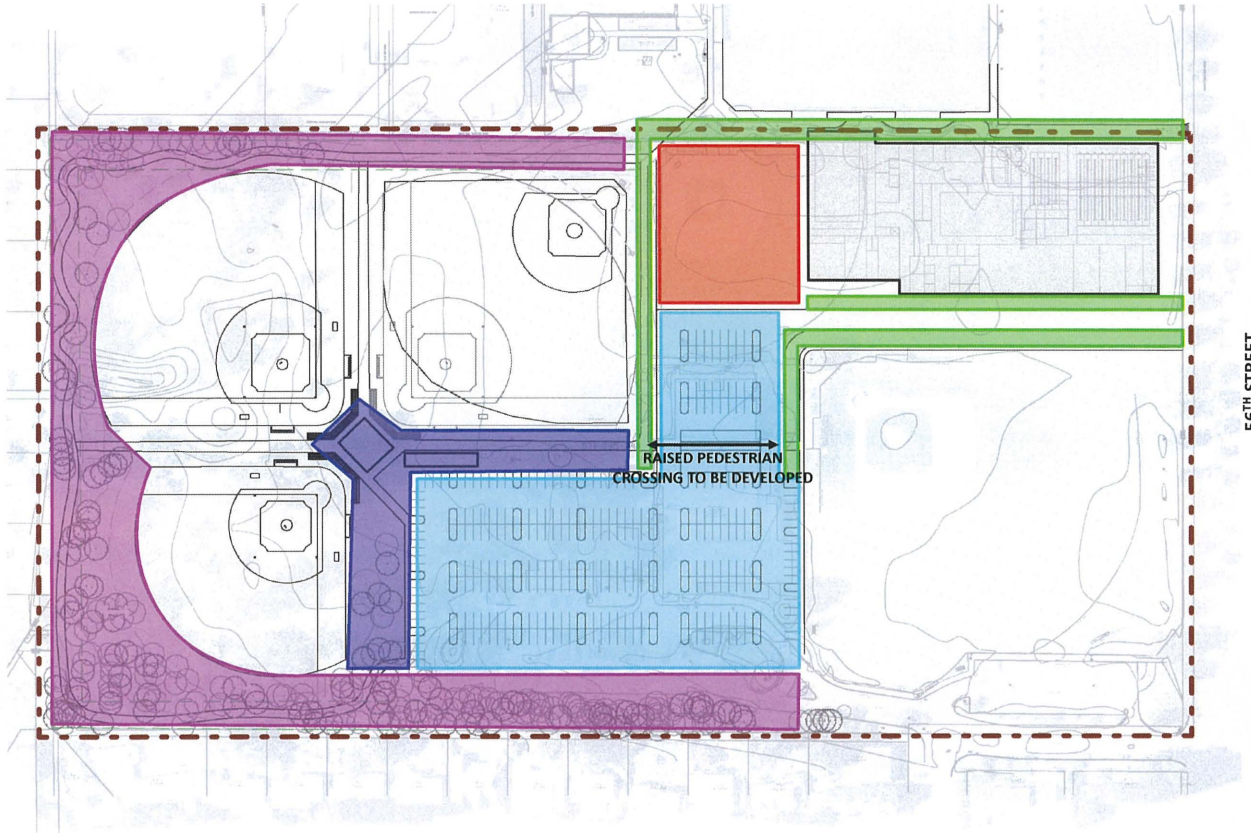
REQUIRED TREE REPLACEMENT 376 TREES

NOTE: ALL QUANTITIES ARE APPROXIMATE ESTIMATES ONLY.

TO BE CONFIRMED WITH UPDATED ARBORIST REPORT AND DETAILED DESIGN.

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN FORESTRY

WINSKILL PARK CONCEPT REFORESTATION



REFORESTATION PRIORITIES

- TREES IN PLAZA
- TREES ALONG WALKWAYS
- TREES IN PARKING LOT
- TREES NEAR NEW SPORTS HUB
- TREES IN FORESTED BUFFER (MIN 10M BUFFER FROM RESIDENTIAL AREAS)

N

0 10 30 50 100

NOTE: GOAL IS TO MAXIMIZE TREE REPLACEMENT IN PARK. ALTERNATIVE CITY LOCATIONS TO BE USED TO ACHIEVE REQUIRED REPLACEMENT NUMBERS.

NOTE: ALL QUANTITIES ARE APPROXIMATE ESTIMATES ONLY.

TO BE CONFIRMED WITH UPDATED ARBORIST REPORT AND DETAILED DESIGN.

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN FORESTRY

From: Kris Klimko
Sent: October 10, 2024 12:35 PM
To: James Palframan <JPalframan@delta.ca>; Dan Cooper <DCooper@delta.ca>; Josh Turner <JTurner@delta.ca>
Cc: eric johnston; Geoff Dyck
Subject: Letter of Support From Tsawwassen Disc Golf

Warning: This email came from outside the City of Delta. If the sender is not known, please do not open links or attachments. Contact the Service Desk (3215) if unsure of this email.

To Whom it Concerns,

My name is Kris Klimko and I am writing today on behalf of the disc golfers of Tsawwassen.

Last night, several of us met with Josh Turner, Dan Cooper and James Palframan to discuss the future of disc golf in Tsawwassen. We talked about a three-pronged approach aimed at reducing the impact of losing the disc golf course at Winskill Park. While nothing will ever truly replace Winskill, we are very happy with the efforts and solutions that Josh, Dan and James have offered to us. If and when the disc golf course at Winskill is removed, we are in full support of the following:

1. Installing six baskets at Dennison Park as quickly as possible with the guidance of InDesign and the disc golfers of Tsawwassen.
2. Installing one or two baskets at Winskill after the construction is complete. A nod to the history and players that have spent so much time in that park.
3. Installing 9-12 baskets at Diefenbaker Park before the end of the year. Again, with the design being facilitated by InDesign and the Tsawwassen disc golfers. We understand that this installation is on a one-year pilot project and that the feasibility of keeping this course will be assessed at the end of that trial.

Thank you for continuing to keep Tsawwassen disc golf in mind,

Kris Klimko