

City of Salmon Arm Recreation Campus Redevelopment Plan

Council Presentation

Hosted by
HCMA Architecture + Design

May 13, 2019

Purpose

To provide a report out of the Salmon Arm Recreation Campus Feasibility Study

Specifically, we aim:

- + To update you on the scope of work conducted as part of the study
- + To present the proposed concept design
- + To gain approval/direction to inform next steps

Agenda

1. Project Scope, Team, and Schedule
2. Defining Need:
 - Building Conditions Assessment
 - Public Engagement Round 1
3. Space Needs Assessment
4. Concept Design
 - Option A & B
 - Energy Modelling
 - Class D Costing
5. Public Engagement Round 2
6. Final Proposed Concept
7. Next steps

1 / Project Scope, Schedule, & Team

Project Scope

Investigate a range of opportunities for the redevelopment of the aging SASCU Recreation Centre, including possible futures for **aquatics**, **recreation** and **performing arts**.

Project Scope

Current site and context

Project Scope

Current site and context
Community aspirations

Project Scope

Current site and context

Community aspirations

Future demographics and trends

Project Scope

Current site and context

Community aspirations

Future demographics and trends

Condition of existing building

Project Scope

Current site and context

Community aspirations

Future demographics and trends

Condition of existing building

Maximize current assets to meet anticipated future needs

Project Schedule



Defining Need

Space Needs

Concept Design

Reporting

June – Mid Aug 2018

Mid Aug – Mid Sept 2018

Mid Sept – End Jan 2019

Feb – May 2019

Your project team

H C M A
What's possible?



MORRISON HERSHFIELD

ROSS TEMPLETON
+ ASSOCIATES

2 / Defining Need: Building Conditions Assessment

Defining Need: Building Conditions Assessment



Defining Need

June – Mid Aug 2018

Defining Need: Building Conditions Assessment

Purpose

Through a condition assessment of existing building systems, determine if there is existing life in the building

Make recommendations and provide cost estimates for proposed upgrades or repairs

Structural, mechanical, electrical building systems reviewed.

Defining Need: Building Conditions Assessment

Existing building and systems have life remaining

Defining Need: Building Conditions Assessment

Recommendations:

Electrical	\$640,000
Mechanical	\$2,180,000
Structural	\$1,360,000
Total	\$4,180,000

Defining Need: Building Conditions Assessment

Priority Criteria

Fix within 5 years

—— **\$3,200,000**
in the next 5 years

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Priority 4 – Client Discretion

—— **\$980,000**
beyond 5 years

Defining Need: Building Conditions Assessment

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Priority 4 – Client Discretion

—— **\$980,000**
beyond 5 years

\$4.18 Million
for all recommendations

2 / Defining Need: Public Engagement Round 1

Defining Need: Public Engagement Round 1



Defining Need

June – Mid Aug 2018

Who and how we engaged

Who and how we engaged

12 stakeholder meetings + follow-up emails **~75** participants

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2,176 online survey responses

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Ideas Fair August 22, 2018 **~200** contacts

Who and how we engaged

12 stakeholder meetings + follow-up emails **~75** participants

2,176 online survey responses

Ideas Fair August 22, 2018 **~200** contacts


Pop-up at Salmon Arm Fall Fair **~300** contacts

Who and how we engaged



Who and how we engaged


do you imagine in your future recreation spaces?
or write your ideas on a sticky note.



Spaces to swim for personal fitness

OUT DOOR POOL!
RAMP ENTRY LAP POOLS
SHAPE YOUR IDEAS!
LAZY RIVER!
Wave pool
WAVE POOL!

Private basins
Bigger hottubs
float
Wave rider
Swimming pool slide
Wave pool Lazy river water slides
Zip line
Lazy river
Wave pool
WAVE POOL!

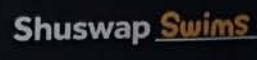


future aquatic spaces? sticky note.

Mot tub water slide → OUTSIDE POOL
ZIPLINE climbing wall → DIVING BOULE
Spaces to socialize with friends & family
BEACH ENTRY - FULLY ACCESSIBLE

LAZY RIVER WATER PACE
WATER SLIDE HIGH DIVING BOARD
HOT TUB
WATER SLIDES! OPEN
WATER SLID
Big Hot tub

Spaces to undertake rehabilitation / therapy
Special needs ramps



future recreation spaces sticky note.



Simon Fraser University Recreation
@SFRrecreation
recreation.ca

recreation

do you imagine in your future recreation spaces?
or write your ideas on a sticky note.

Expanded future facilities in gym, yoga, climbing, indoor soccer, etc.

Attach library

gymnastics/ dance/ aerobics/ zumba space

LAZER TAGS

multi purpose play space
standing wall

Kids Cooking class

Cooking program for kids

evening & weekend classes

here to learn



future performing arts sticky note.



Simon Fraser University Recreation
@SFRrecreation
recreation.ca

performing arts

do you imagine in your future performing arts spaces?
or write your ideas on a sticky note.

More Drama Programs For kids!

Spaces to join performing arts clubs / day camps

Dance studios with windows

Black Box
Crestle stage
for 100 people

Small stage for 30 people

300 - 400 seats

Small stage for 30 people

ice cream
VIEWING ROOMS/ PLATFORM

Spaces to practice / rehearse, perform or attend music, dance and drama performances



Who and how we engaged

Aquatics

What's most important to you about aquatic spaces in a future Shuswap recreation centre?
You have 6 orange sticky dots. Distribute them across the activities you value below. The more sticky dots you place beside an activity, the more important it is to you.

Activities and dot counts:

- Swimming for personal fitness: 4 dots
- Undertaking rehabilitation / therapy: 3 dots
- Taking swimming lessons / developing skills: 5 dots
- Socializing with friends & family: 4 dots
- Swimming for fun: 6 dots
- Swimming competitively: 3 dots

Twitter @SalmonArmRec
Facebook @SARrecreation
salmonarmrecreation.ca

Shuswap Swims

Recreation

What's most important to you about recreation spaces in a future Shuswap recreation centre?
You have 7 green sticky dots. Distribute them across the activities you value below. The more sticky dots you place beside an activity, the more important it is to you.

Activities and dot counts:

- Train for competitive sports: 4 dots
- Socialize with friends and family: 5 dots
- Enjoy sport for recreation: 4 dots
- Host or attend an event: 4 dots
- Learn a new skill: 4 dots
- Do group activities: 4 dots
- Play: 4 dots

Twitter @SalmonArmRec
Facebook @SARrecreation
salmonarmrecreation.ca

Shuswap Swims

Performing Arts

What's most important to you about performing arts spaces in a future Shuswap recreation centre?
You have 5 blue sticky dots. Distribute them across the activities you value below. The more sticky dots you place beside an activity, the more important it is to you.

Activities and dot counts:

- Practice / rehearse, perform or attend dance performances: 4 dots
- Learn new skills: 4 dots
- Join performing arts clubs / day camps: 4 dots
- Practice / rehearse, perform or attend music performances: 4 dots
- Practice / rehearse, perform or attend drama performances: 5 dots

Twitter @SalmonArmRec
Facebook @SARrecreation
salmonarmrecreation.ca

Shuswap Swims

Survey Respondents

50% between the ages of **20- 48** years old

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75% of survey respondents were from **Salmon Arm**

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20% aged **49 - 64**

30% were **under 19** or **over 64** years of age

75% of survey respondents were from **Salmon Arm**

25% from surrounding communities

About a future facility

The most commonly cited **priorities** for a future facility are:

Enhanced leisure pool facilities

Lazy river, slides, wave pool, rock wall, tot pool with salt water/reduced chlorine use and a comfortable viewing/social area for parents and families

Enhanced recreational aquatics facilities

Lane swimming and aqua fit with salt water/reduced chlorine use

Enhanced performing arts facilities

Especially music, but also dance, theatre and comedy

Principles that are broadly supported include:

Bigger

Increased capacity to reflect the increase demand from a fast-growing community

Inclusive

A multi-use family friendly facility for all ages, including family-friendly/inclusive change rooms

Accessible

Including **physical access** for those with disabilities and in terms of **cost**

Flexible

Range of uses as well as the ability to grow with the community

Modern

Up to date design and technology

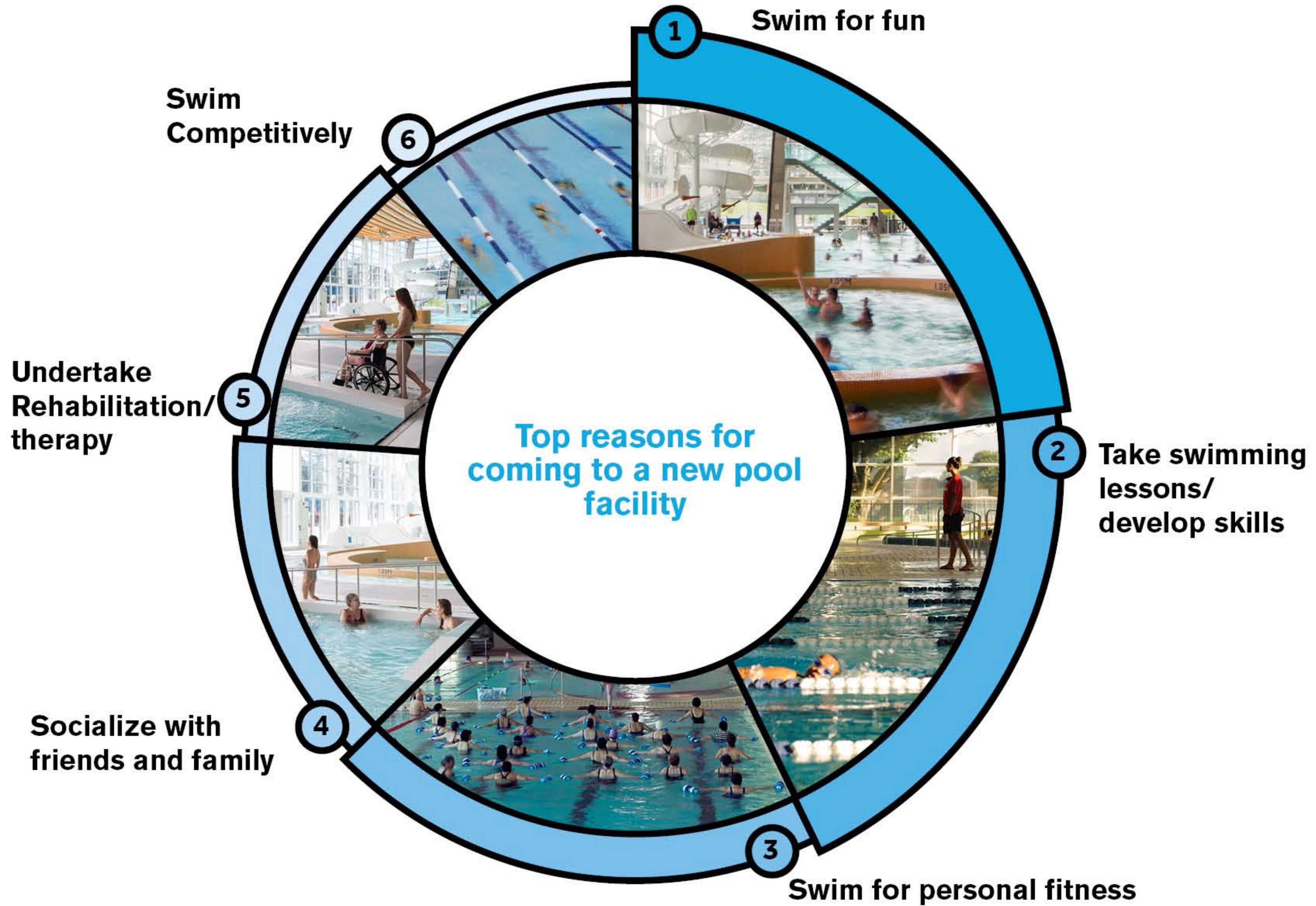
Comments include:

A fun centre for families must be a priority. The majority of tax payers will only be using the pool for recreation.

Have many different activities happening at the same time at the rec centre so that it is truly community facility

A bigger pool so lessons and fun can happen at the same time.

A facility that is suited to all users, young and old. Accessible to all.



About the current facility

Why people don't use the **aquatic and recreation** facilities

50% Operating hours

50% Lack of leisure pool

25% Lack of lane swimming capacity

20% Pool temperature

20% Inadequate fitness / training spaces

Why people don't use the **performing arts** facilities

50% Inadequate performance seating

40% Poor acoustics

30% Lack of capacity

20% Inadequate site lines

20% Poor lighting

Other: Facility not suitable for performing arts (flooring, acoustics, seating)

3 / Space Needs

Space Needs



Defining Need

Space Needs

June – Mid Aug 2018

Mid Aug – Mid Sept 2018

Aquatic Components

**Recreation
Components**

**Performing
Arts
Components**

Aquatic Components

Recreation Components

Performing Arts Components

How?
Engagement Results
Budget
Demand Analysis

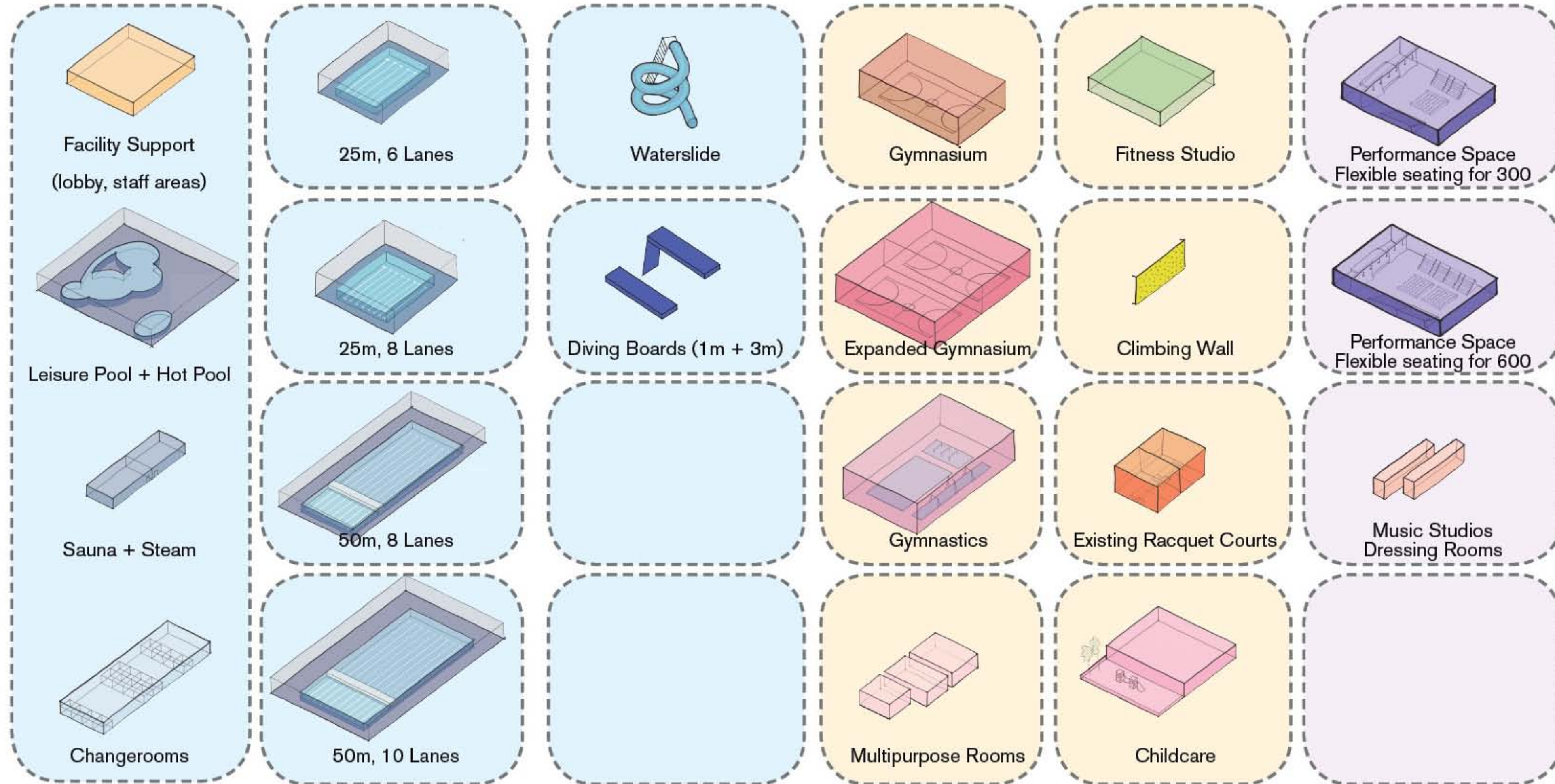
How?
Engagement Results
Budget



Aquatic Components

Recreation Components

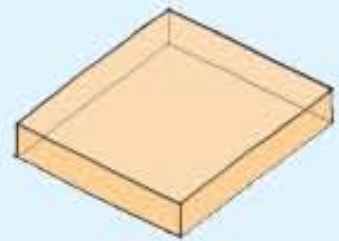
Performing Arts Components



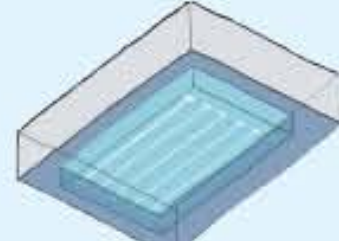
Aquatic Components

Recreation Components

Performing Arts Components



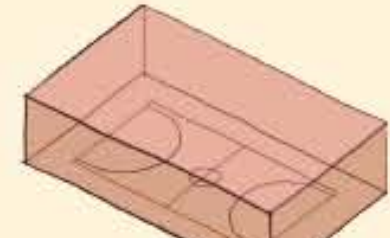
Facility Support
(lobby, staff areas)



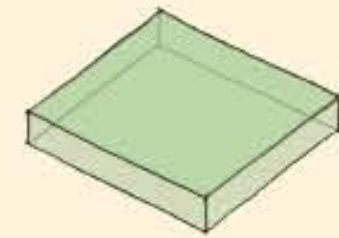
25m, 6 Lanes



Waterslide



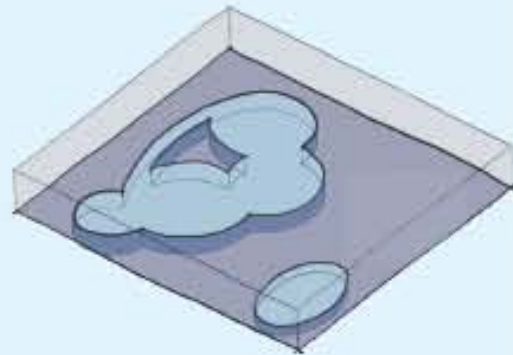
Gymnasium



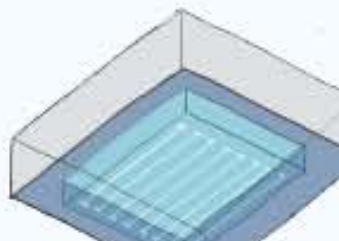
Fitness Studio



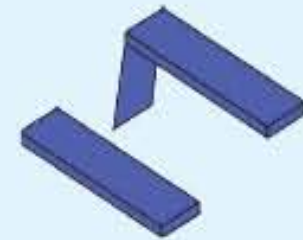
Performance Space
Flexible seating for 300



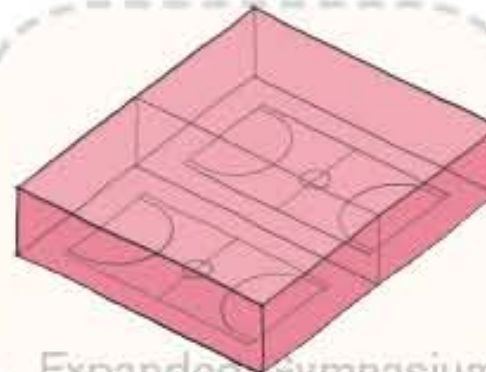
Leisure Pool + Hot Pool



25m, 8 Lanes



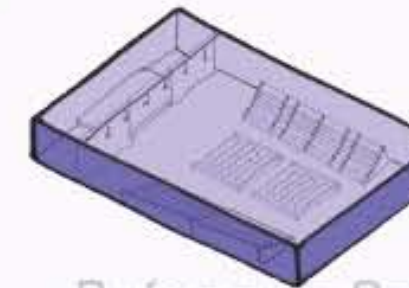
Diving Boards (1m + 3m)



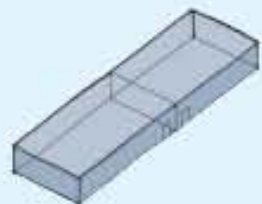
Expanded Gymnasium



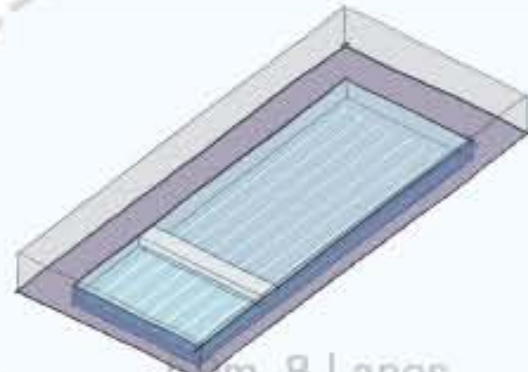
Climbing Wall



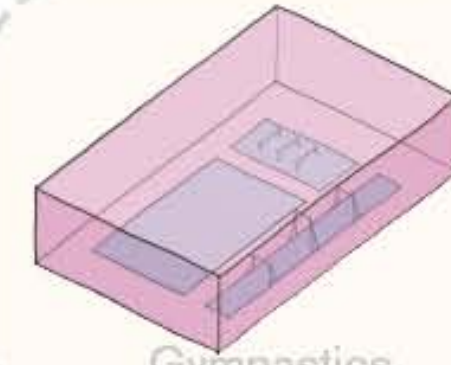
Performance Space
Flexible seating for 600



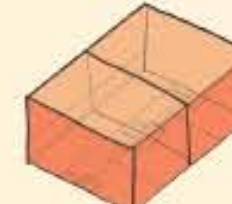
Sauna + Steam



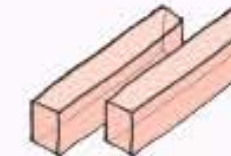
50m, 8 Lanes



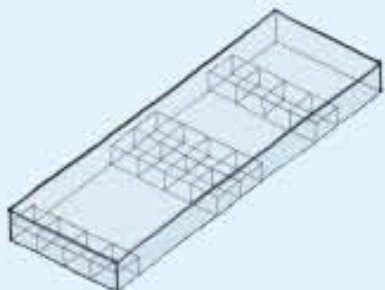
Gymnastics



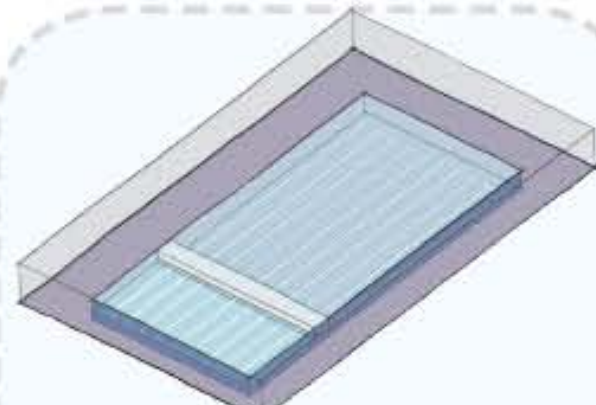
Existing Racquet Courts



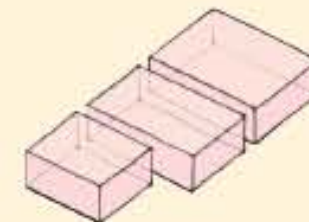
Music Studios
Dressing Rooms



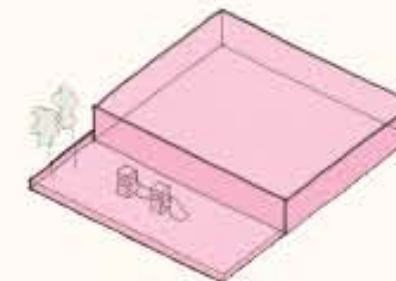
Changerooms



50m, 10 Lanes



Multipurpose Rooms



Childcare

4 / Concept Design

Concept Design



Defining Need

Space Needs

Concept Design

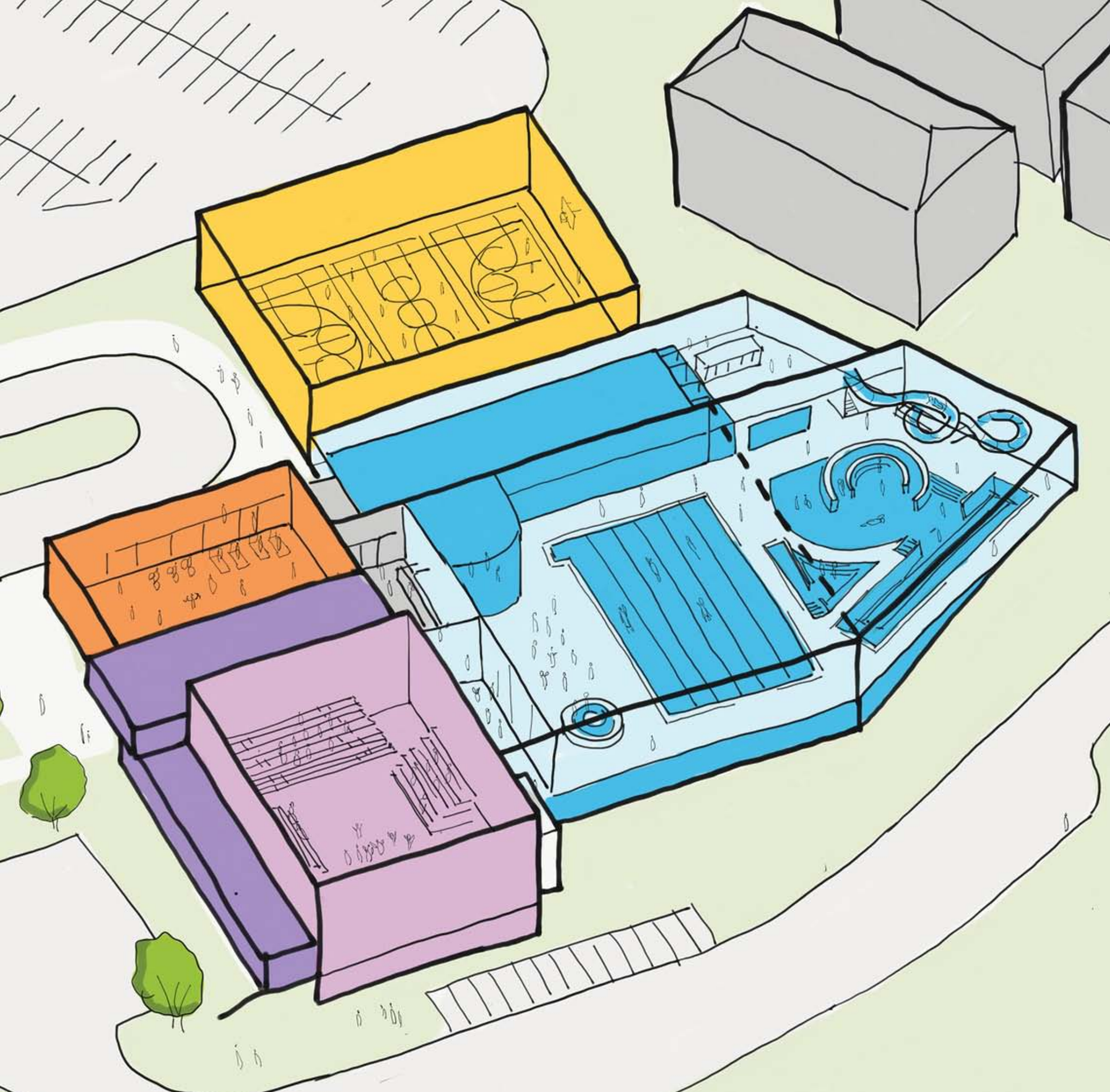
June – Mid Aug 2018

Mid Aug – Mid Sept 2018

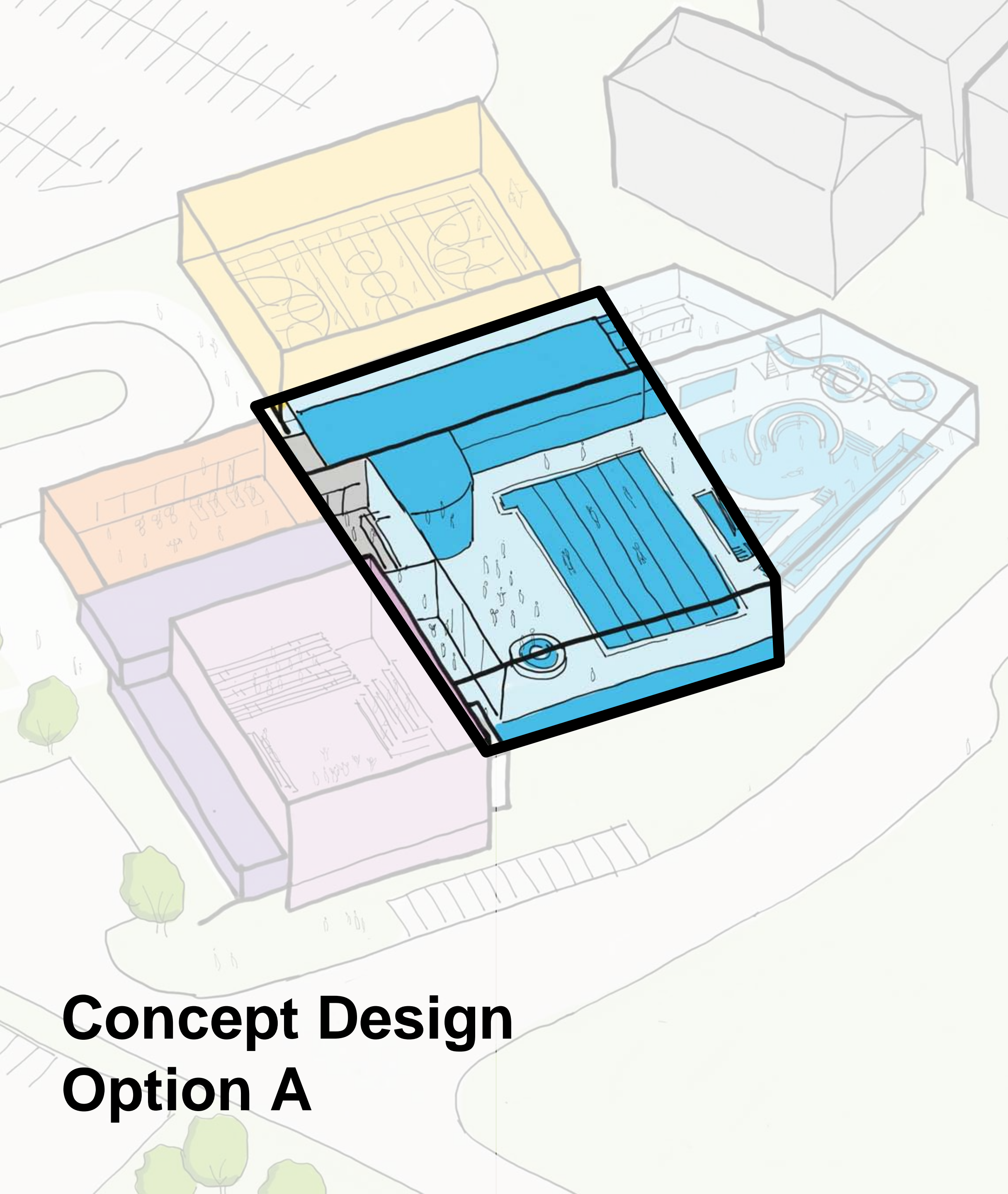
Mid Sept – End Jan 2019

Concept Design

A design idea that considers the spatial requirements, the site and context, and the ideas and aspirations expressed through the community and stakeholder engagement.

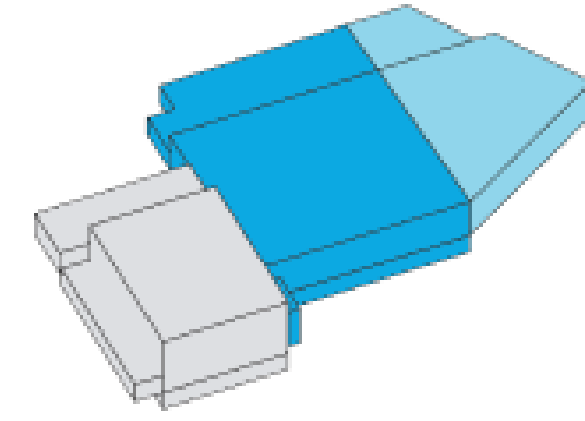


**Concept Design
Option A – Renovate + Expand
Pool**

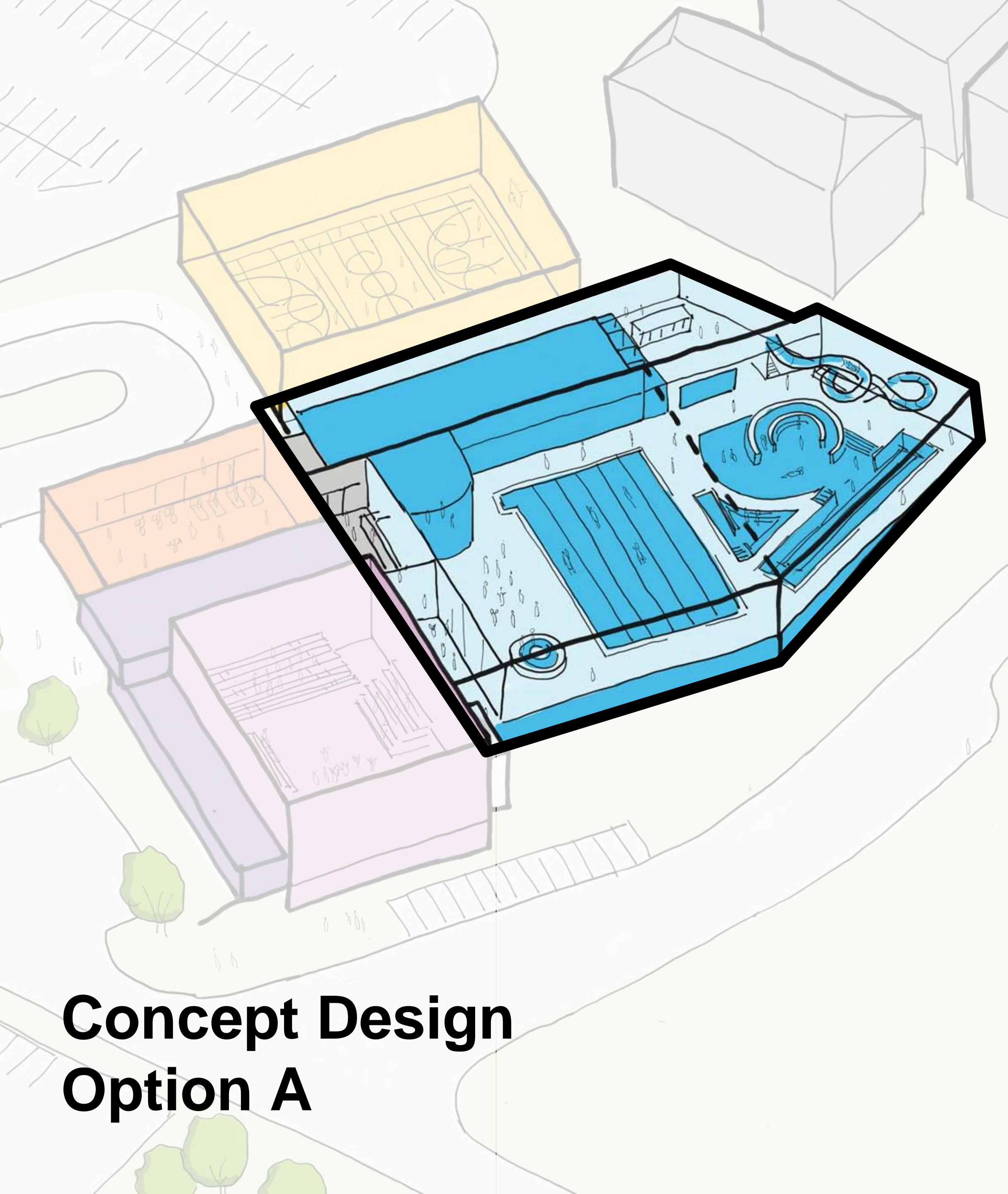


**Concept Design
Option A**

PHASE 1
Renovate + Expand the Pool

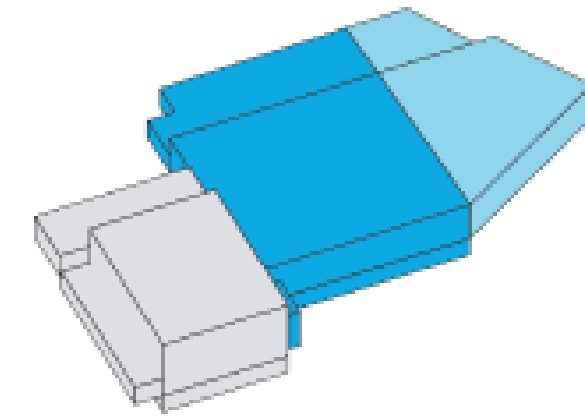


**~\$21.3
Million**

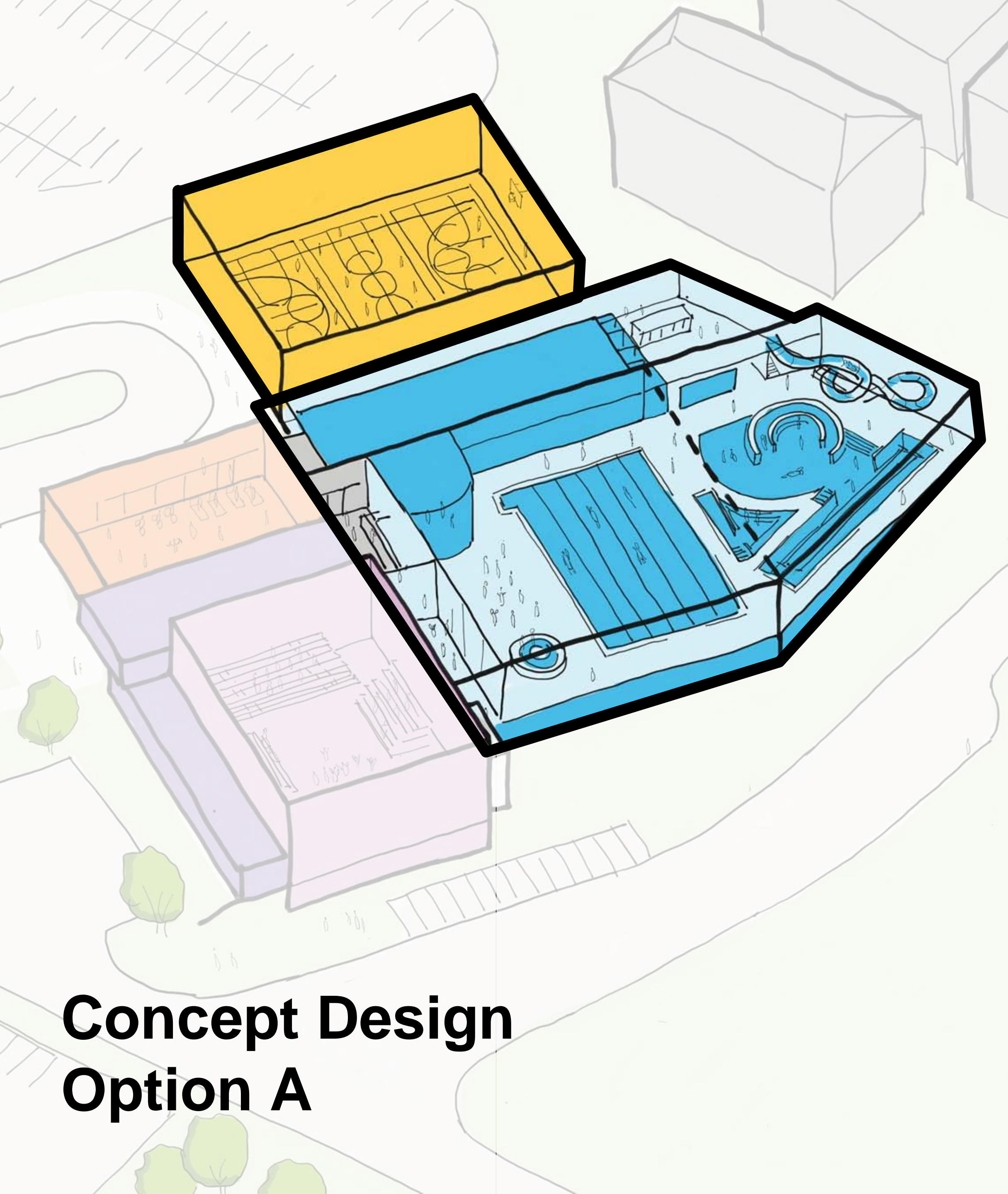


**Concept Design
Option A**

PHASE 1
Renovate + Expand the Pool

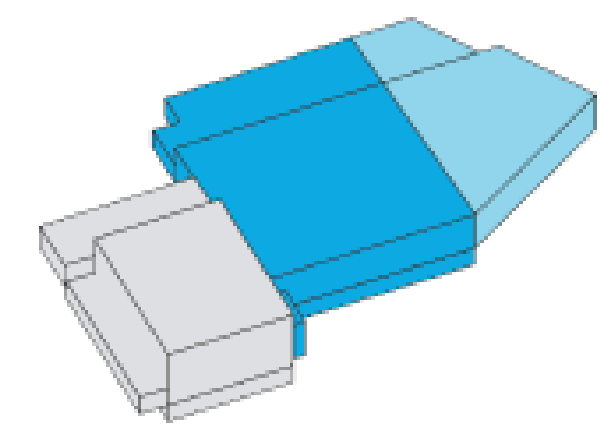


**~\$21.3
Million**



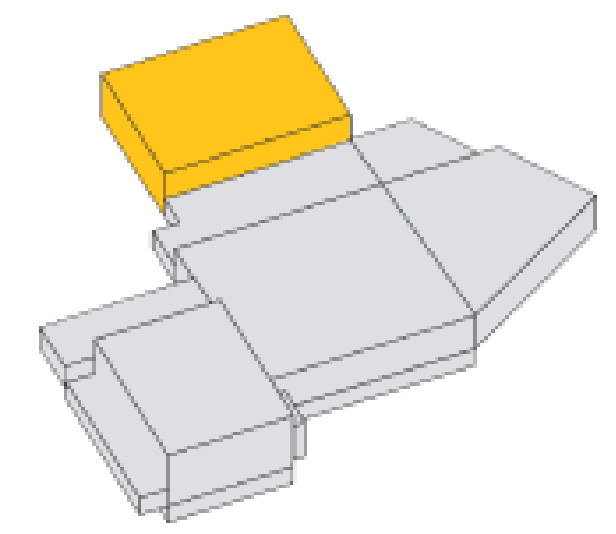
**Concept Design
Option A**

PHASE 1
Renovate + Expand the Pool

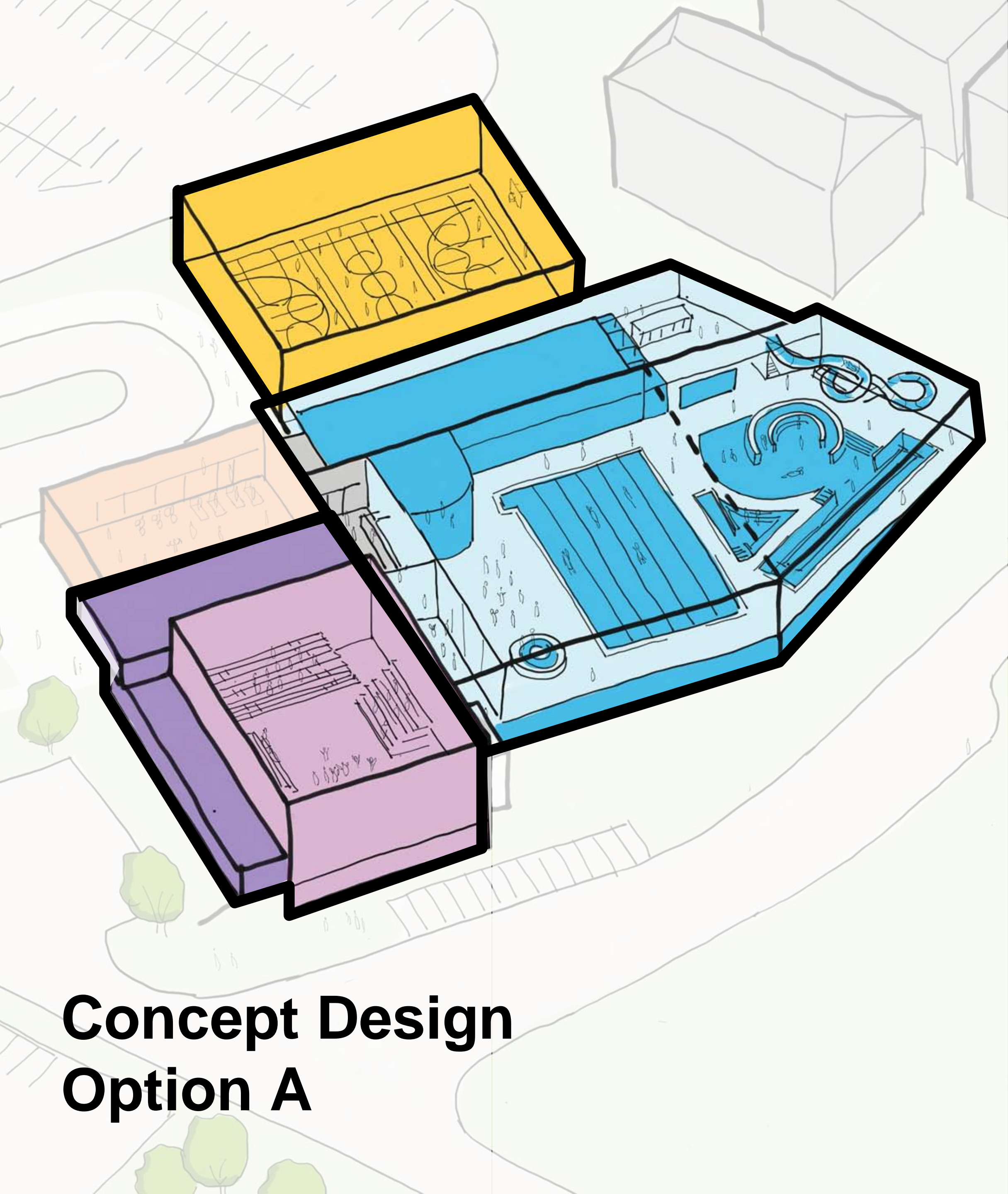


**~\$21.3
Million**

PHASE 2
New Multi-purpose Gymnasium

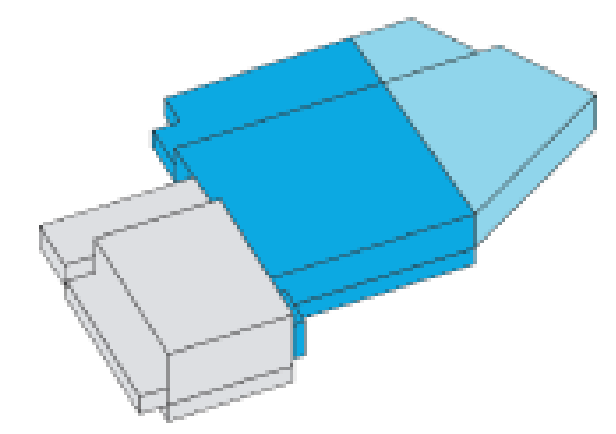


**~\$6.4
Million**



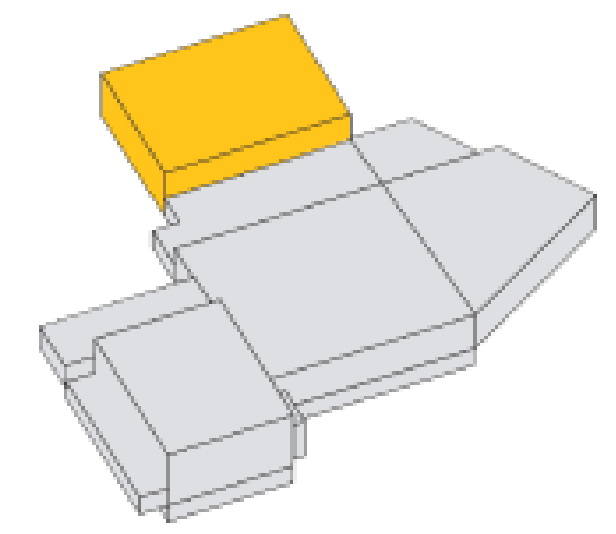
Concept Design Option A

PHASE 1
Renovate + Expand the Pool



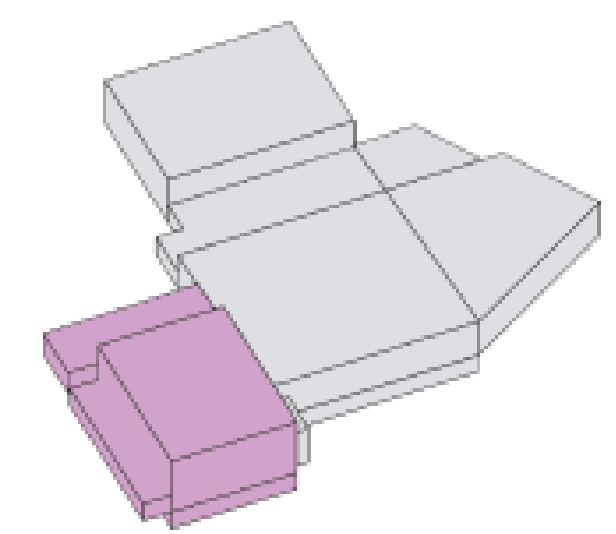
~\$21.3
Million

PHASE 2
New Multi-purpose Gymnasium

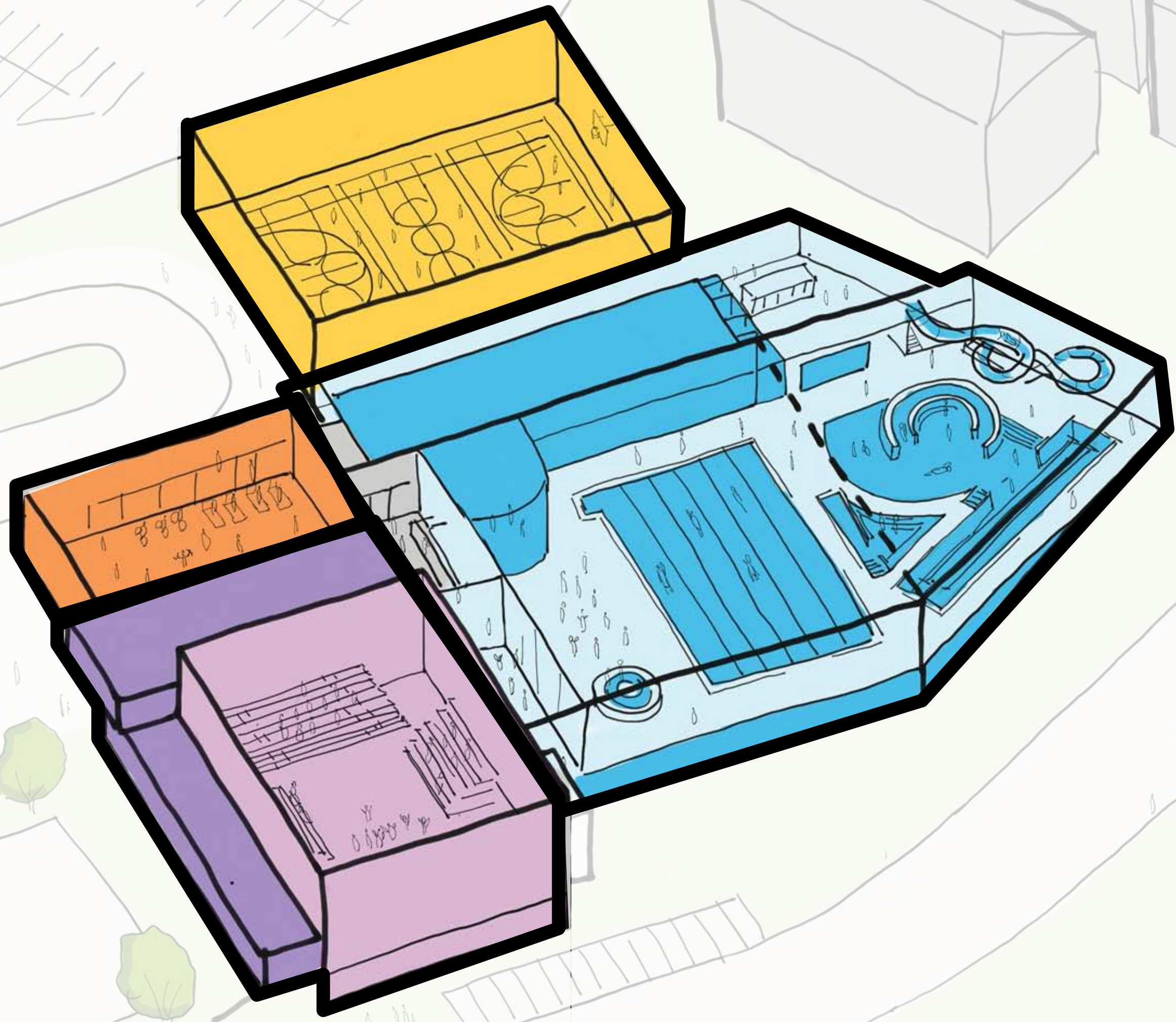


~\$6.4
Million

PHASE 3
Convert multi-purpose auditorium into
dedicated Performing Arts Space

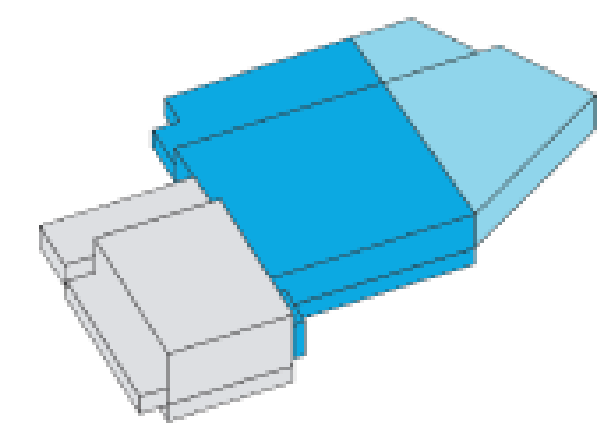


~\$5.5
Million



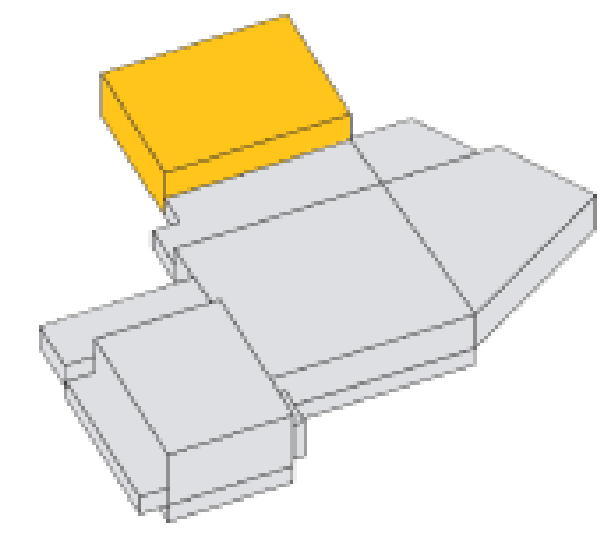
Concept Design Option A

PHASE 1
Renovate + Expand the Pool



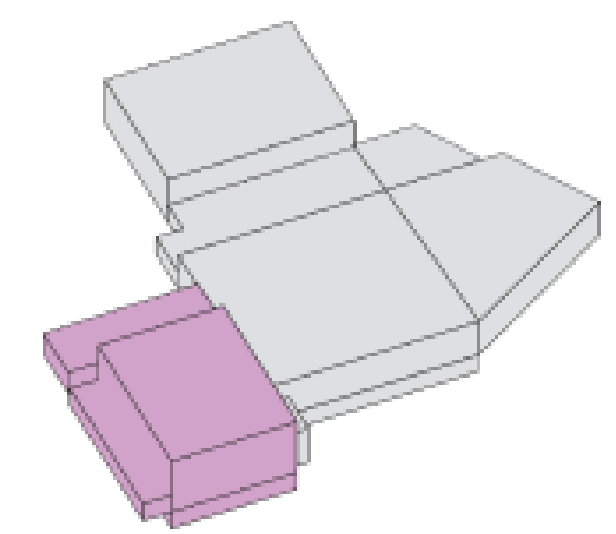
~\$21.3
Million

PHASE 2
New Multi-purpose Gymnasium



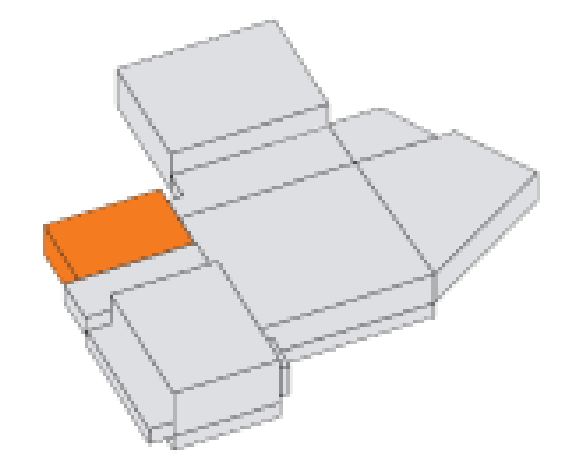
~\$6.4
Million

PHASE 3
Convert multi-purpose auditorium into
dedicated Performing Arts Space

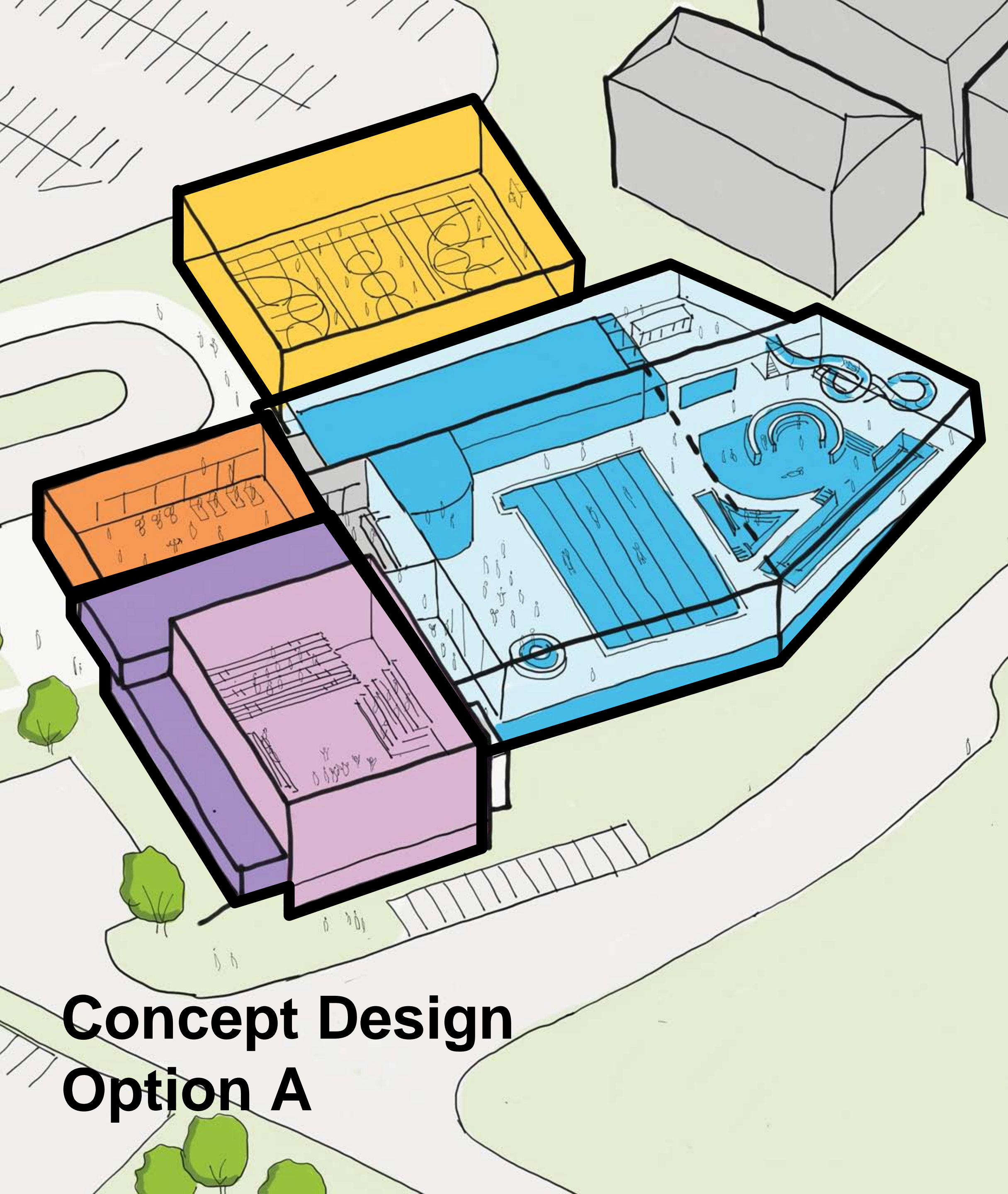


~\$5.5
Million

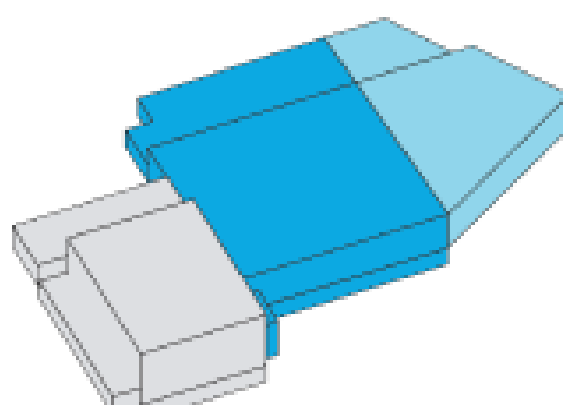
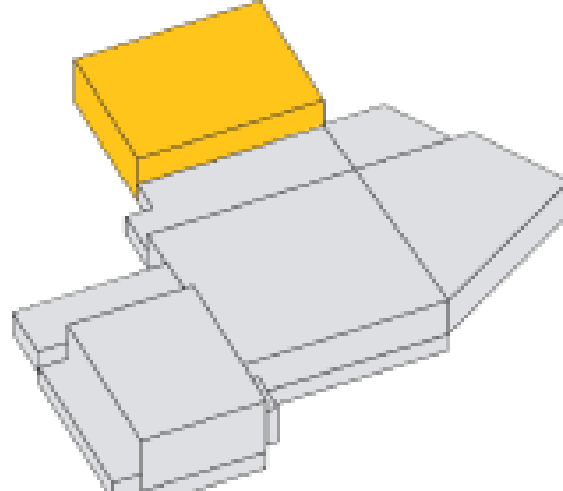
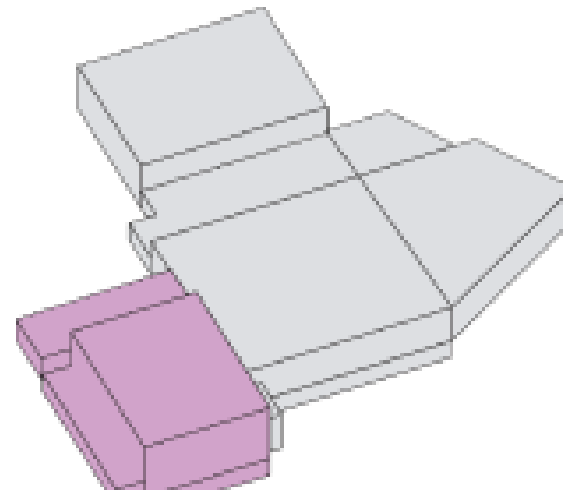
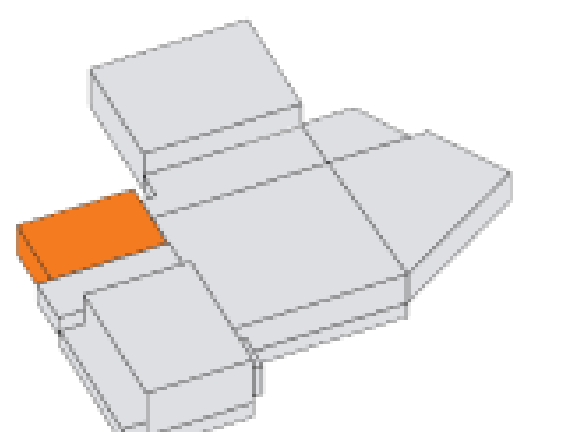
PHASE 4
New Fitness Centre

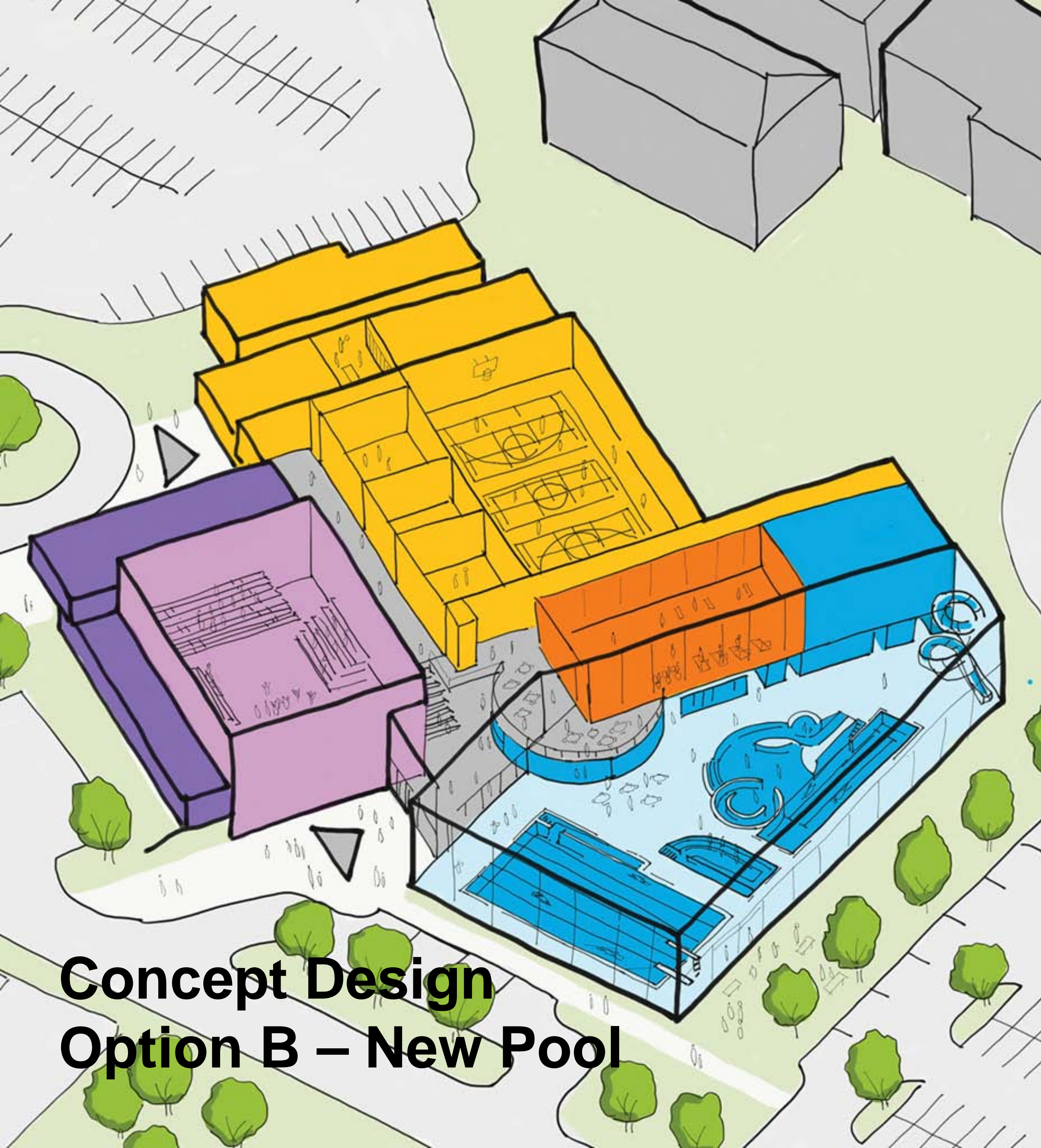


~\$2.5
Million

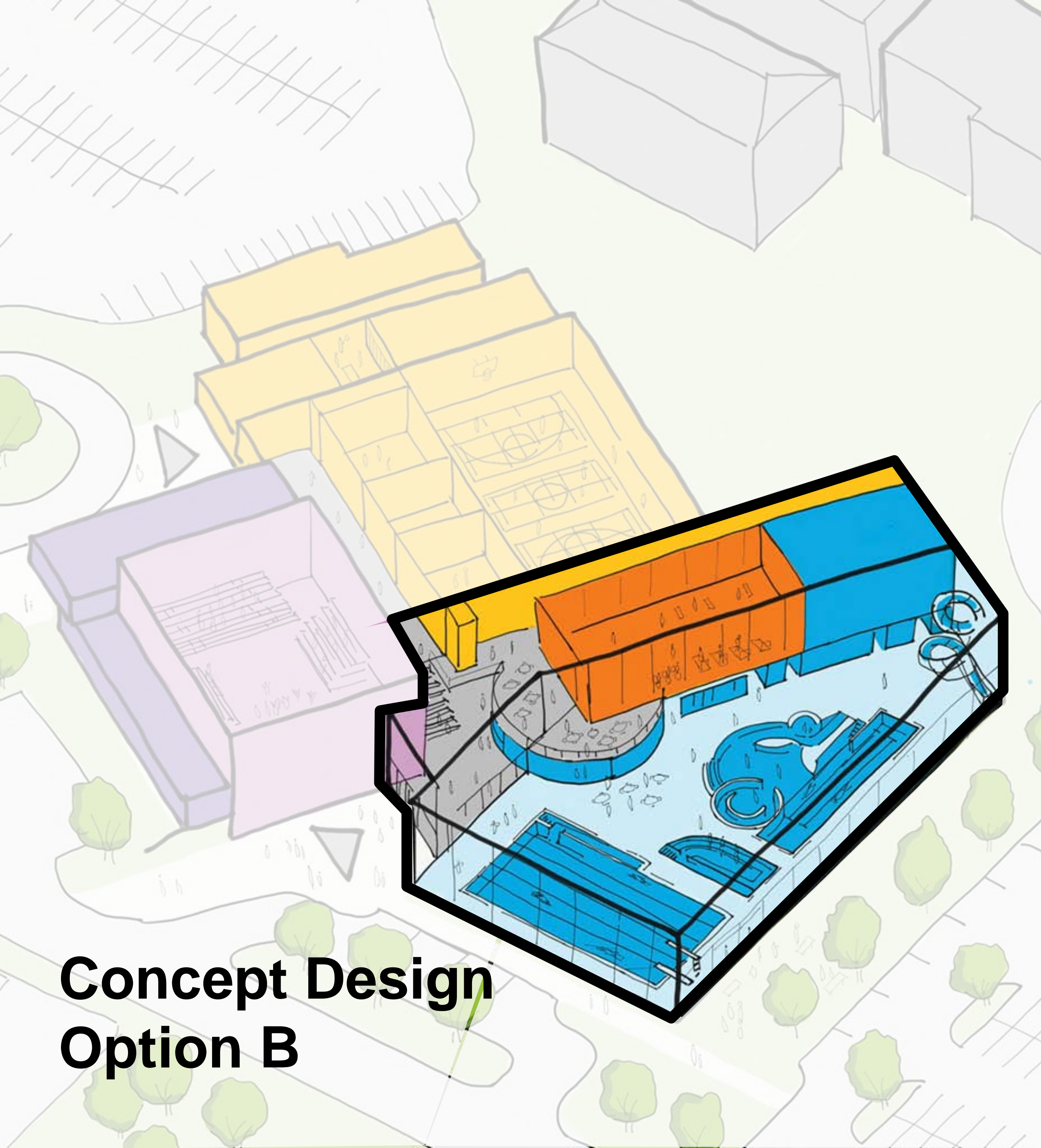


**Concept Design
Option A**

PHASE 1 Renovate + Expand the Pool		~\$21.3 Million
PHASE 2 New Multi-purpose Gymnasium		~\$6.4 Million
PHASE 3 Convert multi-purpose auditorium into dedicated Performing Arts Space		~\$5.5 Million
PHASE 4 New Fitness Centre		~\$2.5 Million
Total		~\$35.7 Million

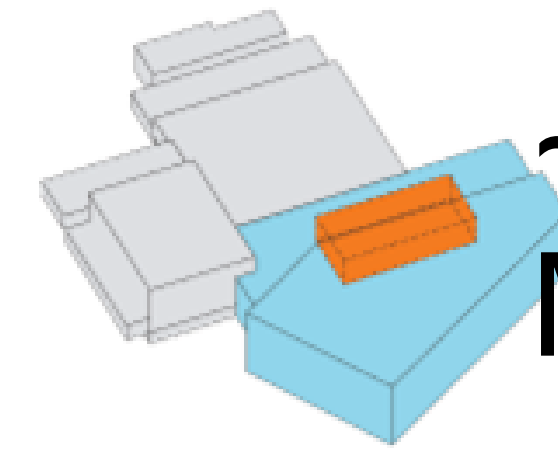


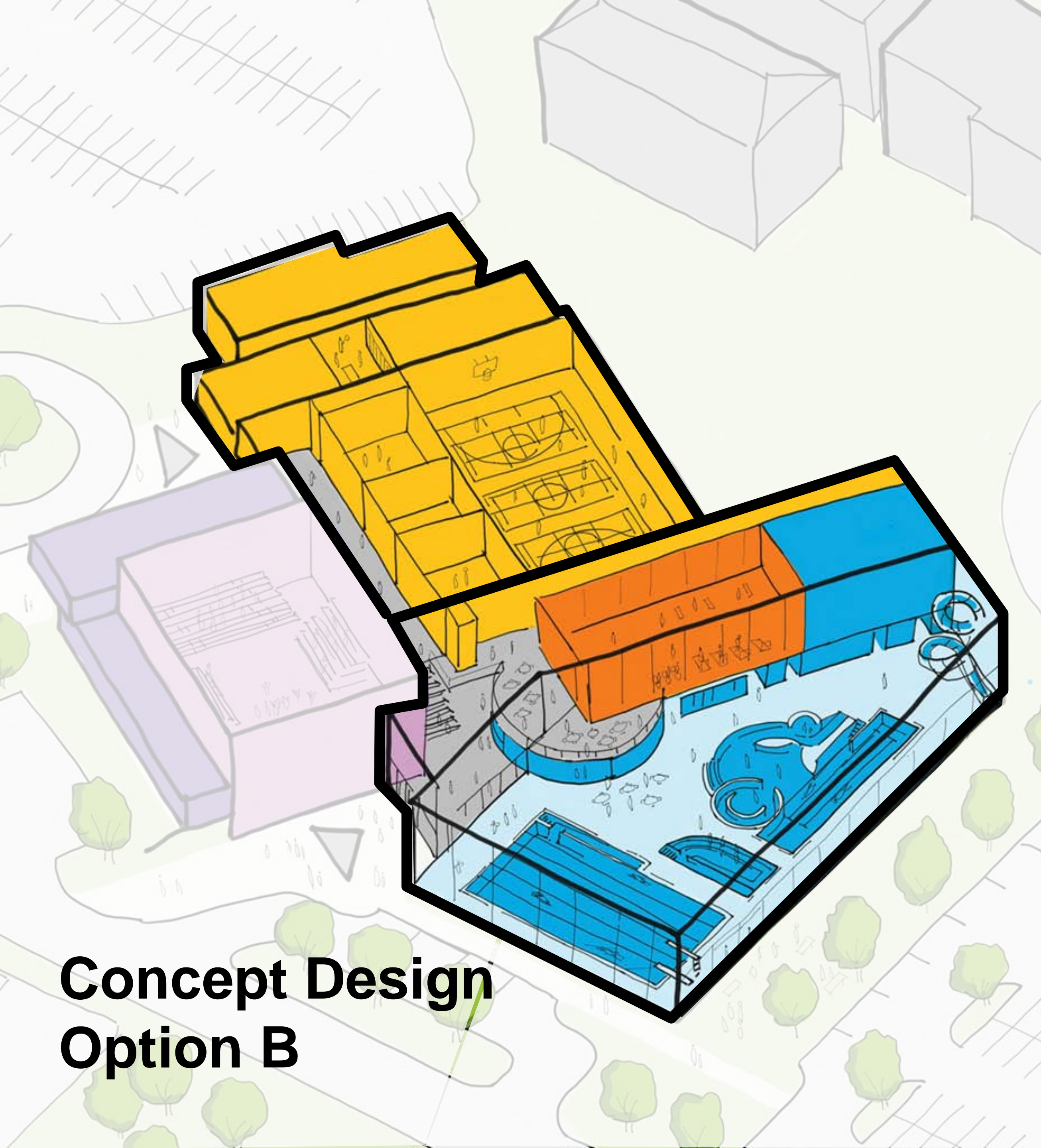
**Concept Design
Option B – New Pool**



**Concept Design
Option B**

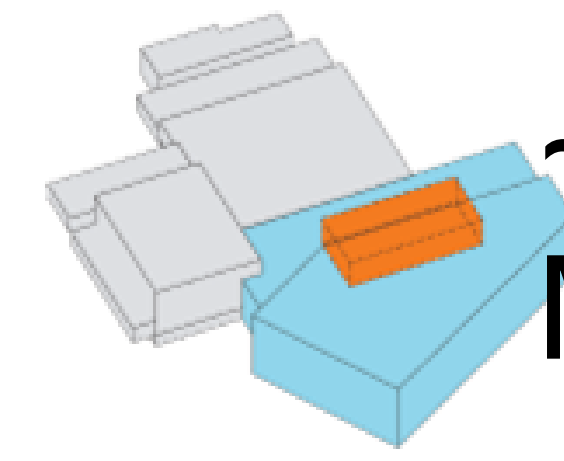
PHASE 1
New Pool + Fitness Centre

 ~\$36.4
Million

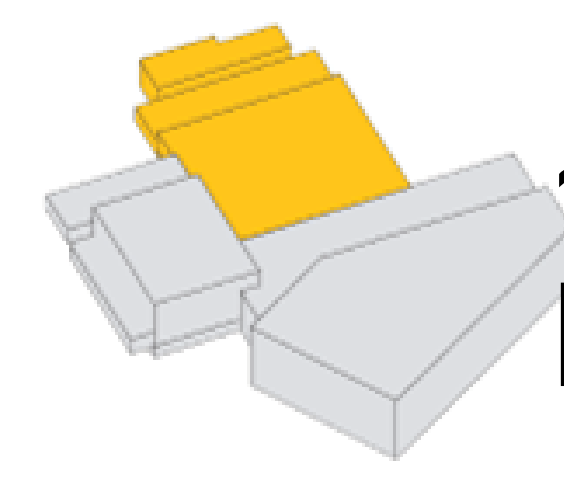


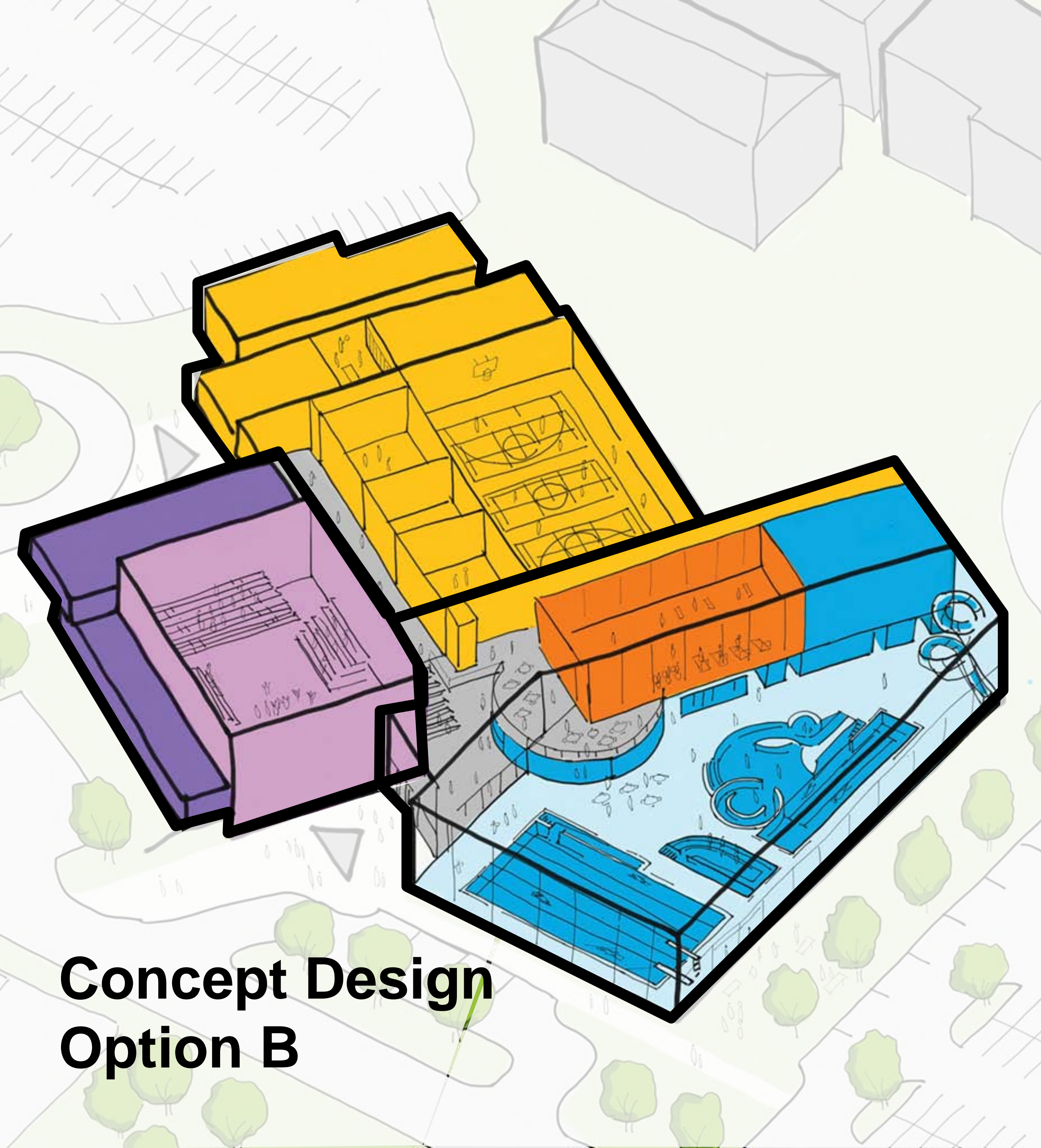
**Concept Design
Option B**

PHASE 1
New Pool + Fitness Centre

 ~\$36.4
Million

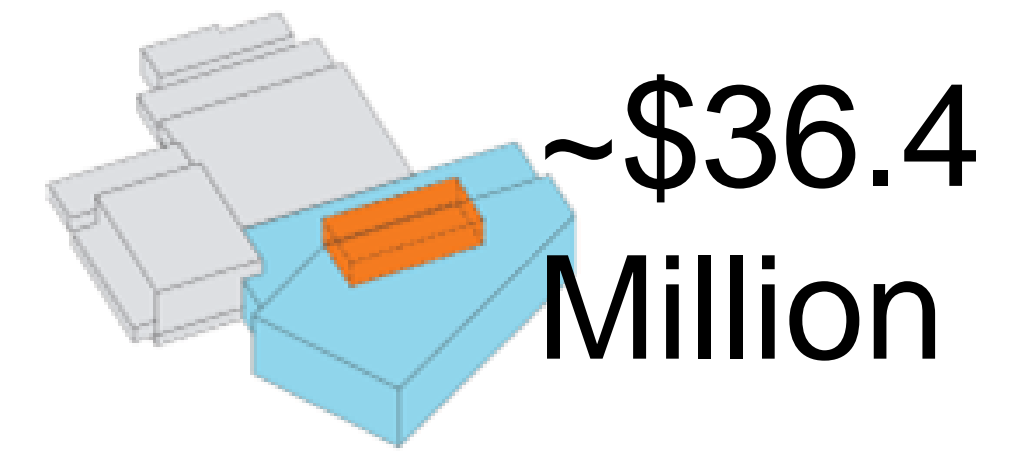
PHASE 2
Convert existing pool into
Gymnasium + Multi-purpose

 ~\$5.5
Million

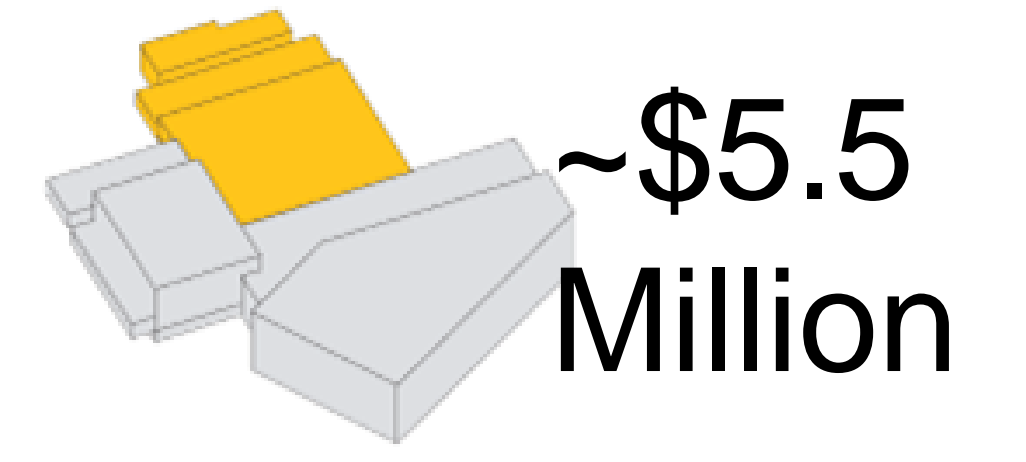


**Concept Design
Option B**

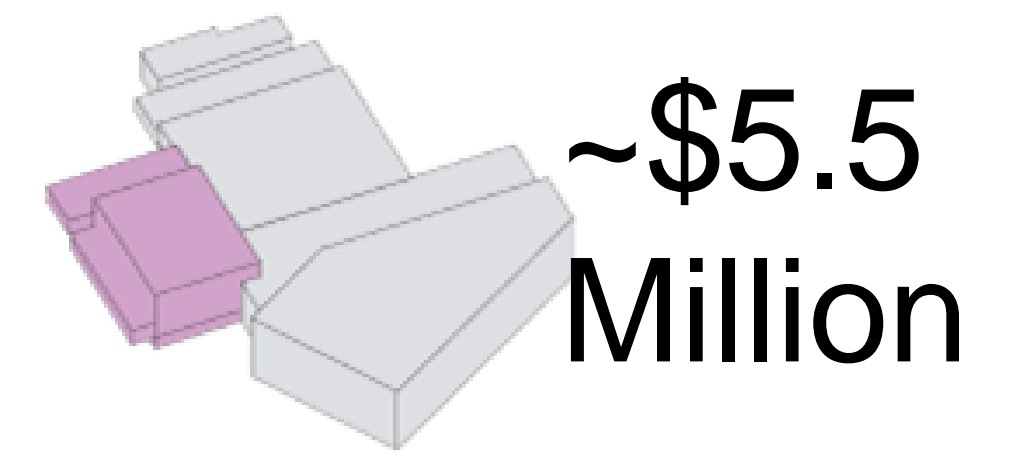
PHASE 1
New Pool + Fitness Centre

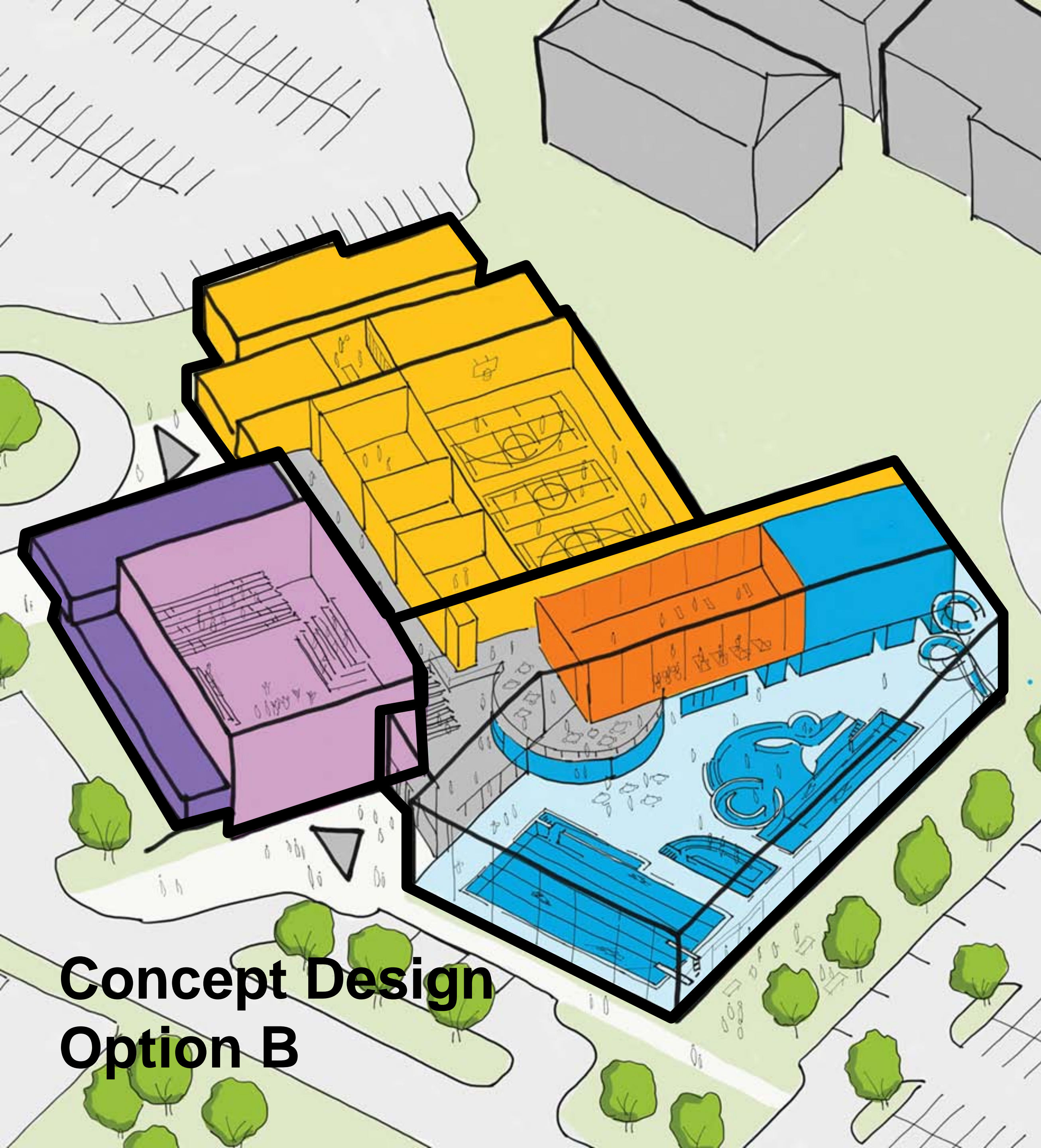


PHASE 2
Convert existing pool into
Gymnasium + Multi-purpose



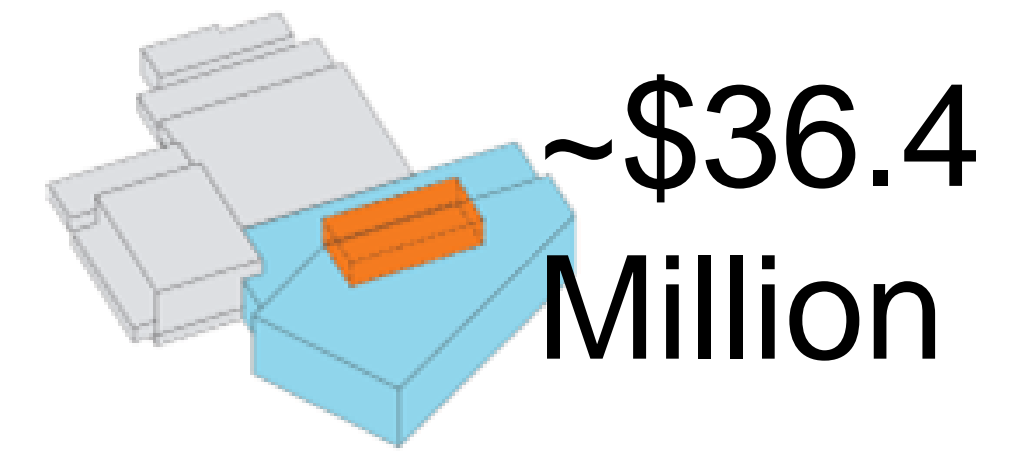
PHASE 3
Convert multi-purpose auditorium into
dedicated Performing Arts Space



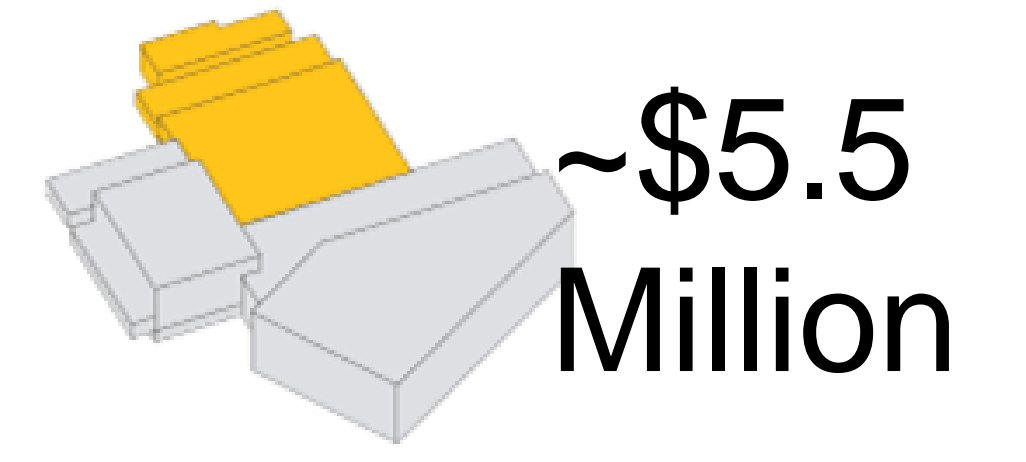


**Concept Design
Option B**

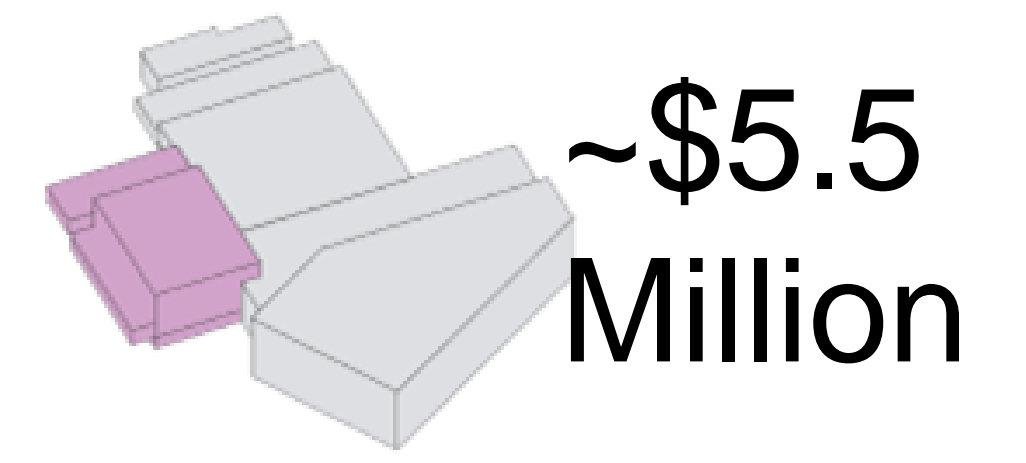
PHASE 1
New Pool + Fitness Centre



PHASE 2
Convert existing pool into
Gymnasium + Multi-purpose



PHASE 3
Convert multi-purpose auditorium into
dedicated Performing Arts Space



Total

~\$47.4 Million

Energy Modelling

Energy modelling of both Option A and B were completed to inform long-term energy implications of design decisions

- Walls and roof thermal performance
- Glazing ratio (amount of glass) and its properties
- Use of heat recovery systems

Energy Modelling

Massing Option	Electricity (GJ)	Natural Gas (GJ)	Annual Energy (GJ)	Annual Energy Cost (\$)	Floor Area (m ²)	EUI (kWh/m ²)
Existing	2,142	8,126	10,268	\$114,439	3,888	733.5
Option A**	2,443	8,165	10,608	\$122,696*	6,175	477.3
Option B**	2,760	8,639	11,399	\$134,466*	7,830	404.3

↑
**Energy
Costs**

↑
**Floor
Area**

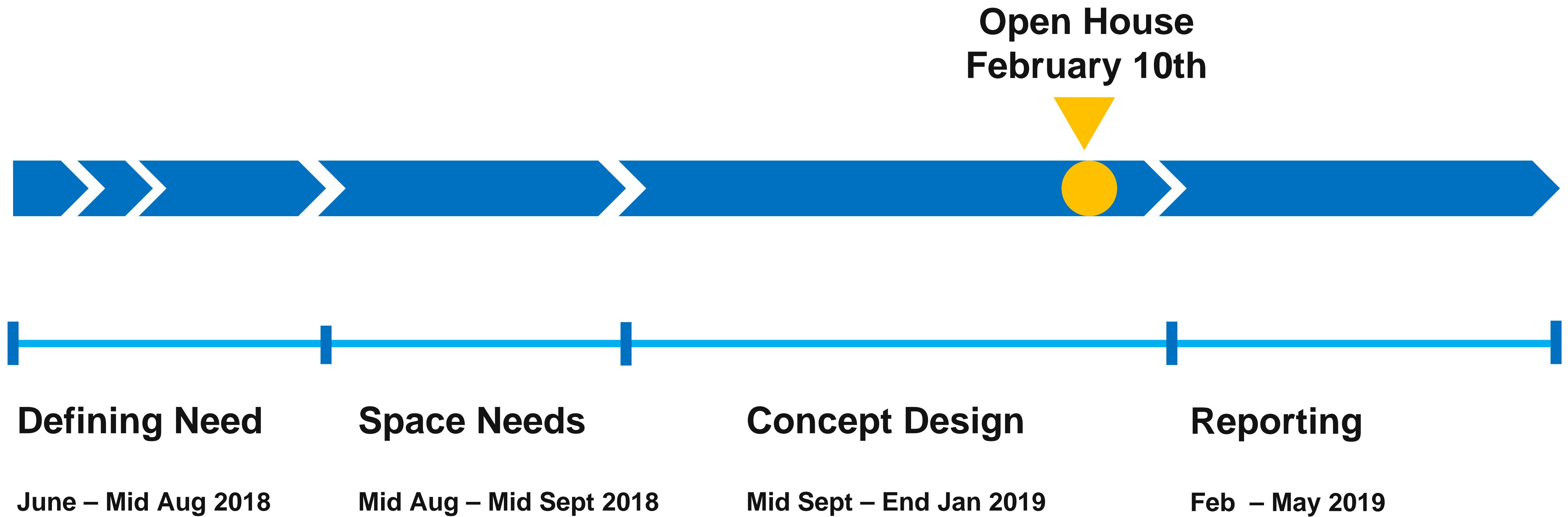
Energy Modelling

Roof mounted photovoltaic (PV) systems

- 32% potential savings for Option A
- 35% potential savings for Option B

5 / Public Engagement Round 2

Public Engagement Round 2





Priority 2

What we need to do to meet our transport goals for your community is an enhanced parking and cycle facility to support enhanced performance facilities.



Priority 3

What we need to do to meet our transport goals for your community is an enhanced transport facility to support enhanced performance facilities.



Option A Summary



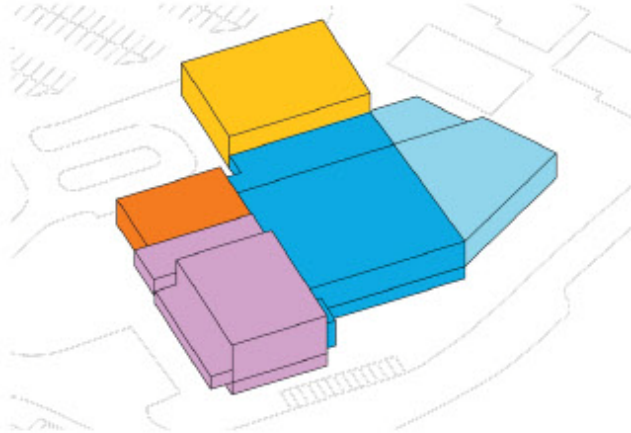
Open House Feedback

Community Feedback Form

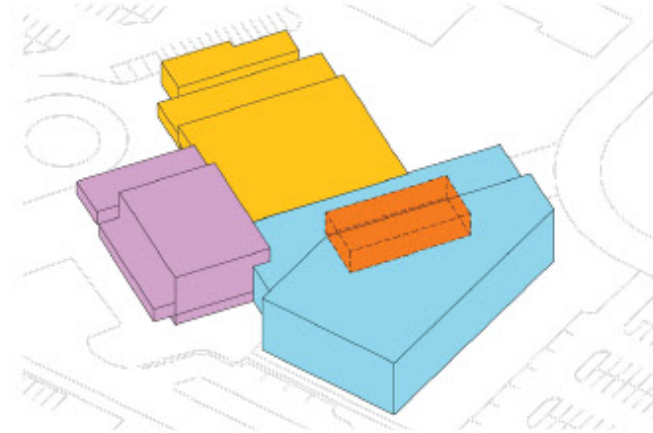
We want to hear from you!
Please complete **both sides** of this form and leave it with one of the project team members.

Please indicate your preferred option for a future regional facility with a check mark. ✓


Option A
Renovate and expand the existing pool





Option B
Provide a new pool and convert the existing pool space




If you chose Option A...
Rank each phase listed from most important to least important to you by numbering 1,2,3,4. (1 being most important and 4 being least important)

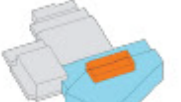
PHASE 1
Renovate + Expand the Pool  _____


PHASE 2
New Multi-purpose Gymnasium  _____


PHASE 3
Convert multi-purpose auditorium into dedicated Performing Arts Space  _____

PHASE 4
New Fitness Centre  _____




If you chose Option B...
Rank each phase listed from most important to least important to you by numbering 1,2,3. (1 being most important and 3 being least important)

PHASE 1
New Pool + Fitness Centre  _____

PHASE 2
Convert existing pool into Gymnasium + Multi-purpose  _____

PHASE 3
Convert multi-purpose auditorium into dedicated Performing Arts Space  _____




Twitter @SalmonArmRec
Facebook @SARrecreation
salmonarmrecreation.ca

Community Feedback Form

Please provide any other comments you have regarding the potential future aquatic, recreation, and performing arts spaces for the Shuswap community.

Twitter @SalmonArmRec
Facebook @SARrecreation
salmonarmrecreation.ca

Open House Feedback

284 feedback forms were completed

Open House Feedback

284 feedback forms were completed

~80% preferred Option B

Identified a preference for a new pool and to convert this existing pool space as opposed to renovating and expanding the existing pool. This would allow the existing pool to remain in operation during the construction of the adjacent addition.

Open House Feedback - Aquatics

8-Lane pool is required to meet the competitive hosting and training aspirations of the community

Open House Feedback - Aquatics

8-Lane pool is required to meet the competitive hosting and training aspirations of the community

Keep the pool open during construction

The chosen option needs to ensure that the existing pool remains open during the construction of a new facility

Open House Feedback – Performing Arts

- Performing Arts Component** – lack of support from the key local performing arts stakeholders
- the renovated auditorium into purpose built performing arts space did not accommodate a large enough audience (300 seats proposed to meet existing capacity).

Open House Feedback – Performing Arts

- Performing Arts Component** – lack of support from the key local performing arts stakeholders
- the renovated auditorium into purpose built performing arts space did not accommodate a large enough audience (300 seats proposed to meet existing capacity).
 - Performing arts should be located downtown

Open House Feedback – Performing Arts

Cultural Master Plan

- The Performing Arts component will be further addressed as part of the overall Cultural Master Plan, after which key decision makers will be better positioned to consider the feasibility of this space within the facility

7 / Final Proposed Concept

Aquatic Components

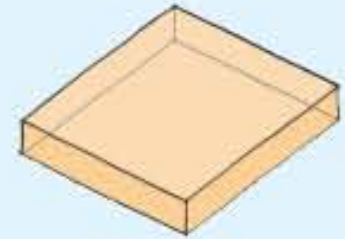
Base Program

Aquatic Tank

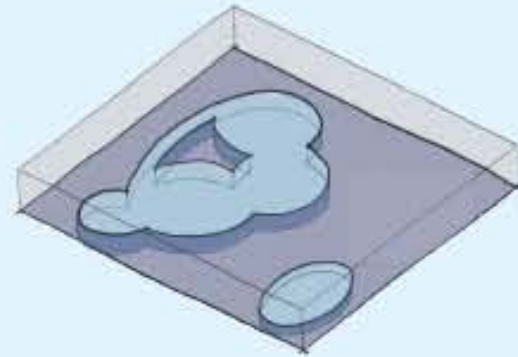
Optional Aquatic

Recreation Components

Performing Arts Components



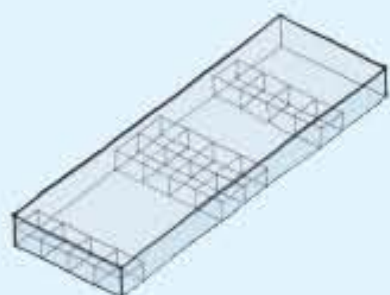
Facility Support
(lobby, staff areas)



Leisure Pool + Hot Pool



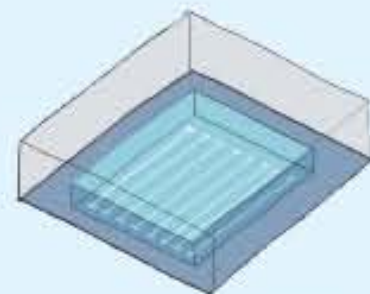
Sauna + Steam



Changerooms



25m, 6 Lanes



25m, 8 Lanes



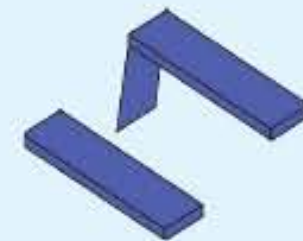
50m, 8 Lanes



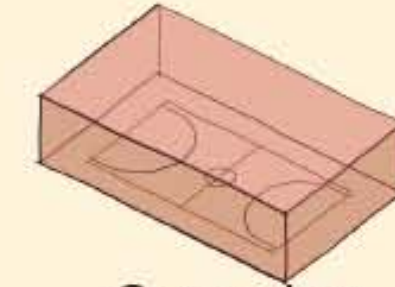
50m, 10 Lanes



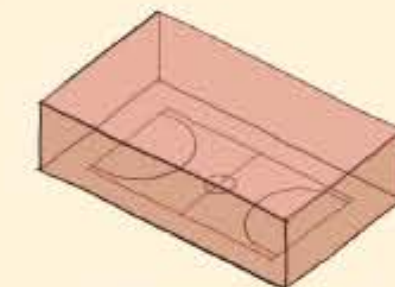
Waterslide



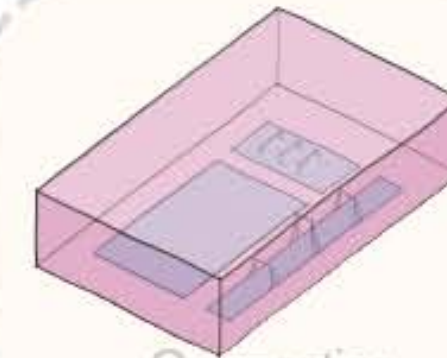
Diving Boards (1m + 3m)



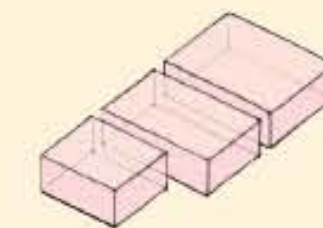
Gymnasium



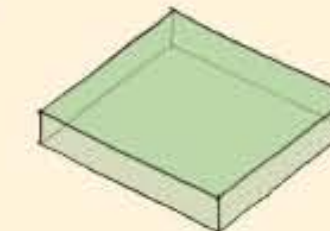
Gymnasium



Gymnastics



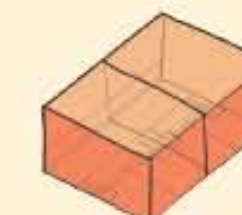
Multipurpose Rooms



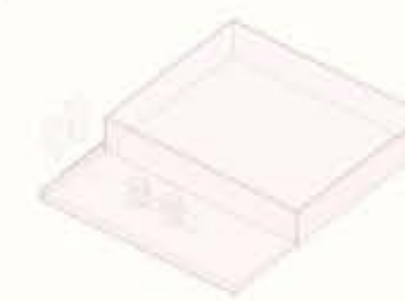
Fitness Studio



Climbing Wall



Existing Racquet Courts



Childcare



Performance Space
Flexible seating for 300



Performance Space
Flexible seating for 600



Music Studios
Dressing Rooms

Aquatic Components

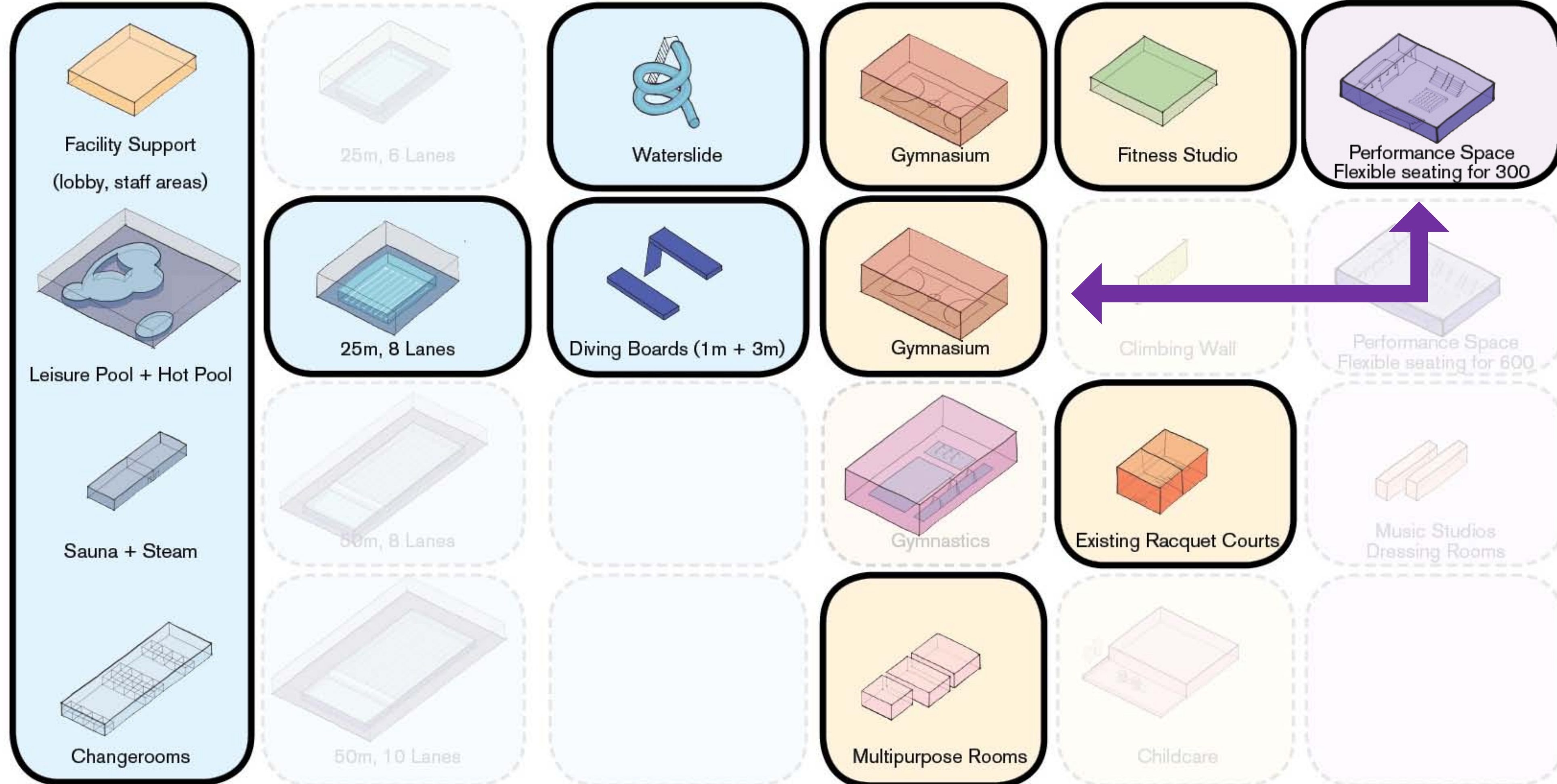
Base Program

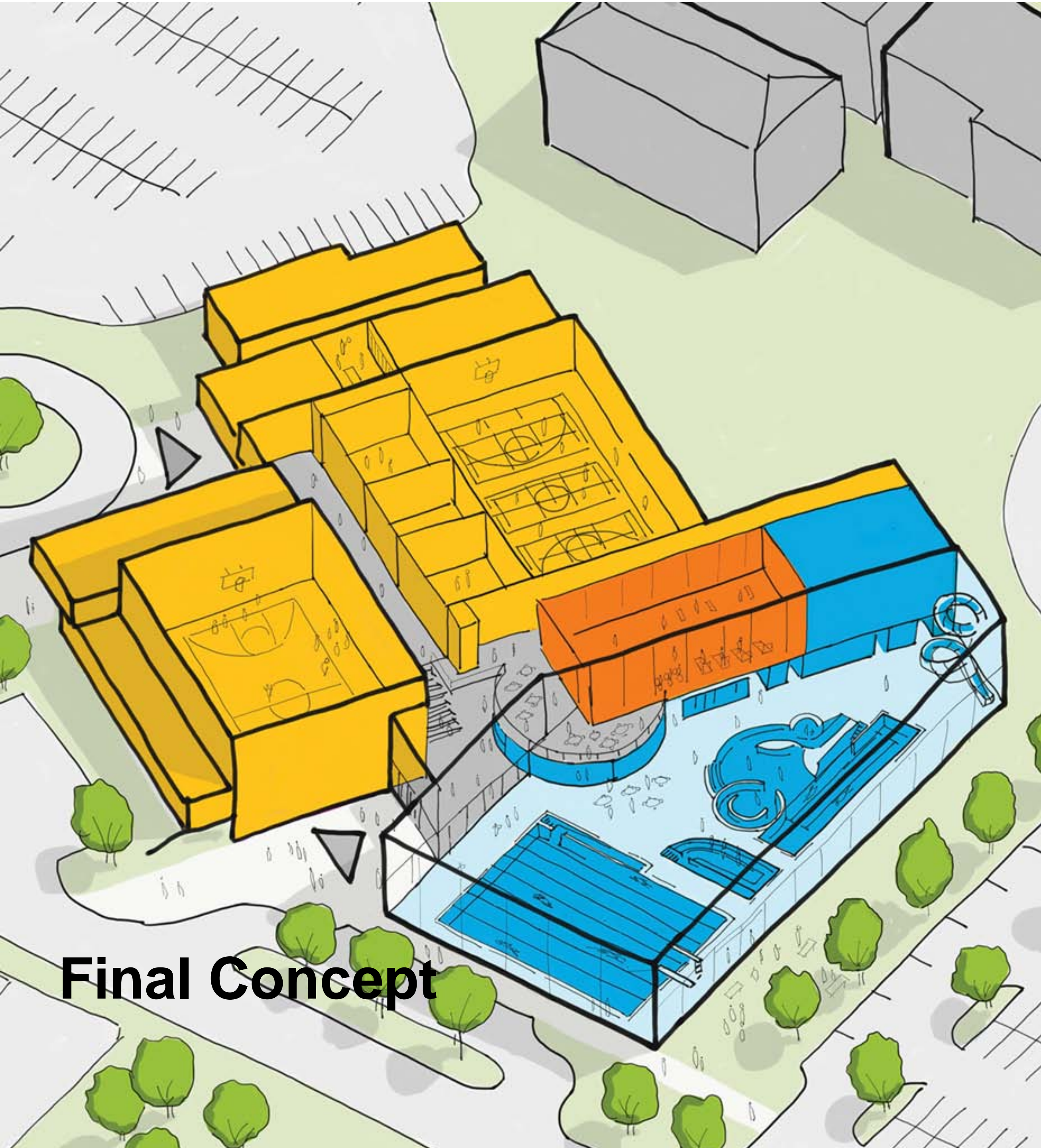
Aquatic Tank

Optional Aquatic

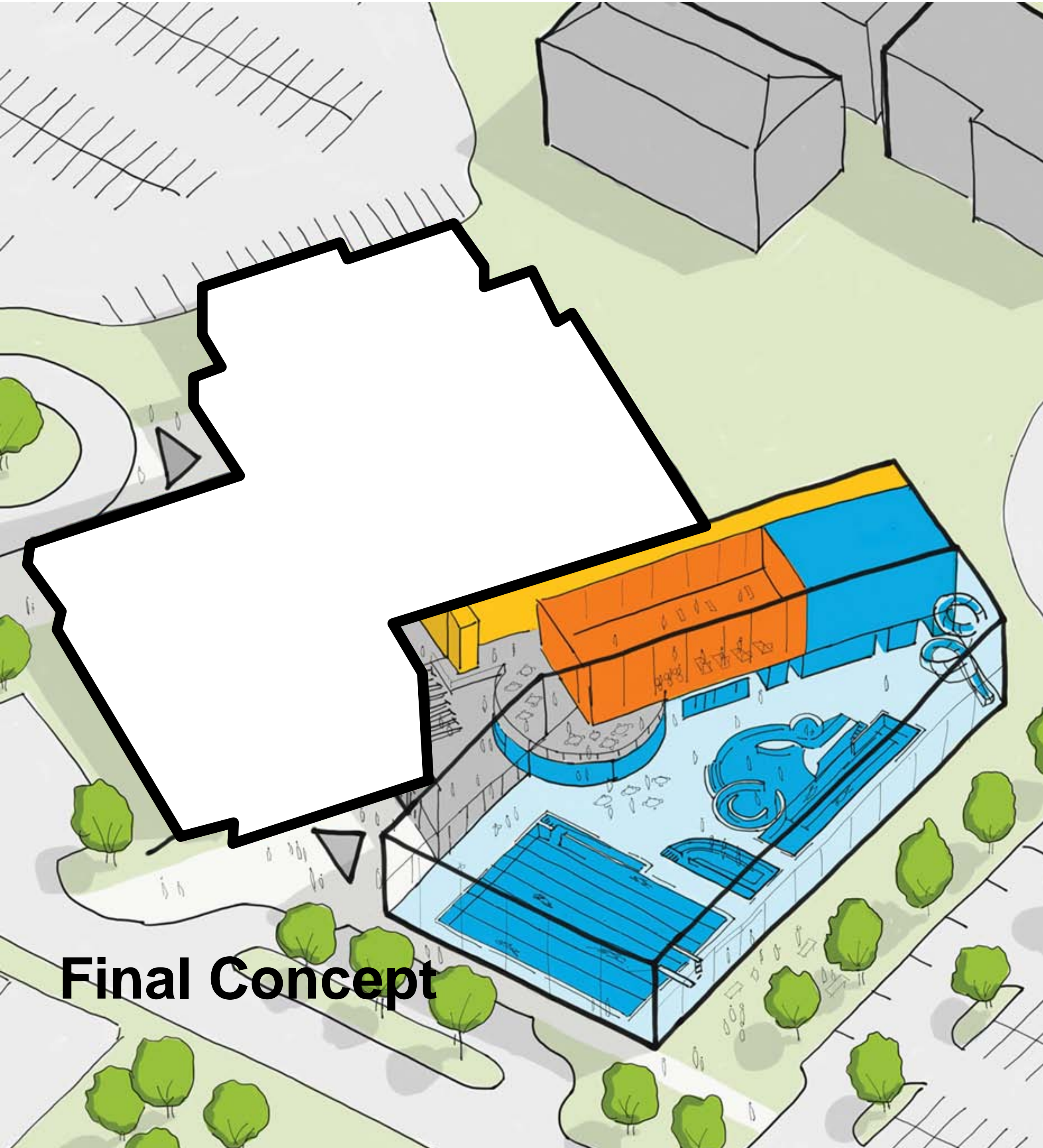
Recreation Components

Performing Arts Components

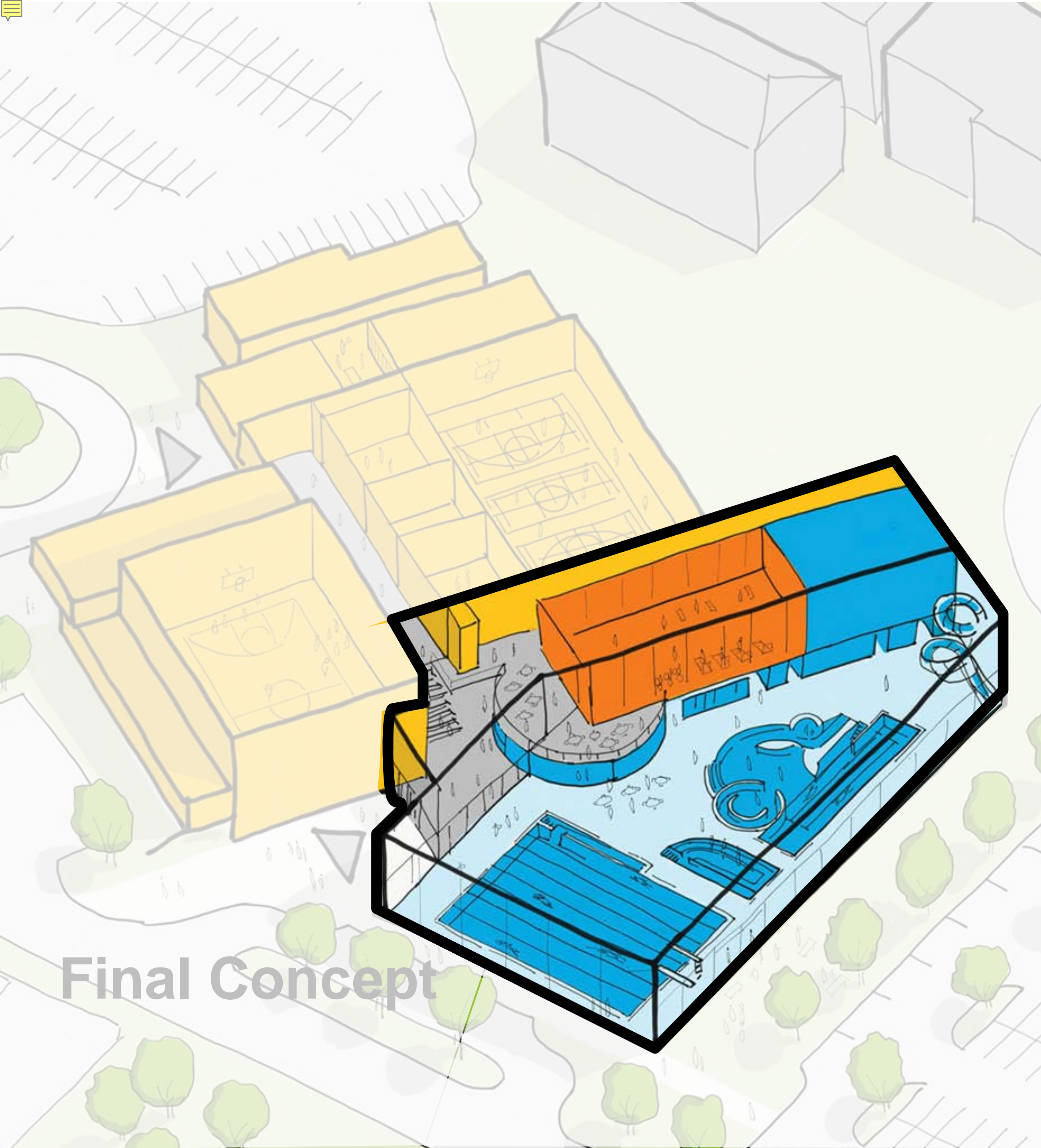




Final Concept

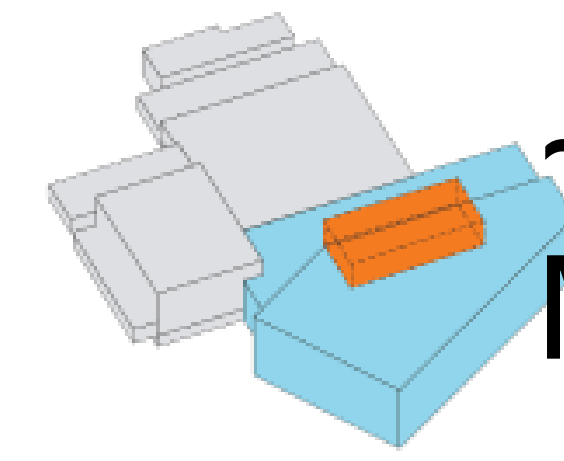


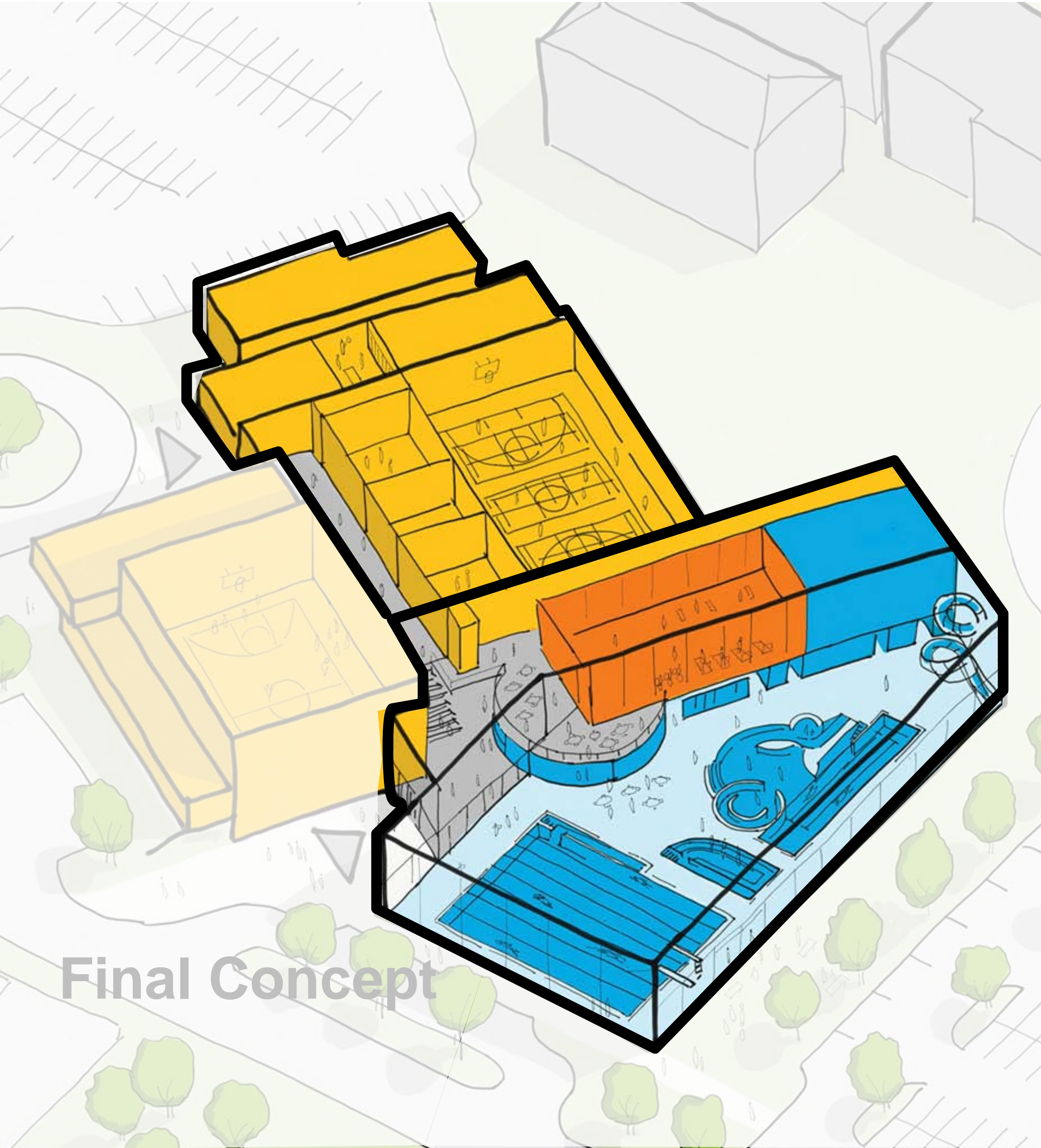
Final Concept



Final Concept

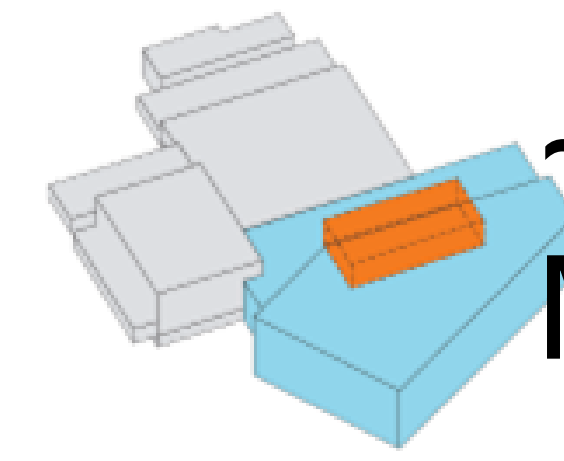
PHASE 1
New Pool + Fitness Centre

 ~\$38.4 Million

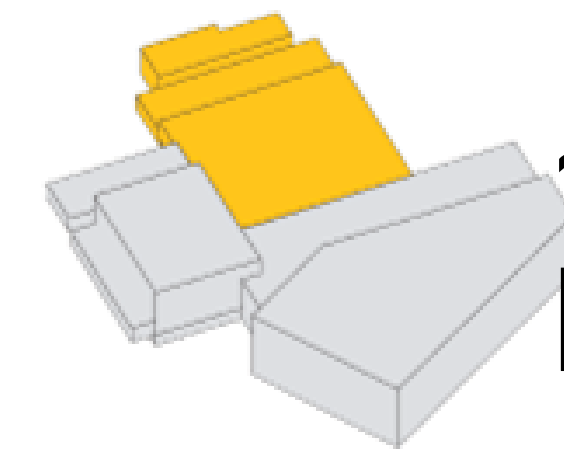


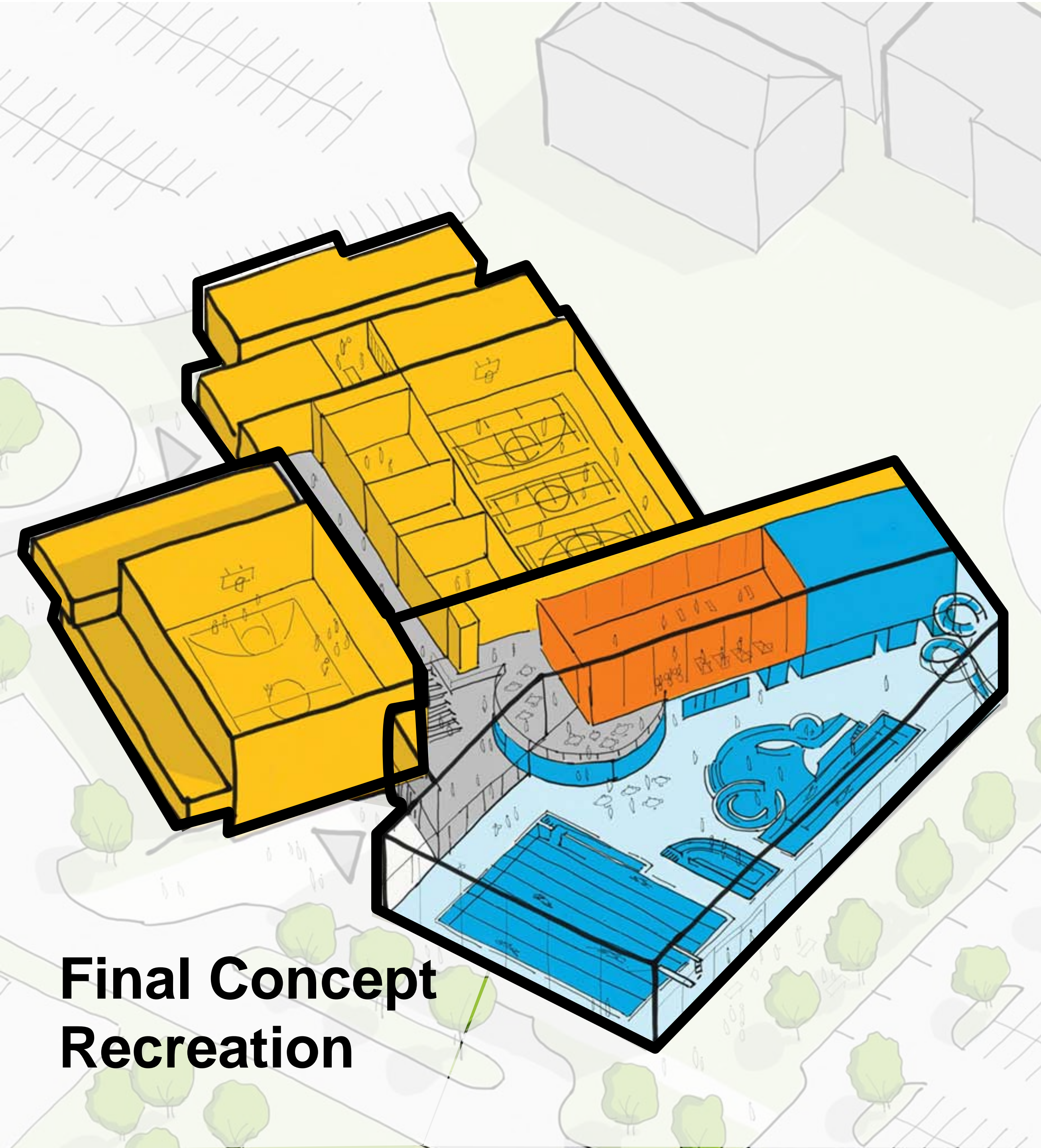
Final Concept

PHASE 1
New Pool + Fitness Centre

 ~\$38.4 Million

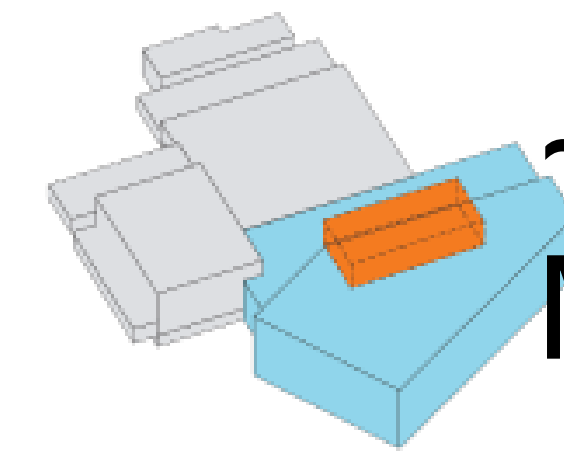
PHASE 2
Convert existing pool into
Gymnasium + Multi-purpose

 ~\$5.5 Million

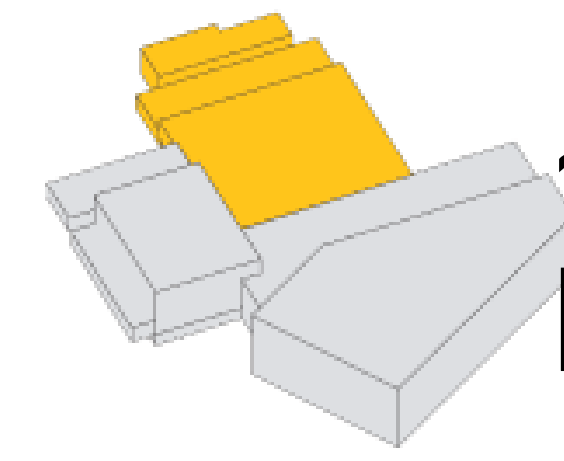


Final Concept Recreation

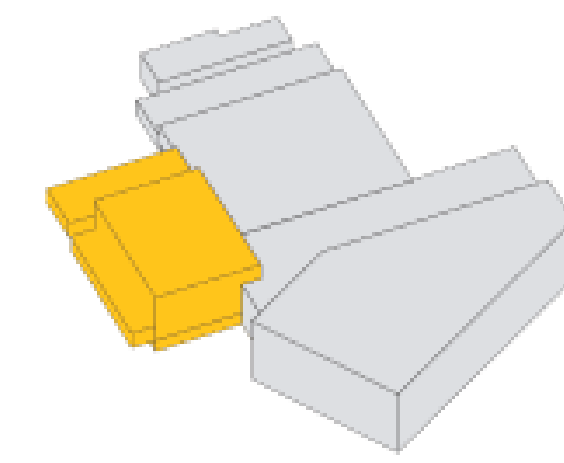
PHASE 1
New Pool + Fitness Centre

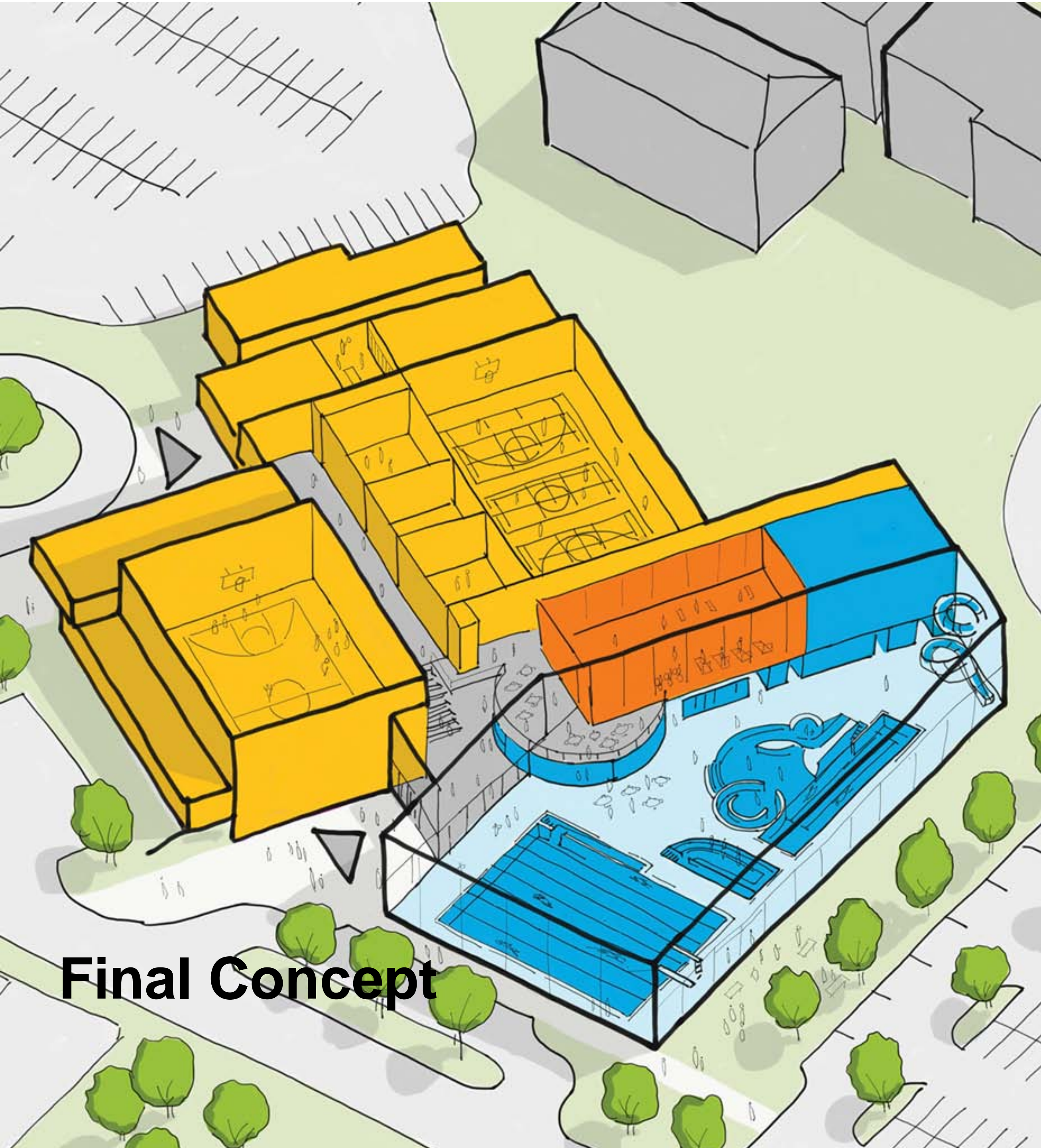
 ~\$38.4 Million

PHASE 2
Convert existing pool into
Gymnasium + Multi-purpose

 ~\$5.5 Million

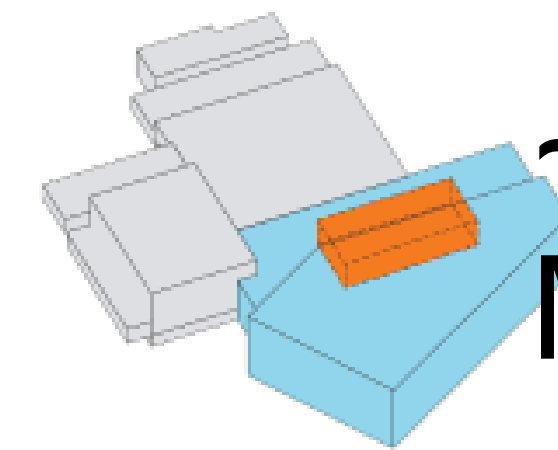
PHASE 3
Renovate multi-purpose auditorium

 ~\$1.5 Million

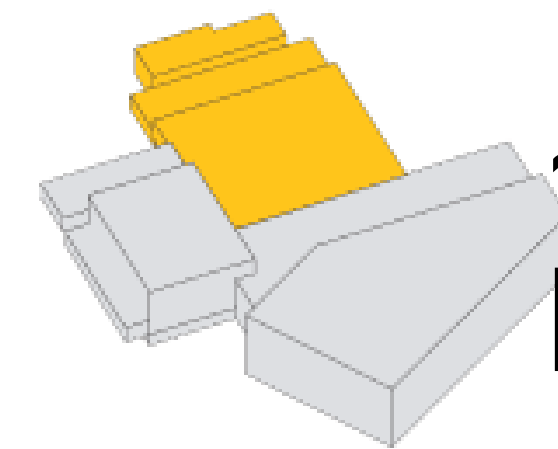


Final Concept

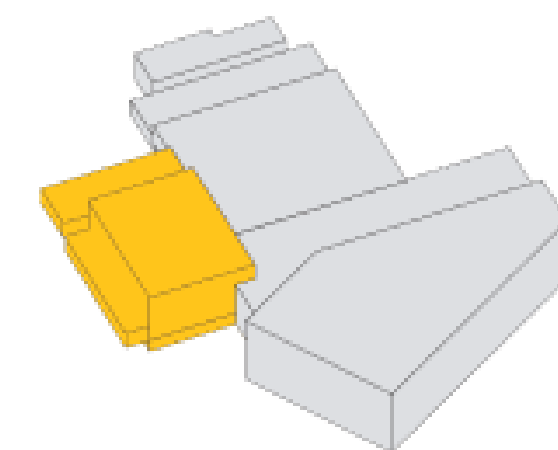
PHASE 1
New Pool + Fitness Centre

 ~\$38.4 Million

PHASE 2
Convert existing pool into
Gymnasium + Multi-purpose

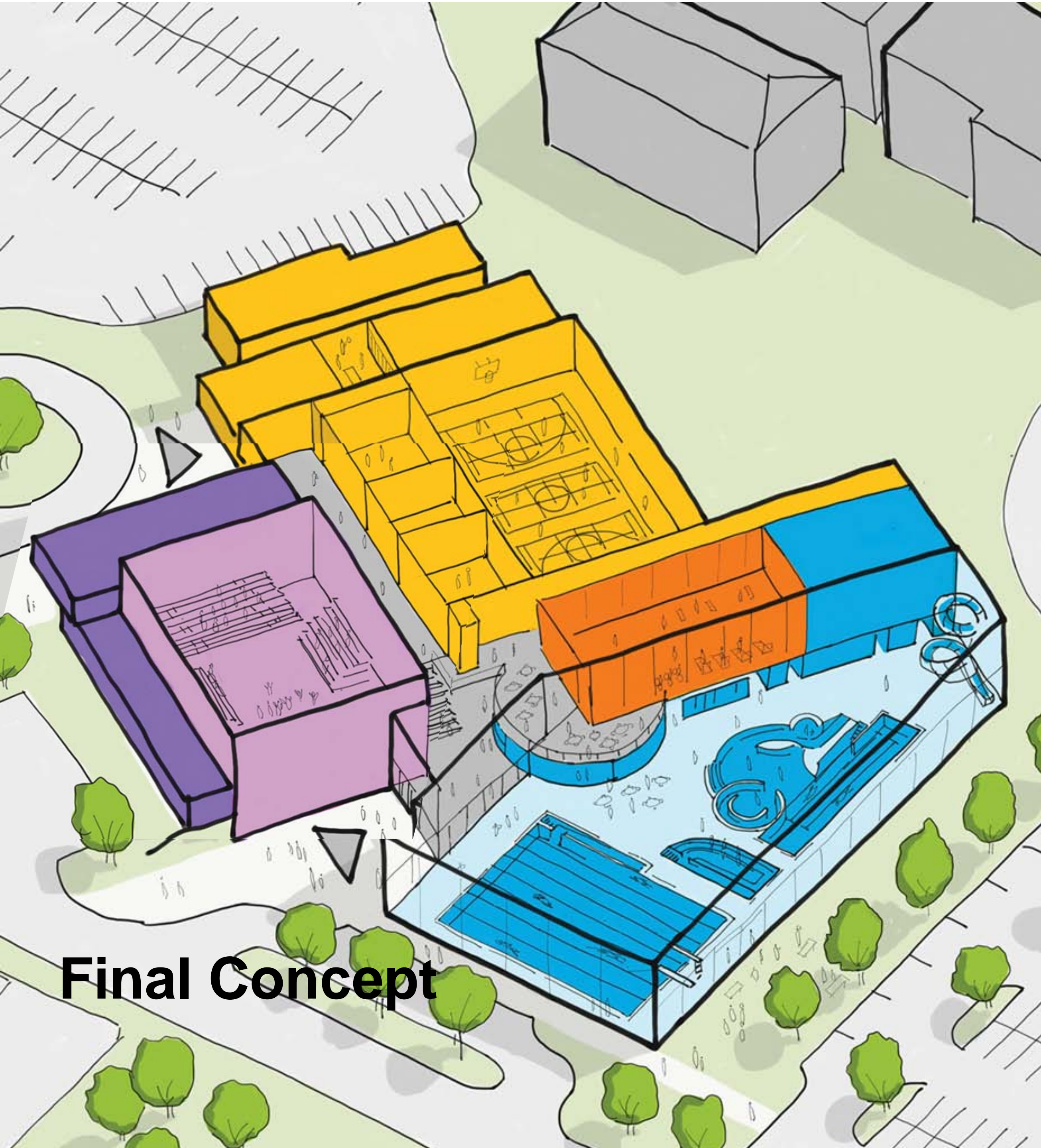
 ~\$5.5 Million

PHASE 3
Renovate multi-purpose auditorium

 ~\$1.5 Million

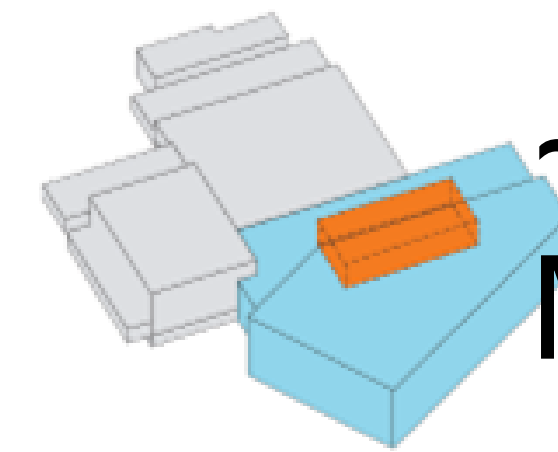
Total

~\$45.4 Million

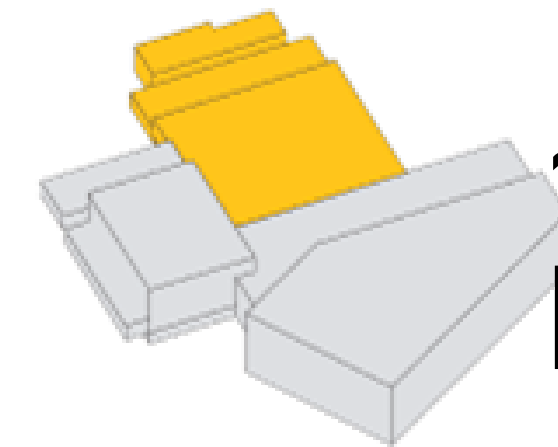


Final Concept

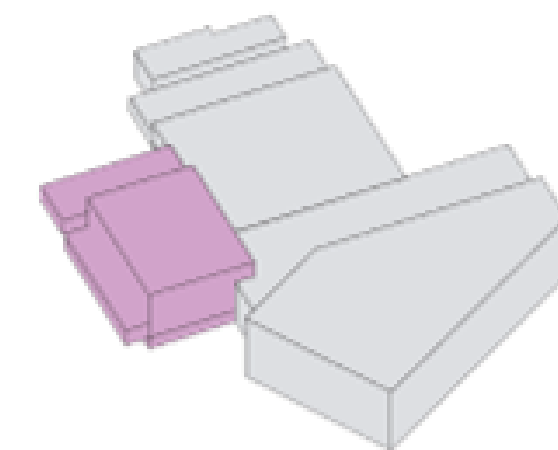
PHASE 1
New Pool + Fitness Centre

 ~\$38.4 Million

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Convert existing pool into
Gymnasium + Multi-purpose

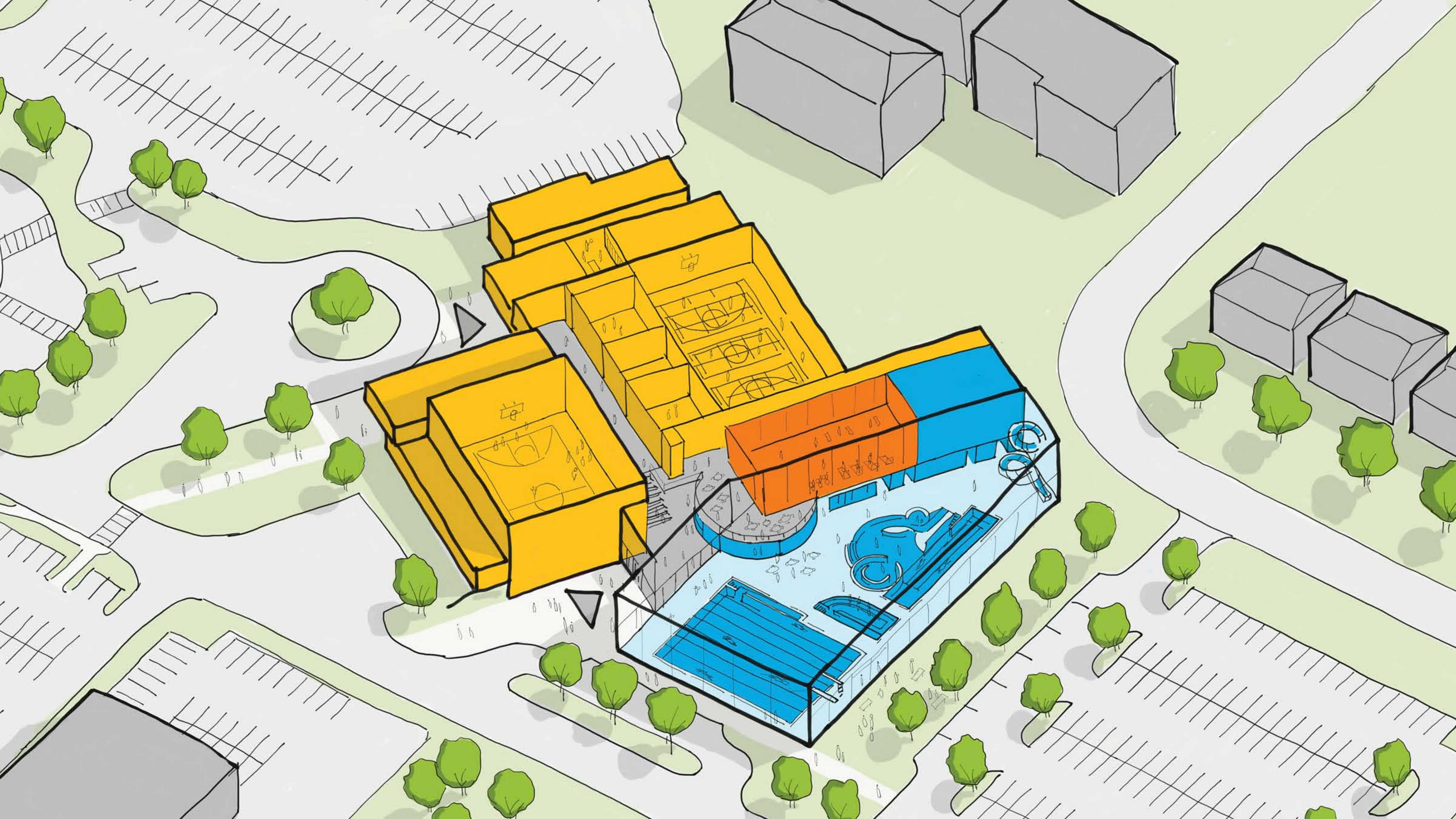
 ~\$5.5 Million

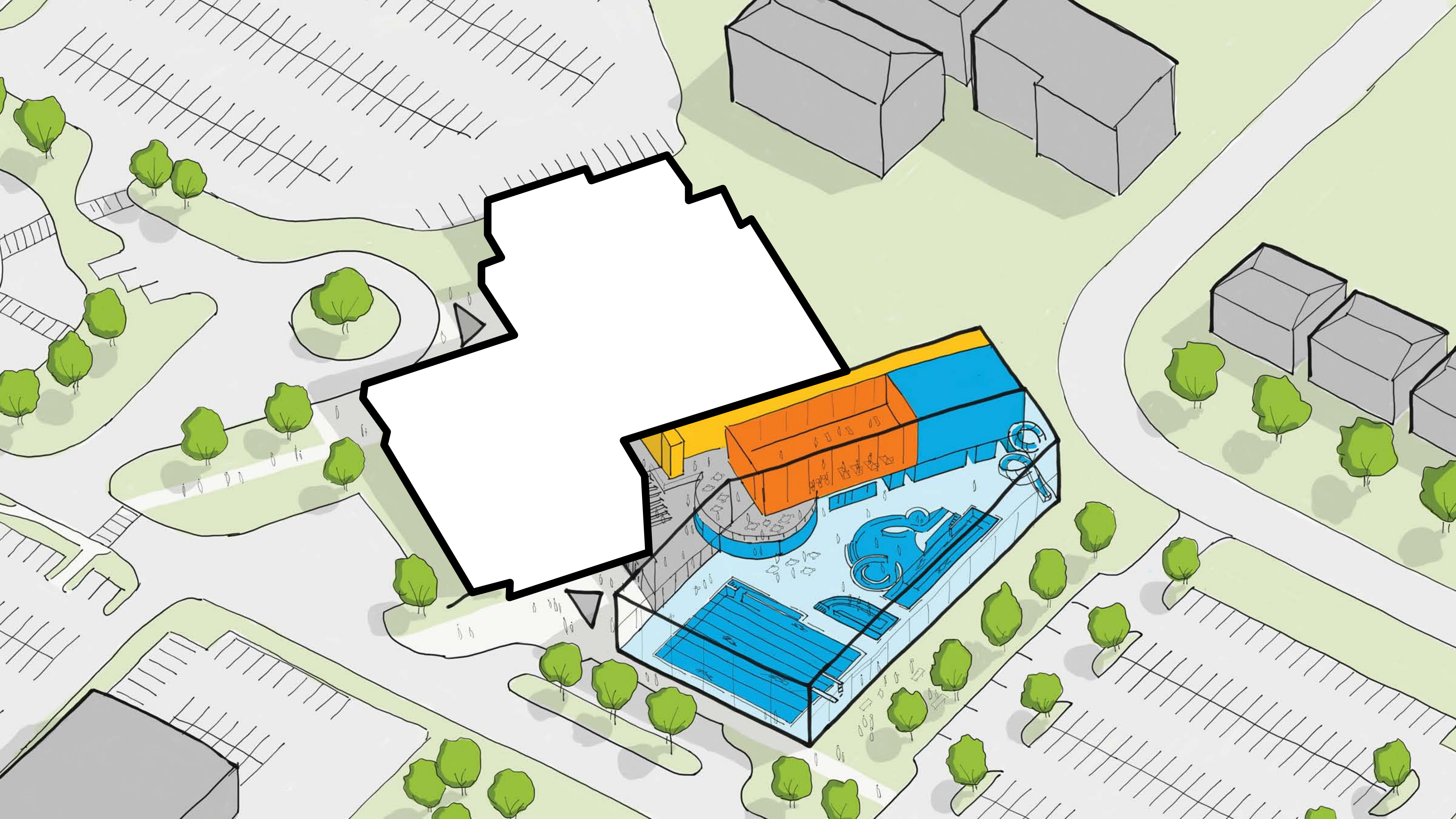
PHASE 3
Convert multi-purpose auditorium into
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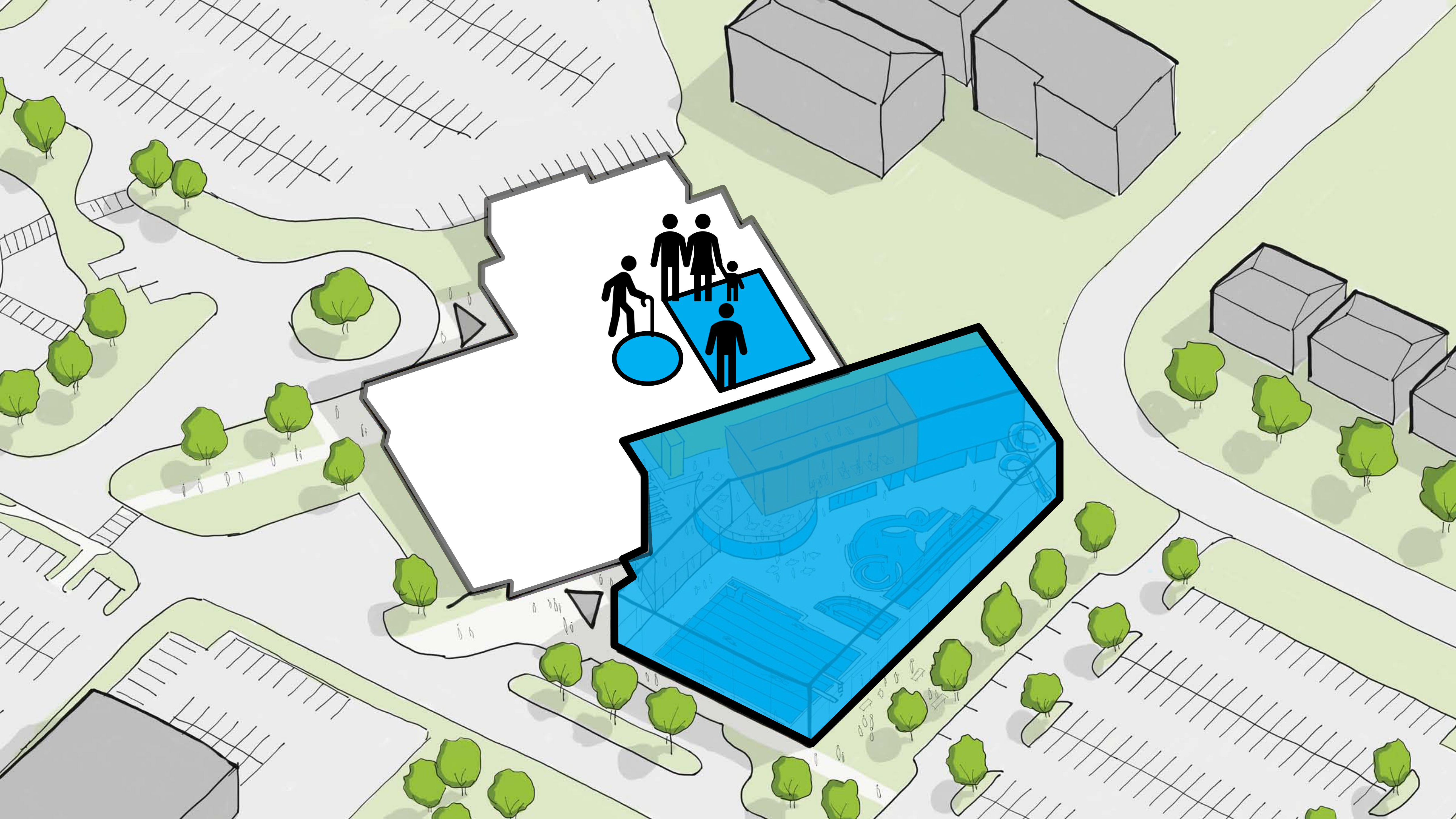
 ~\$5.5 Million

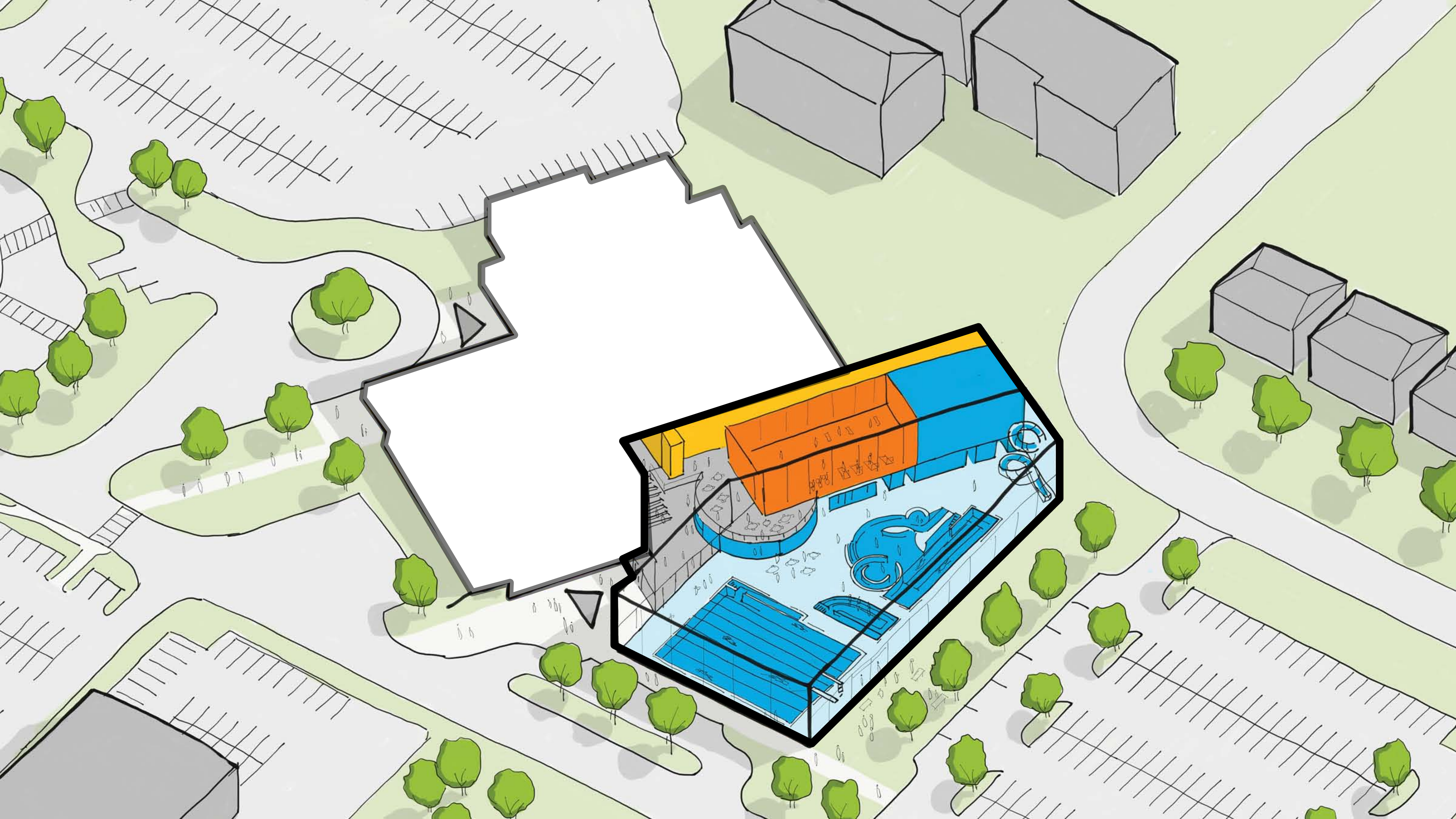
Total

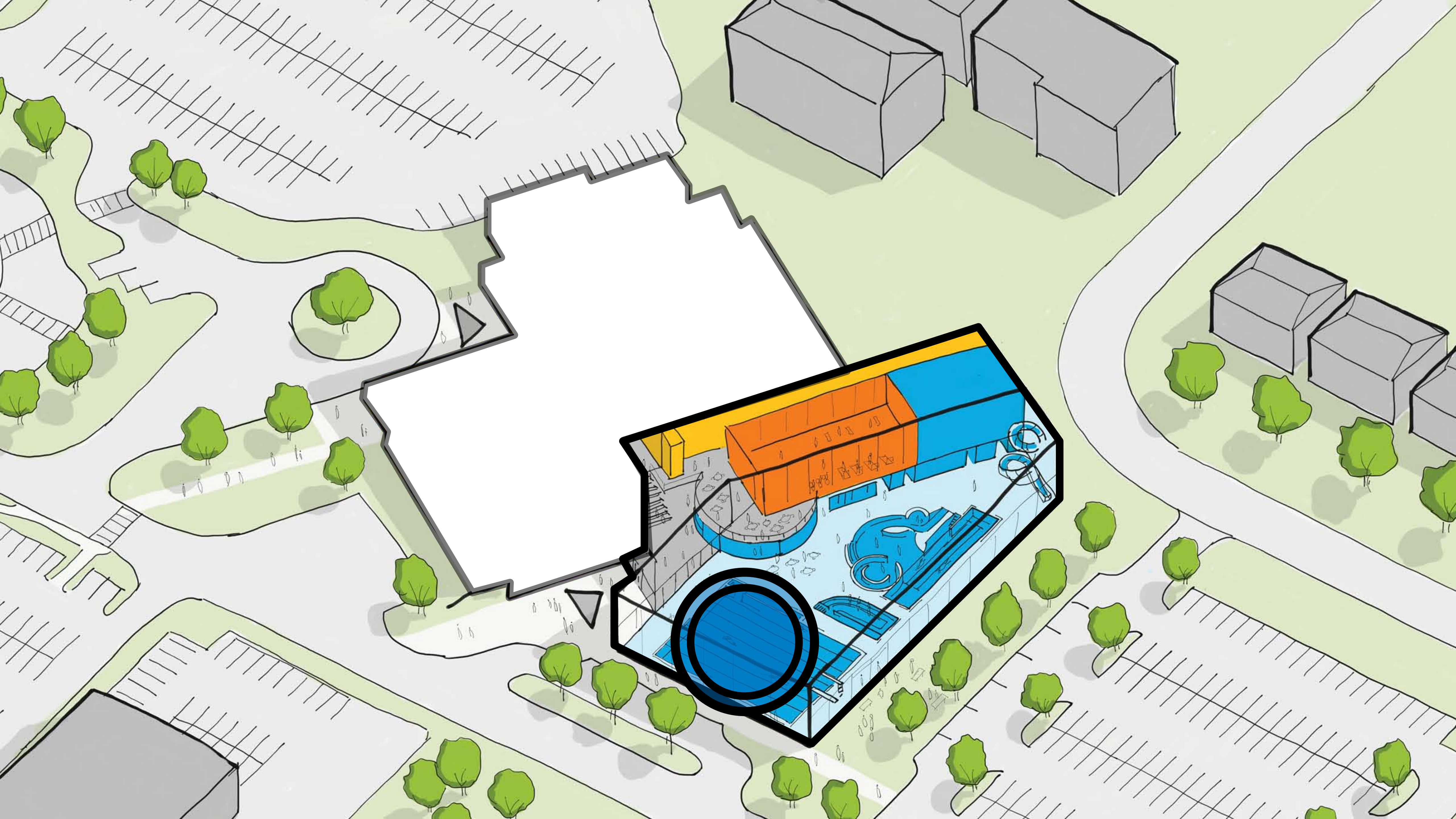
~\$49.4 Million



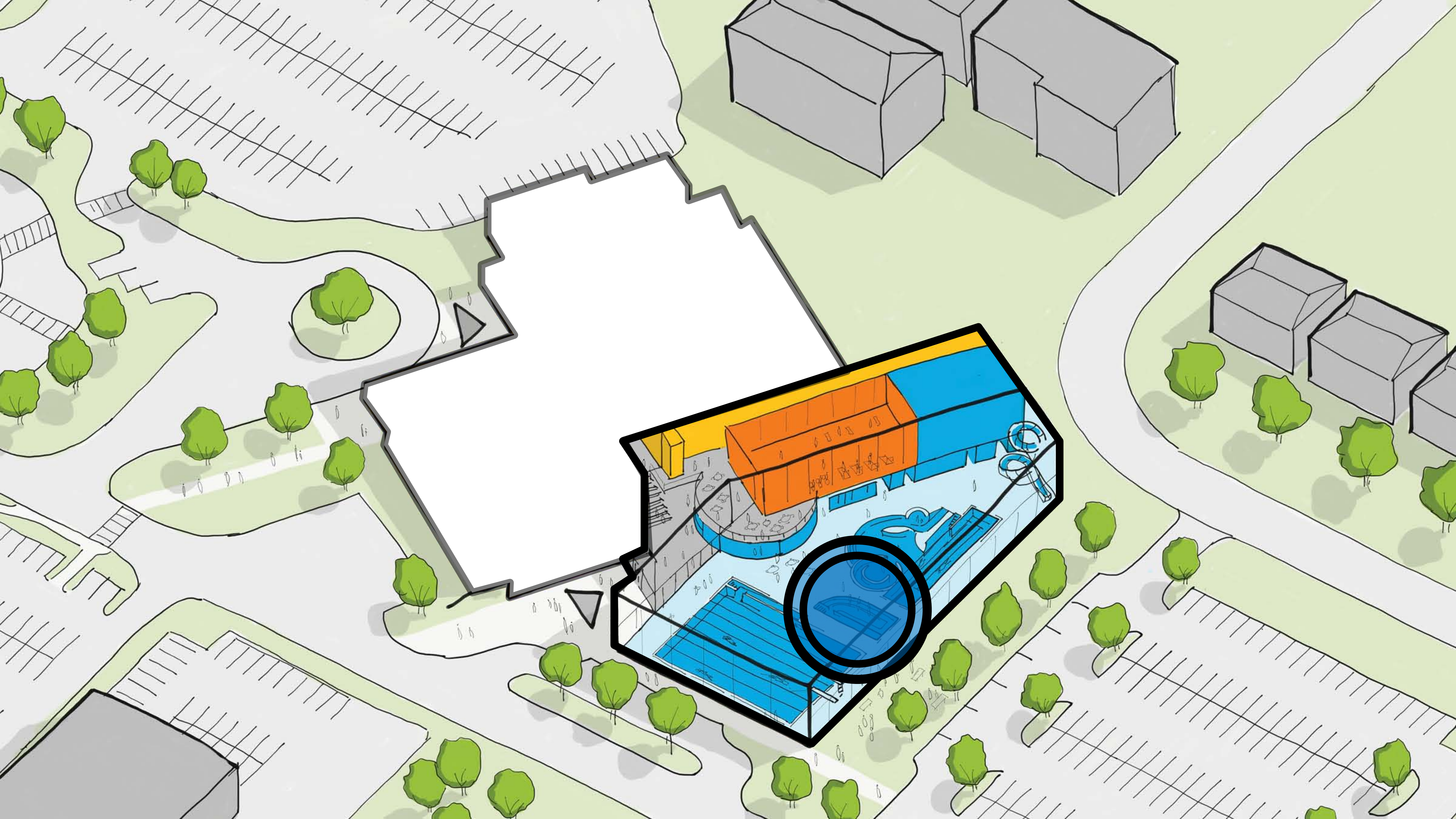






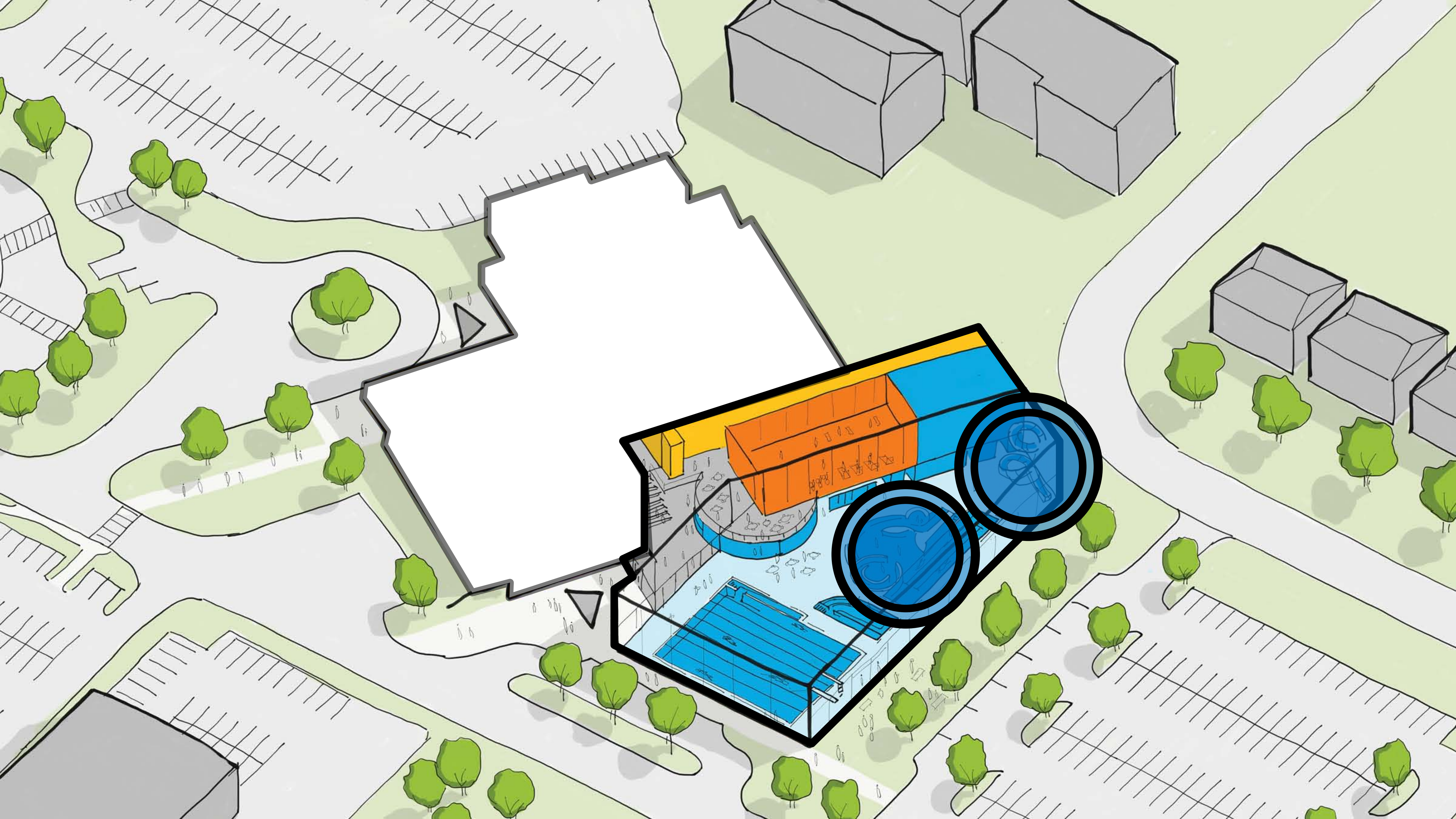






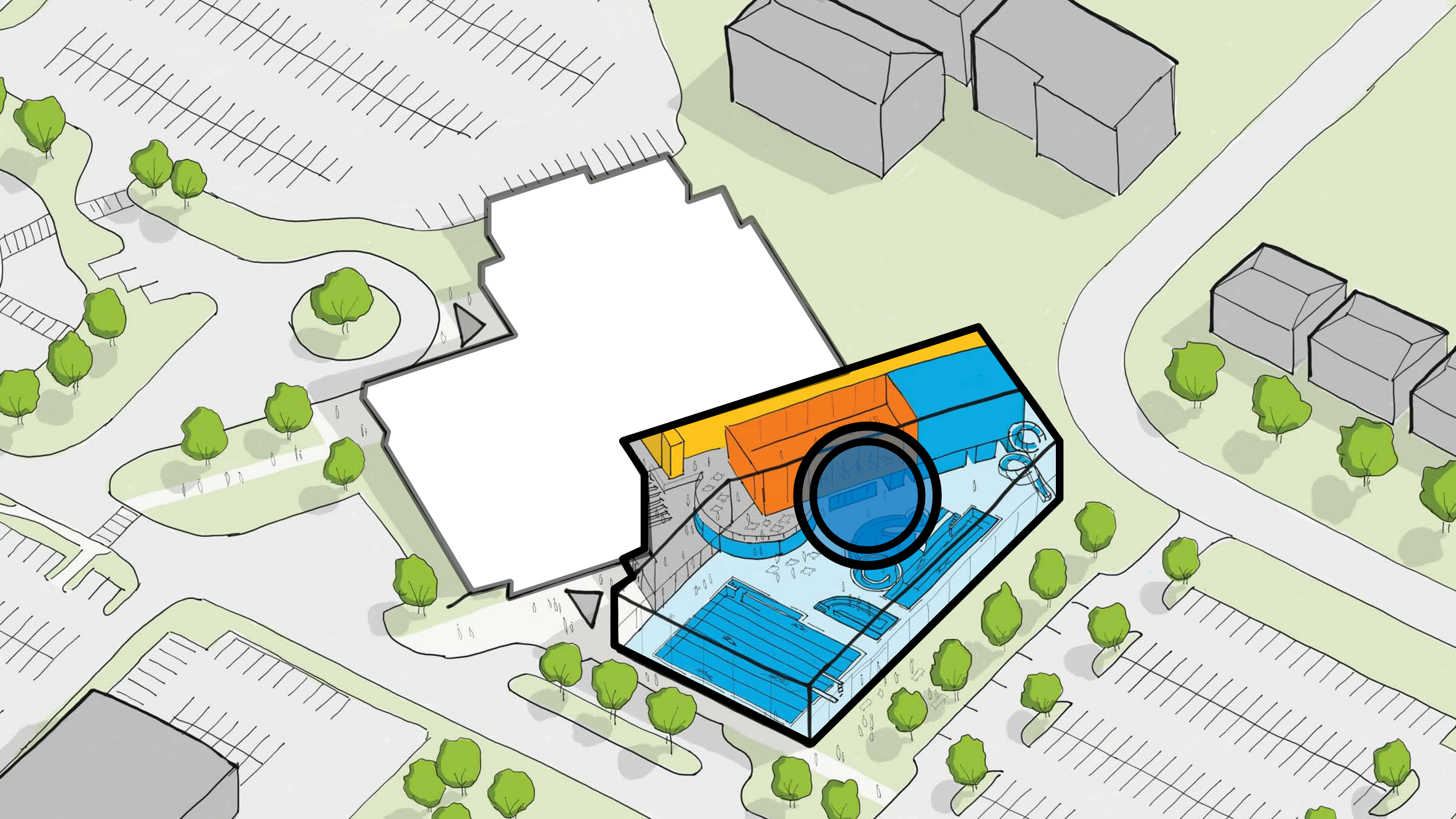


0506 8 NO DIVING







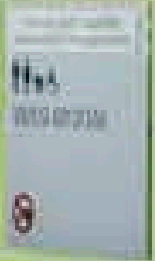




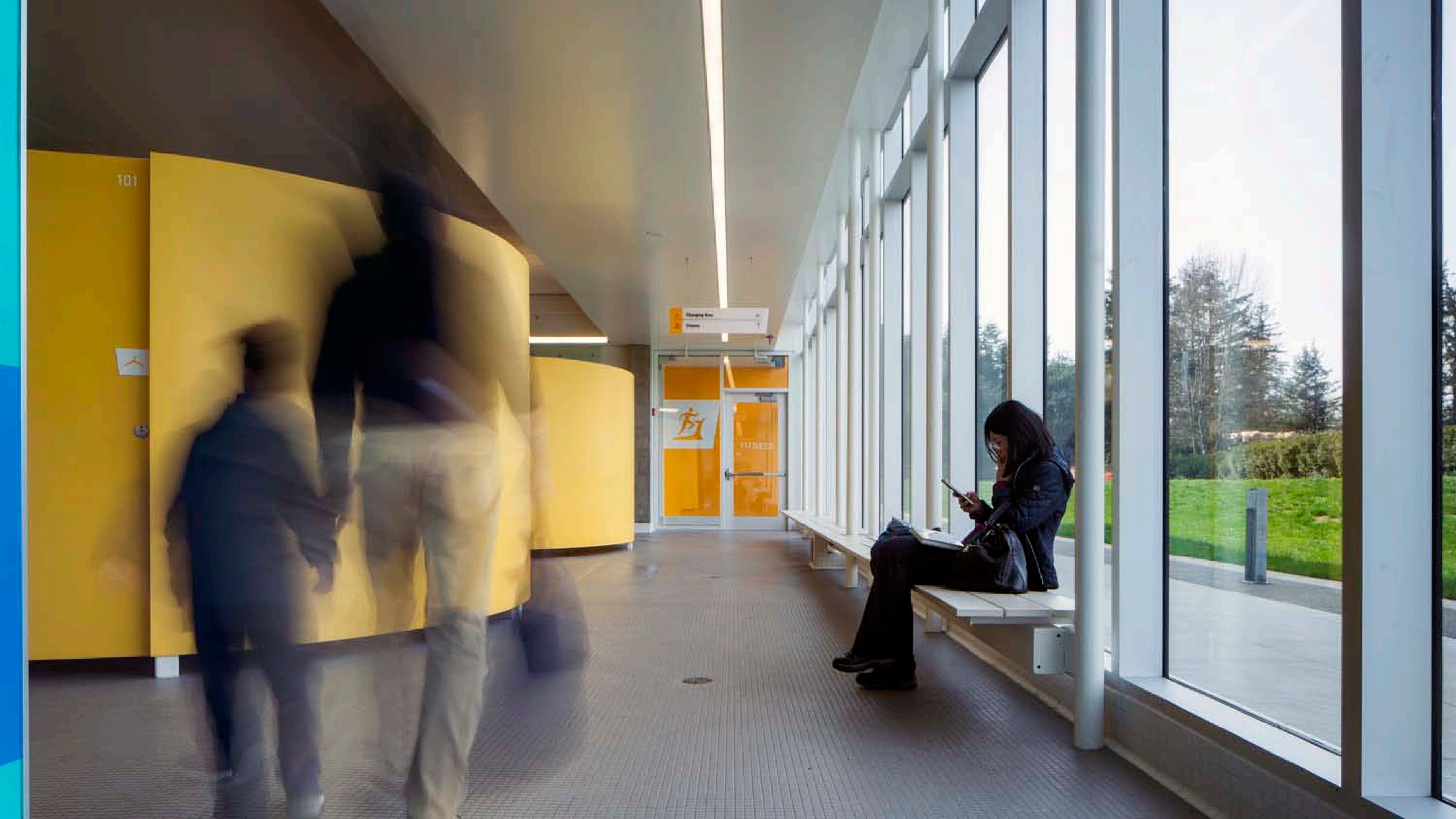
Women Change



Women



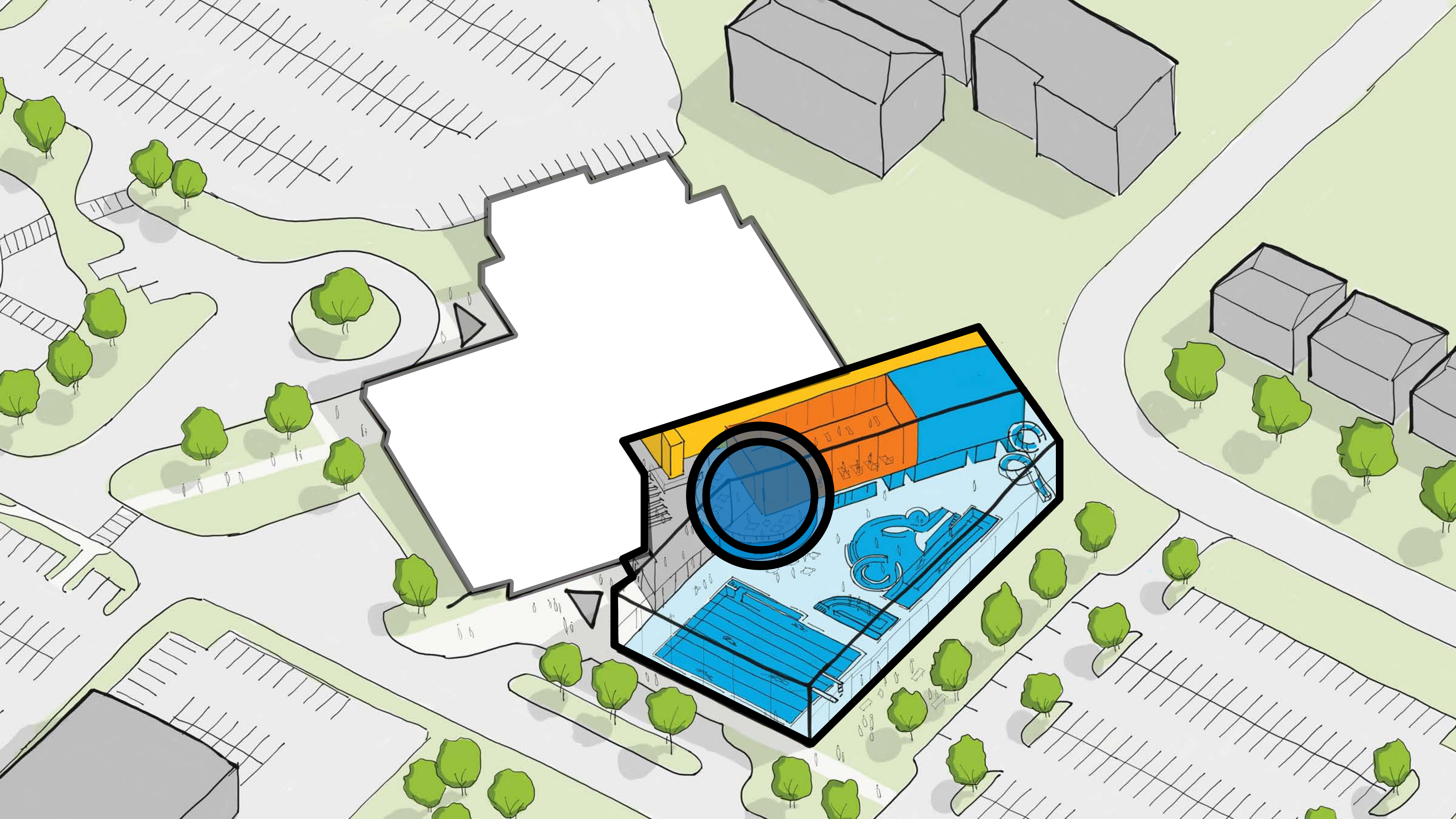
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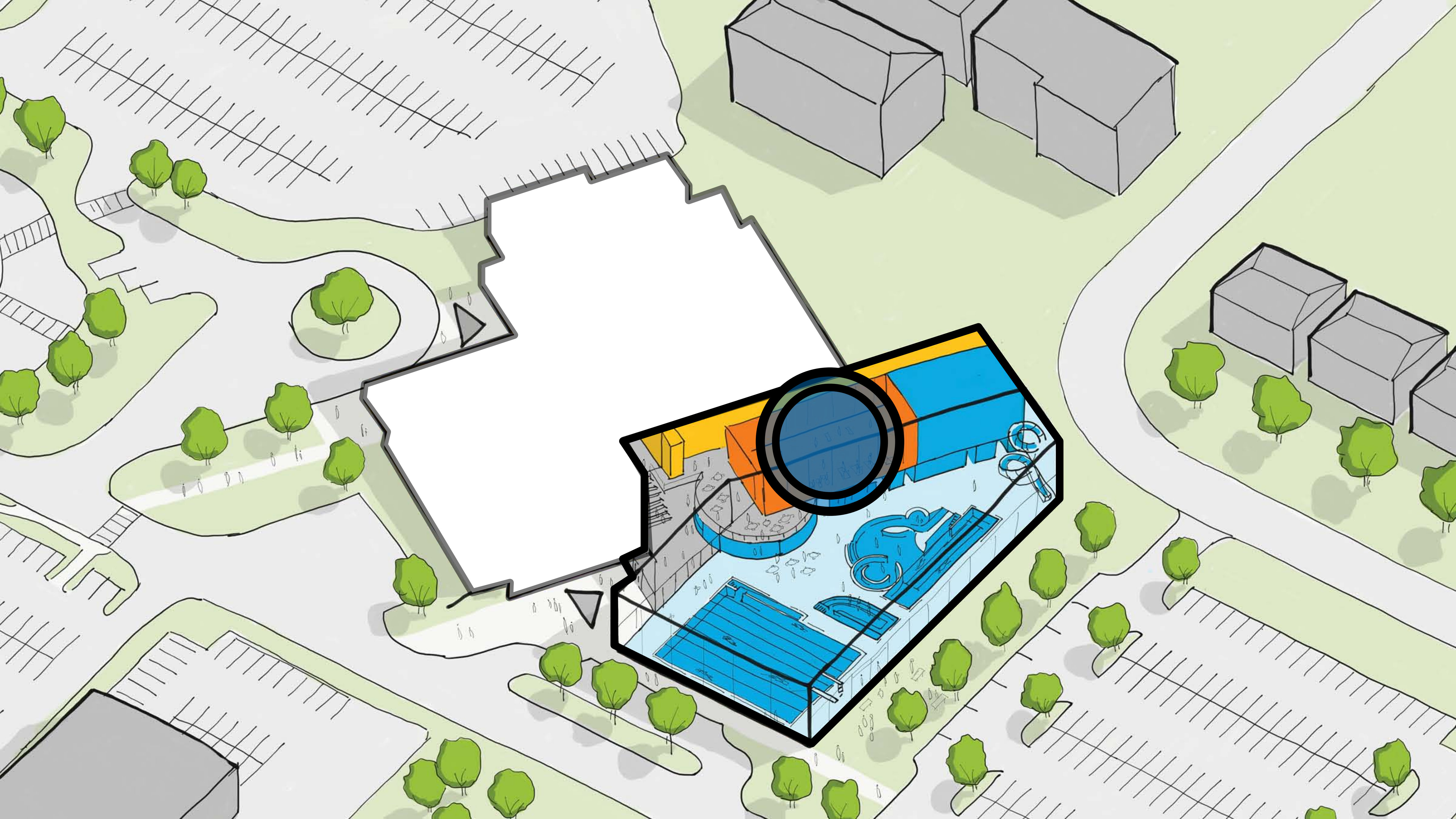
T01

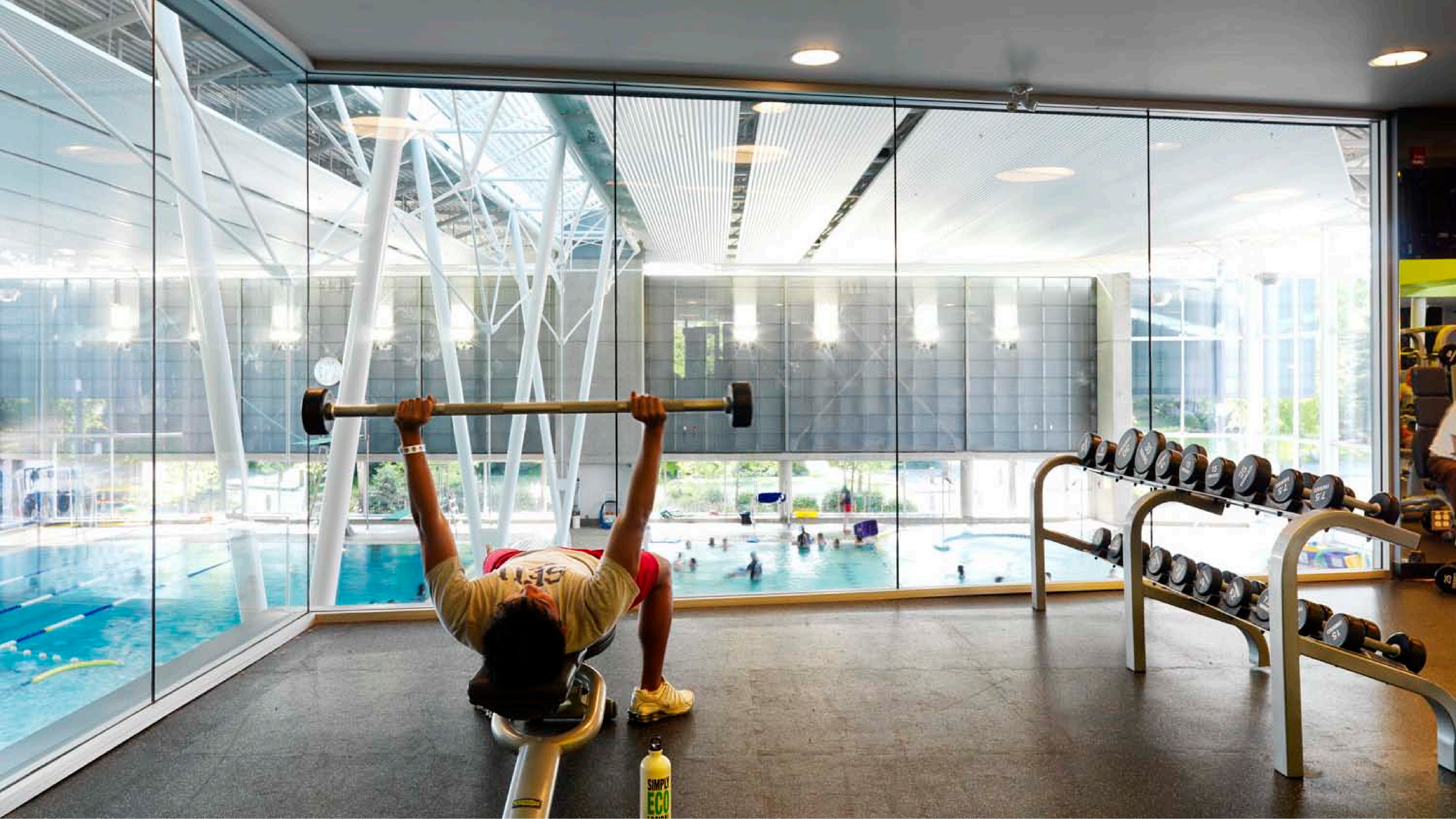
Changing Room
Fitness

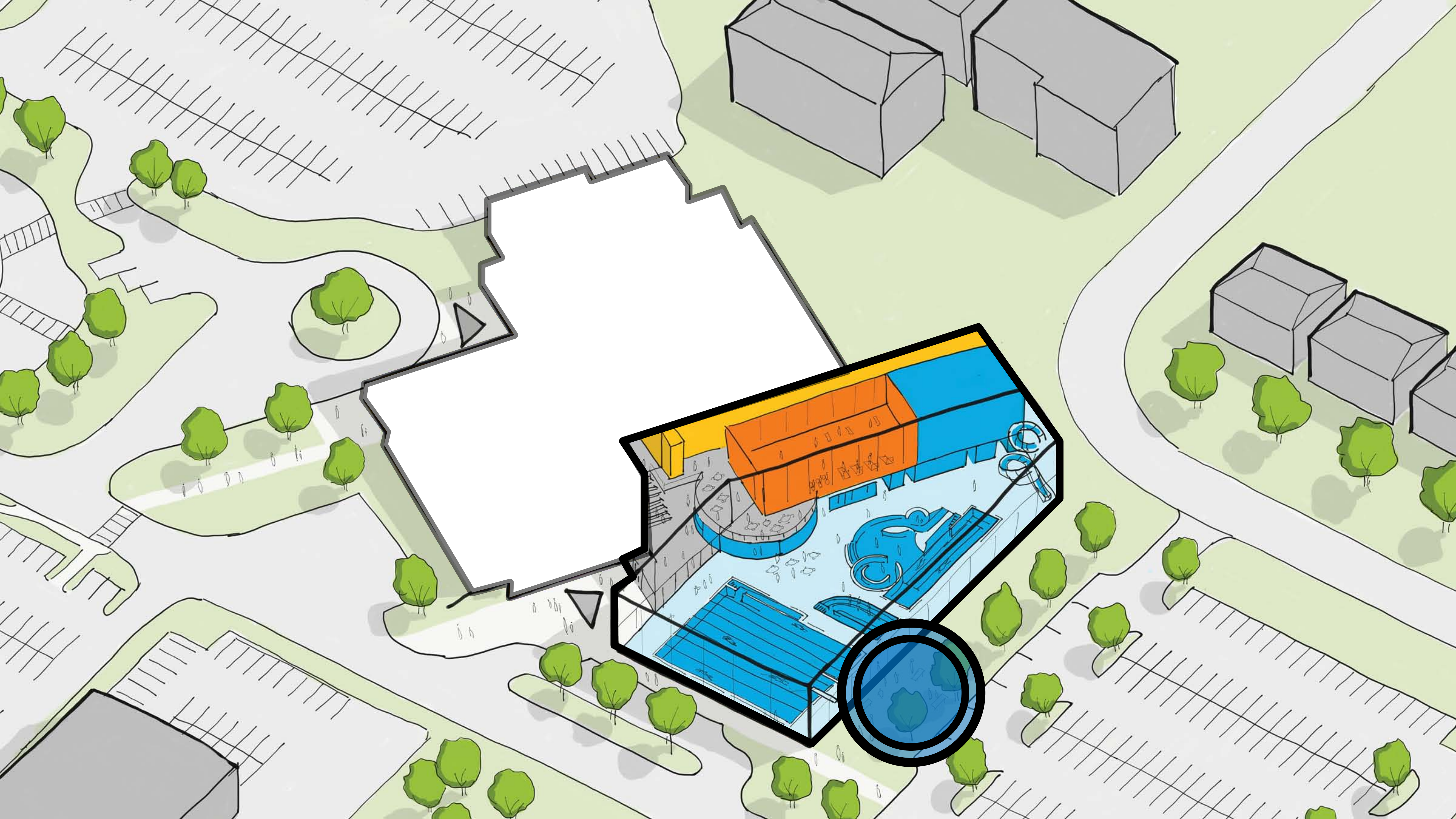
FITNESS

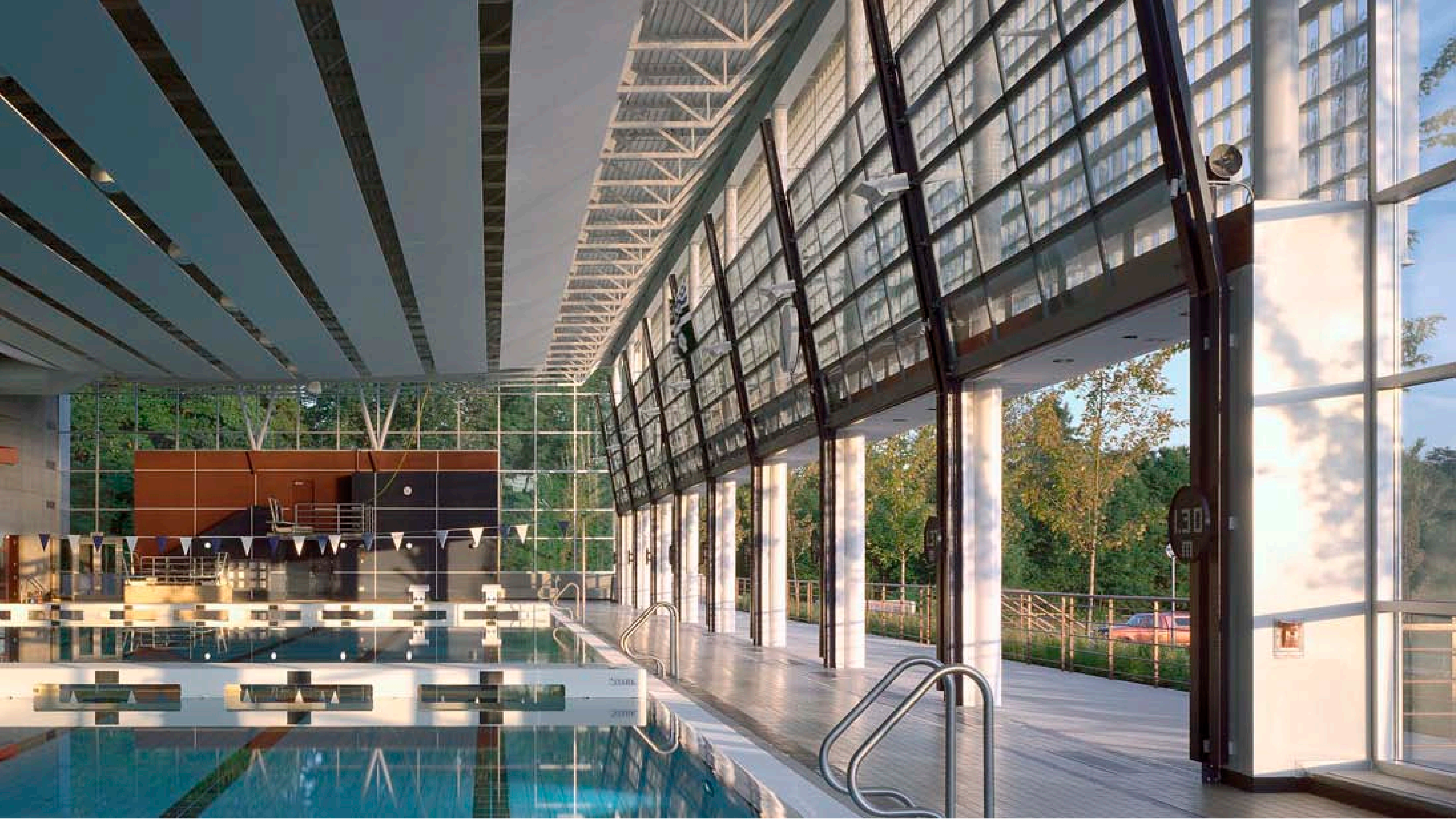


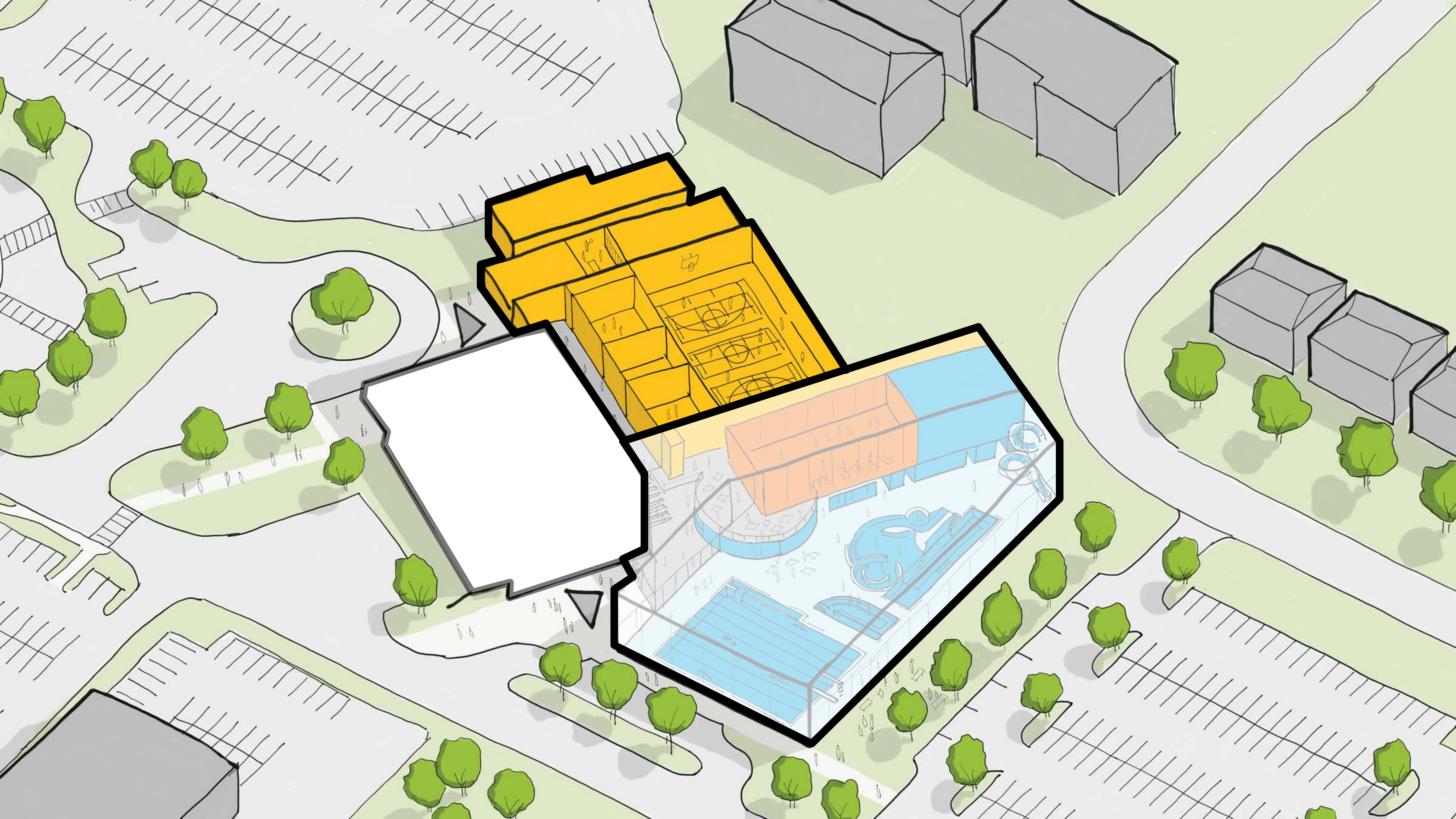


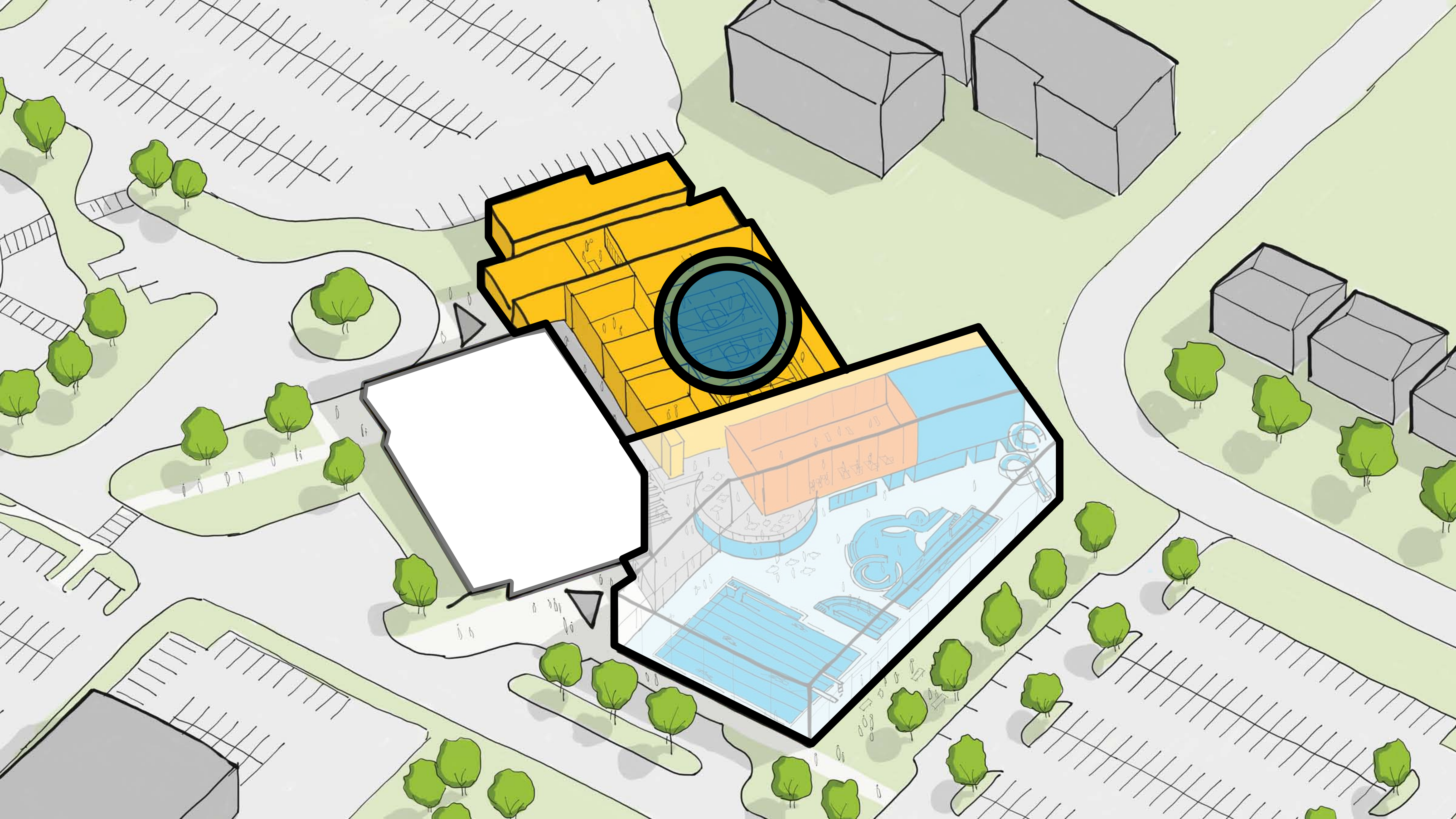






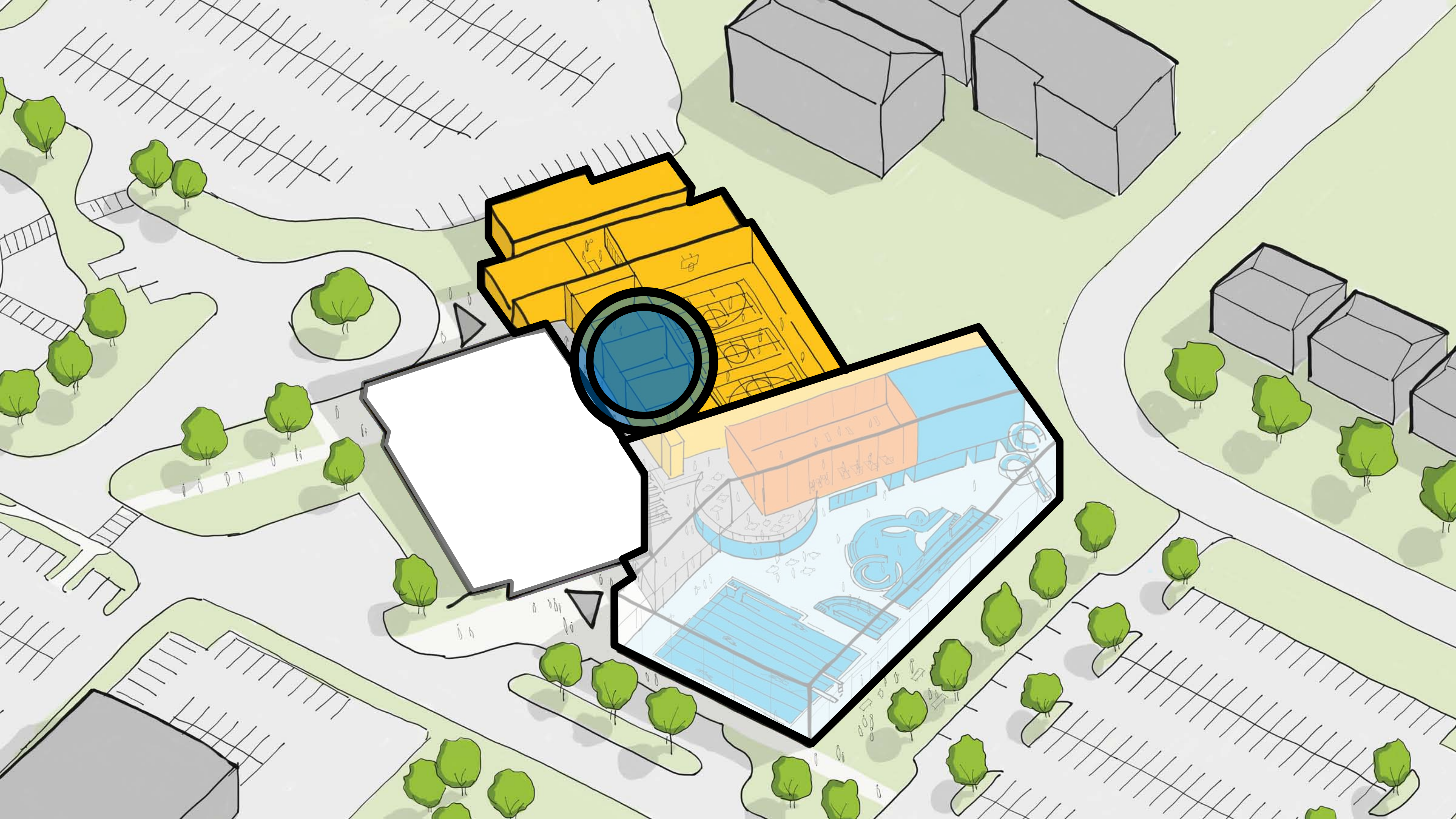


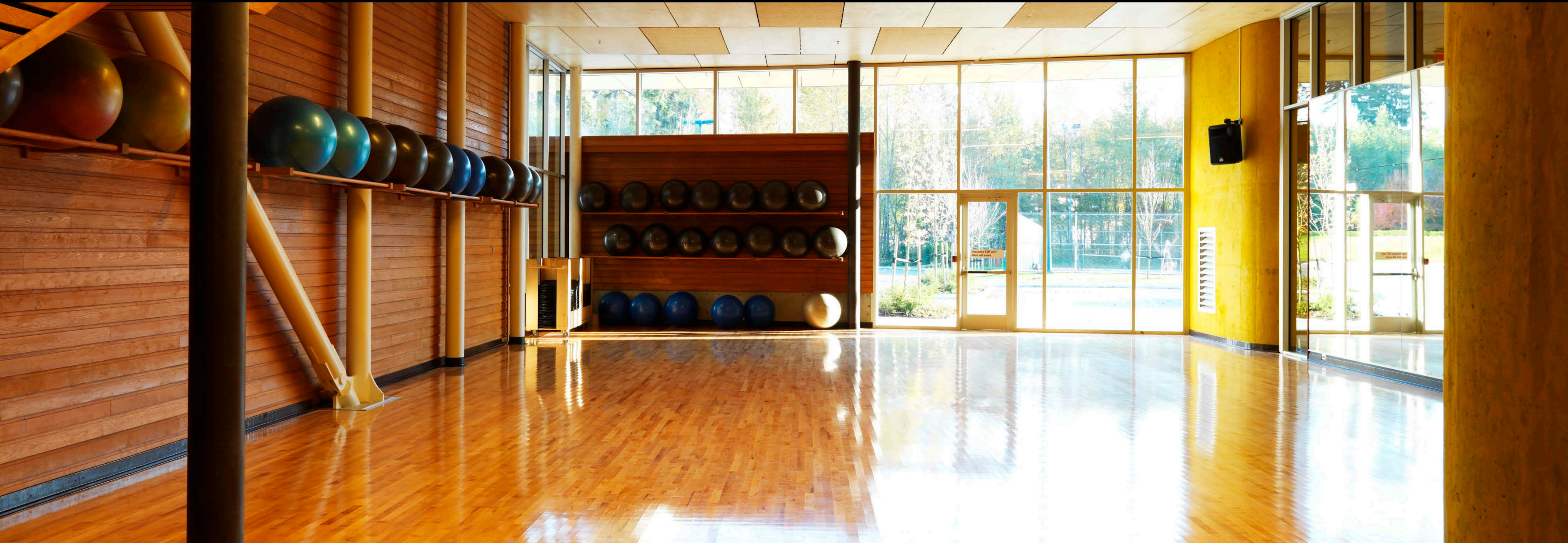
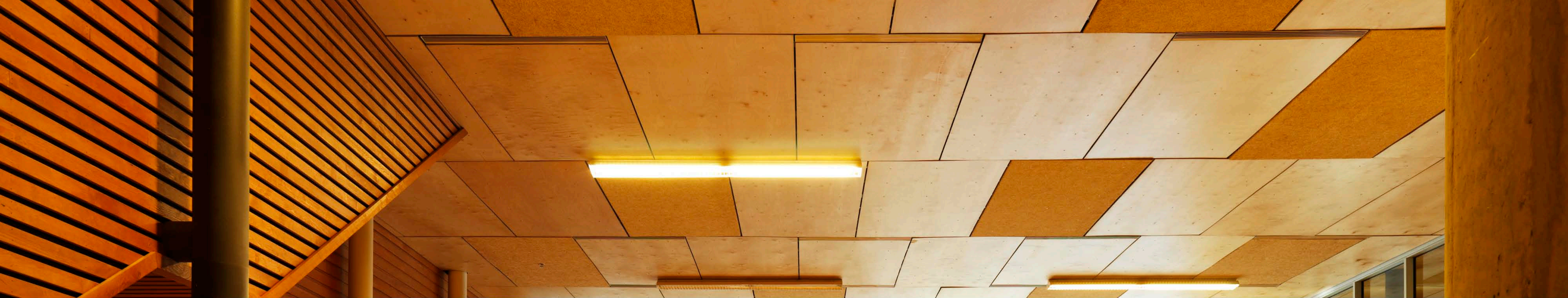




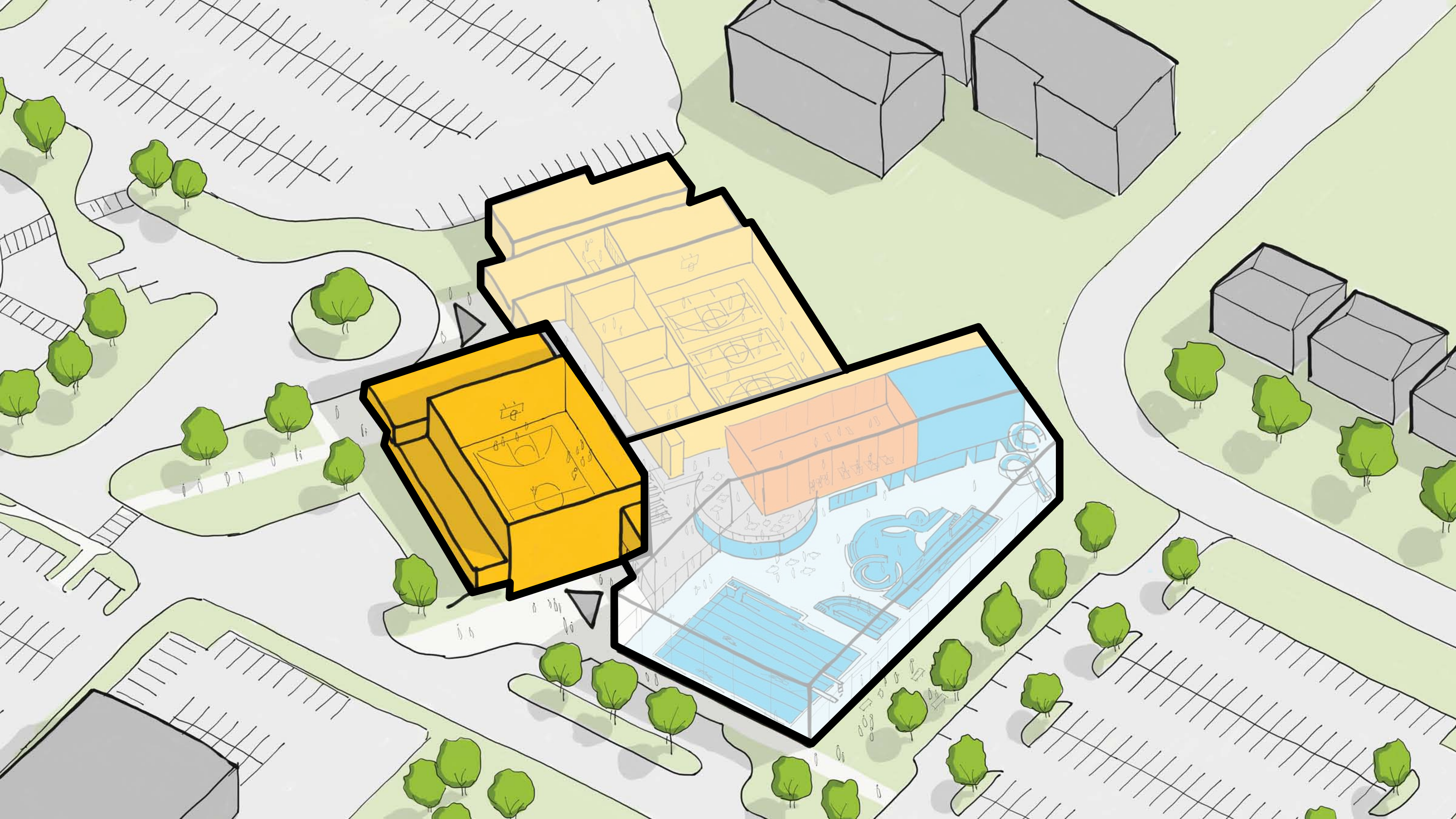


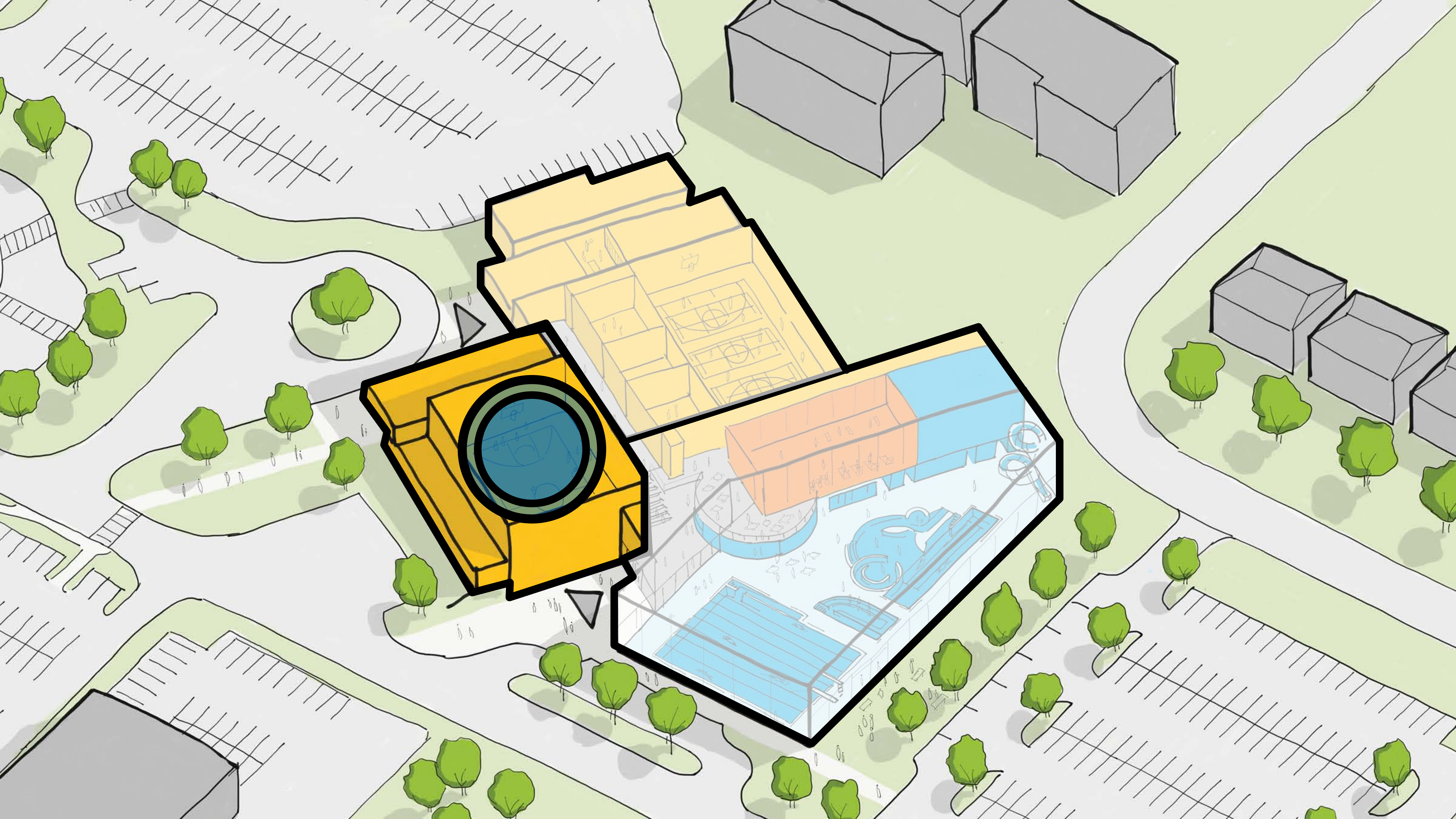




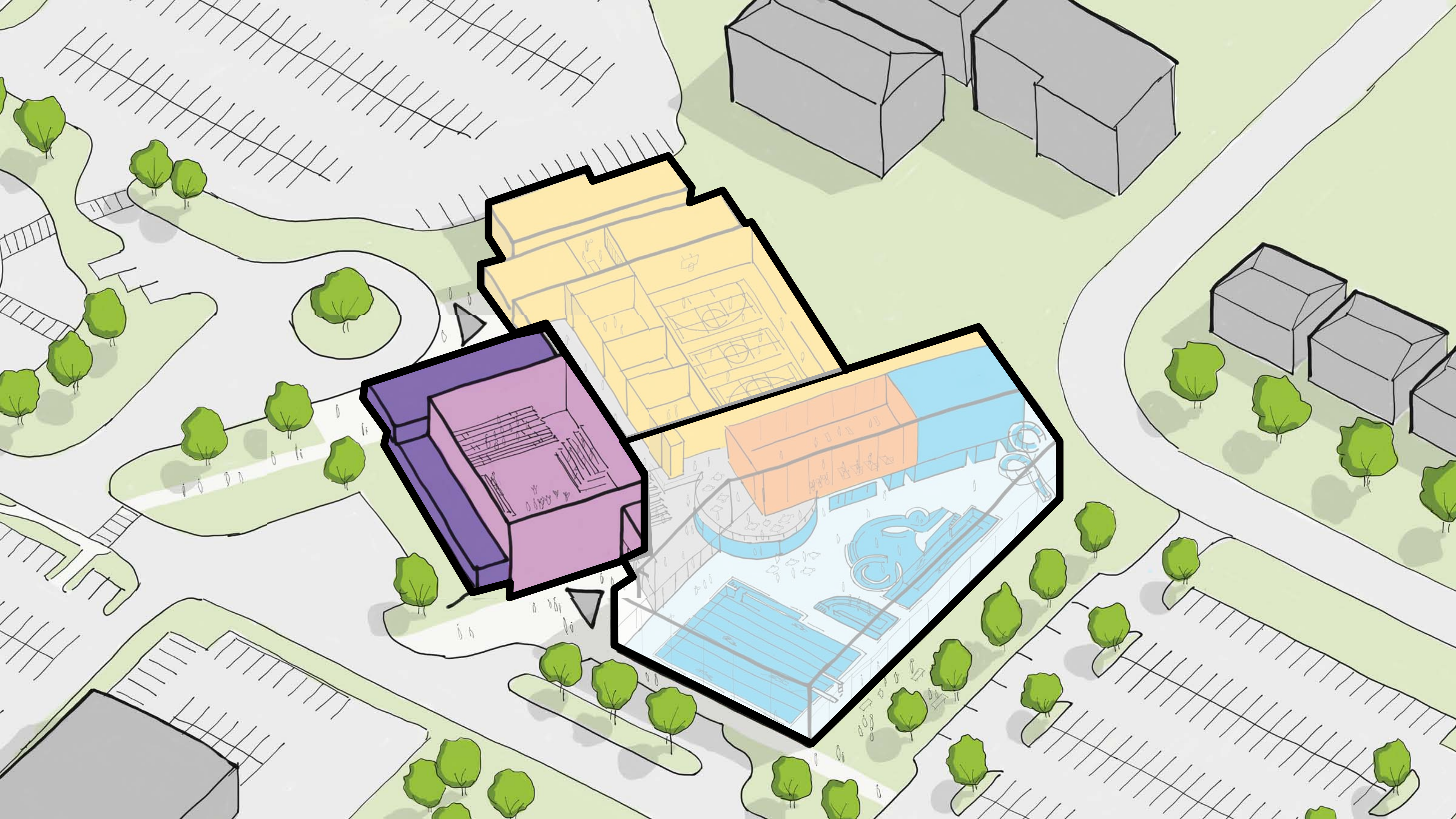


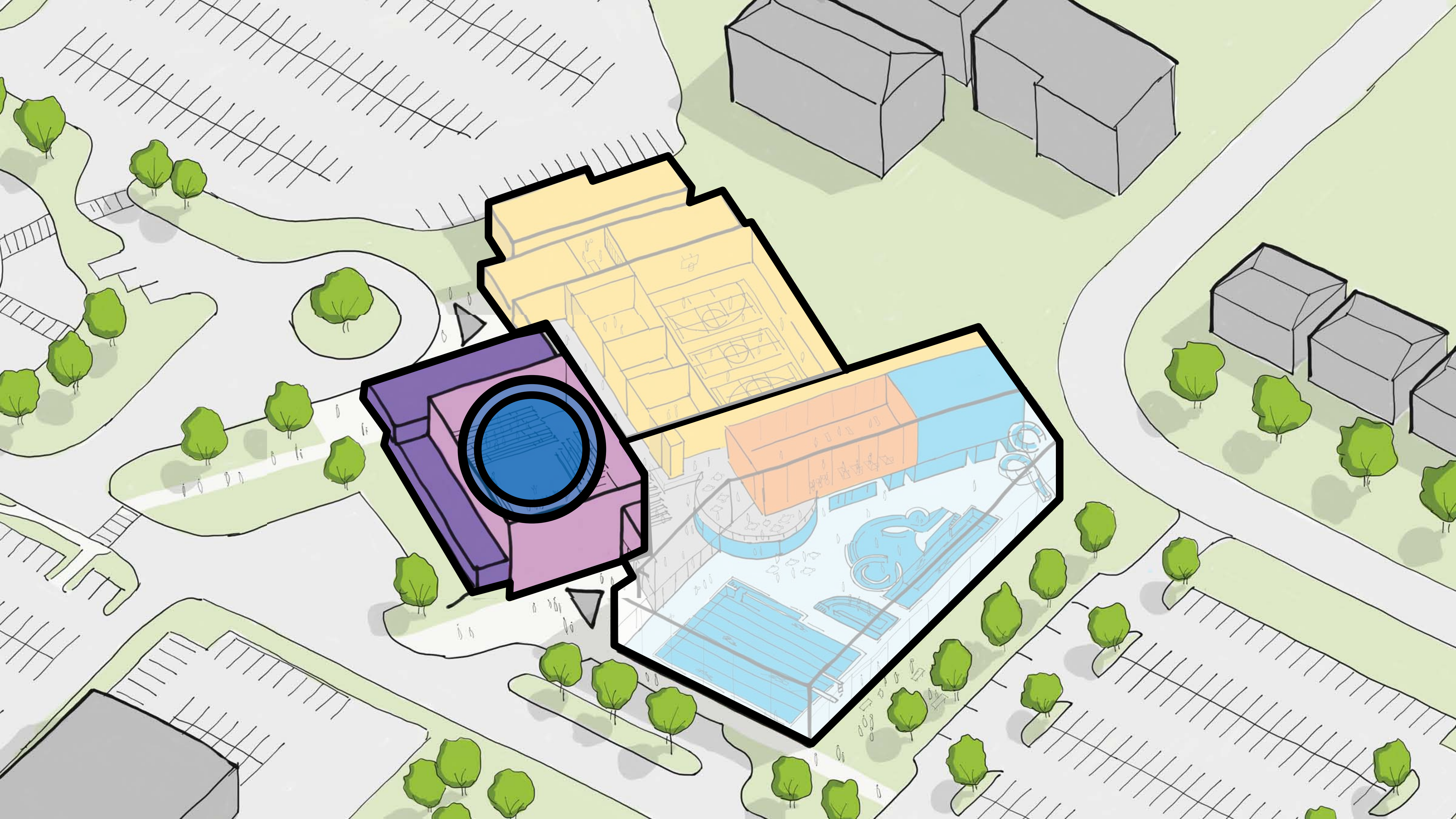


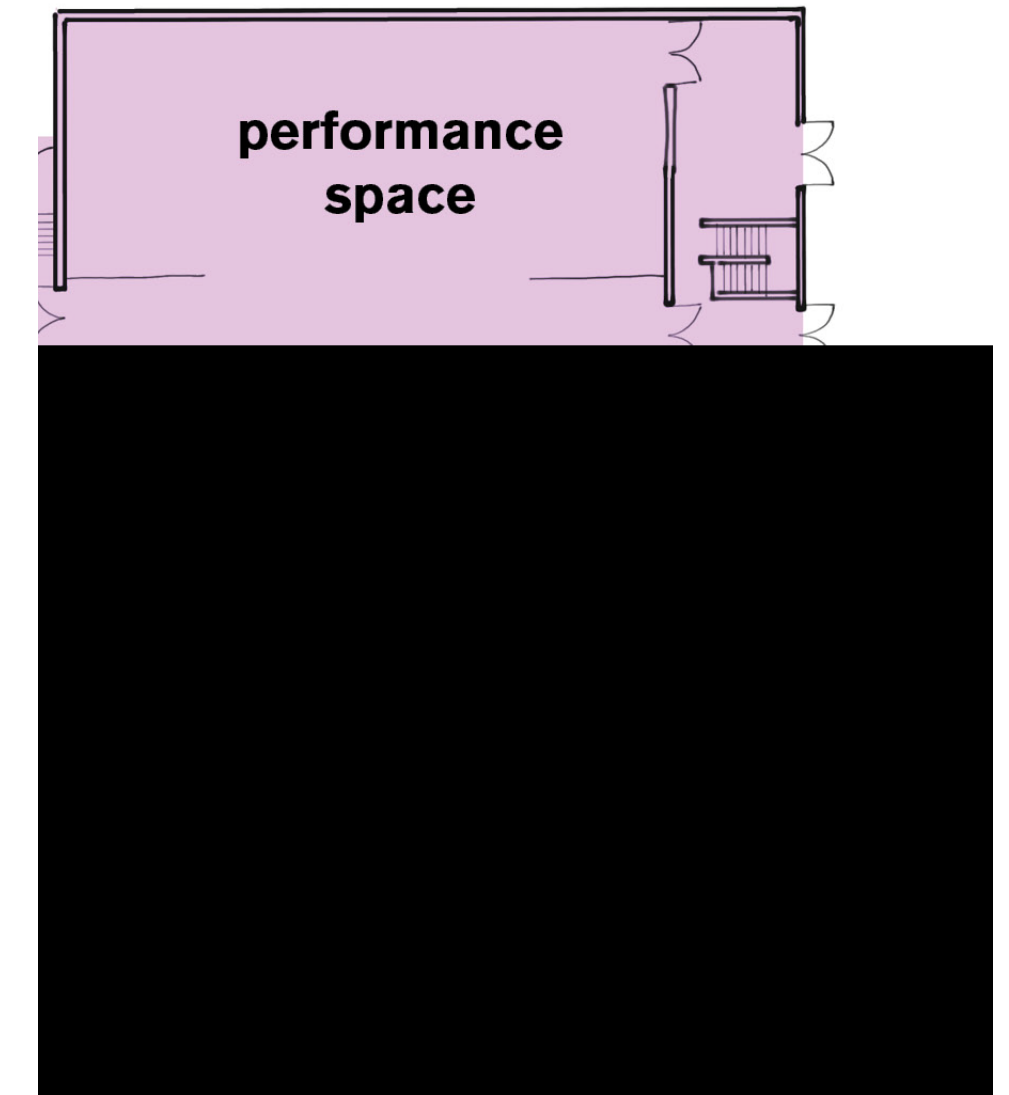


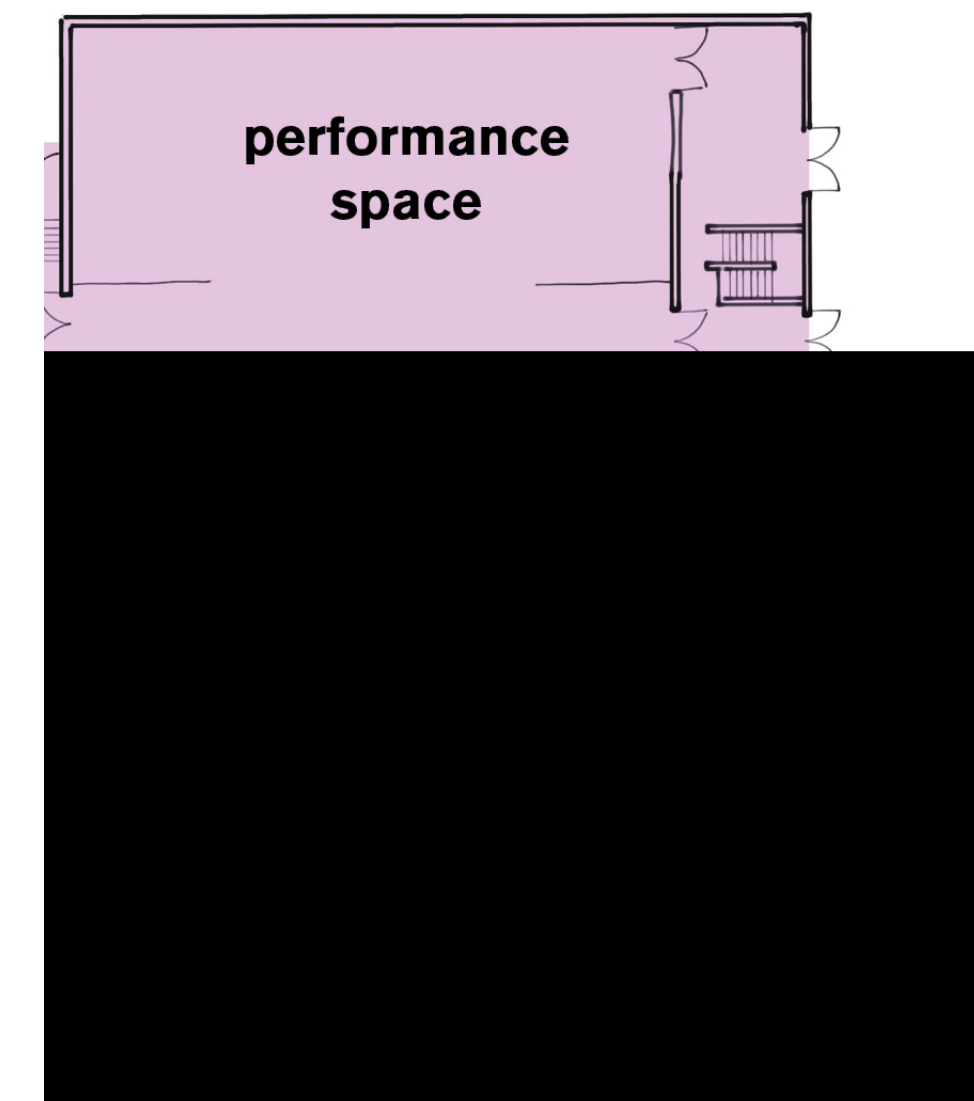


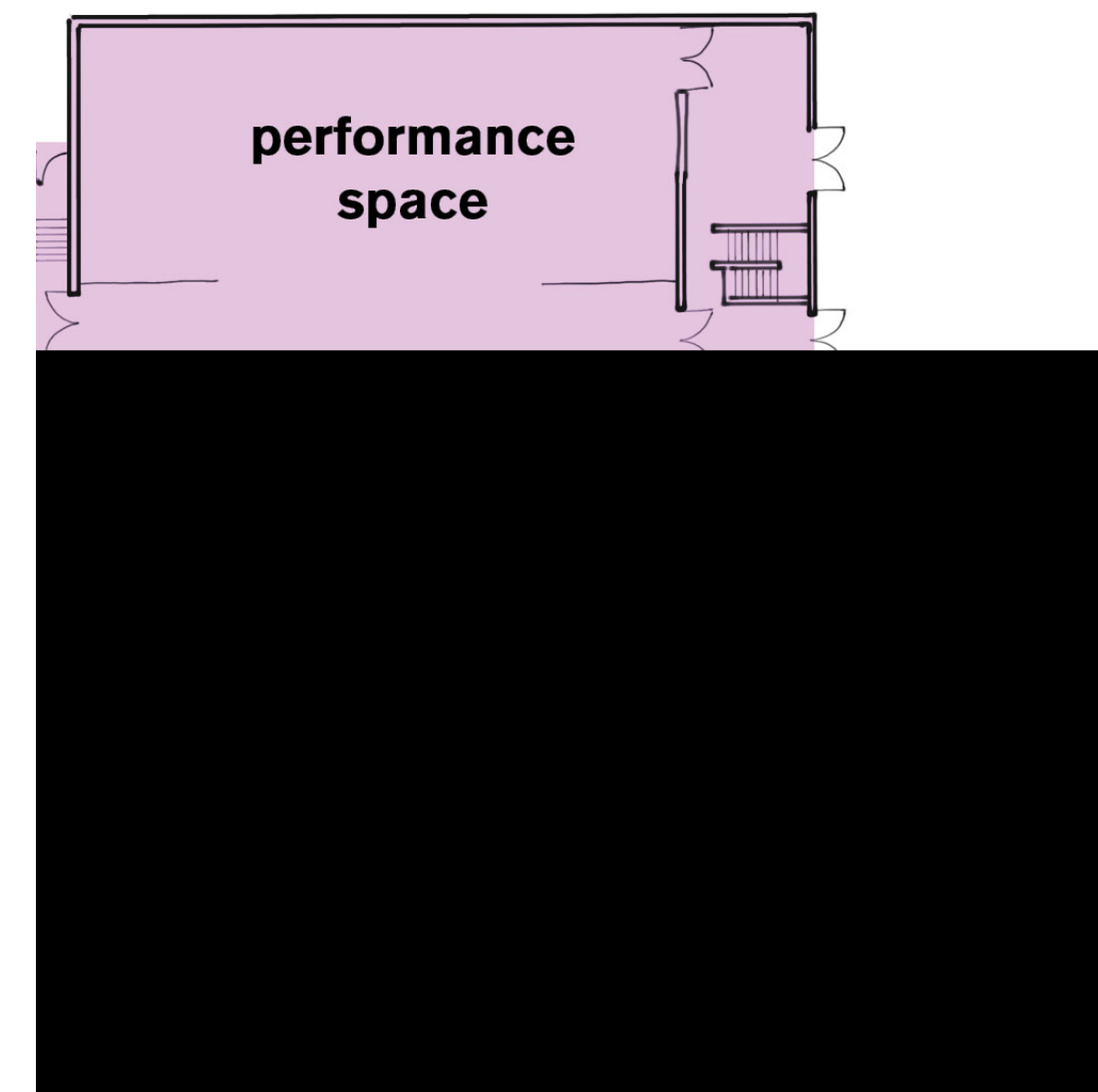


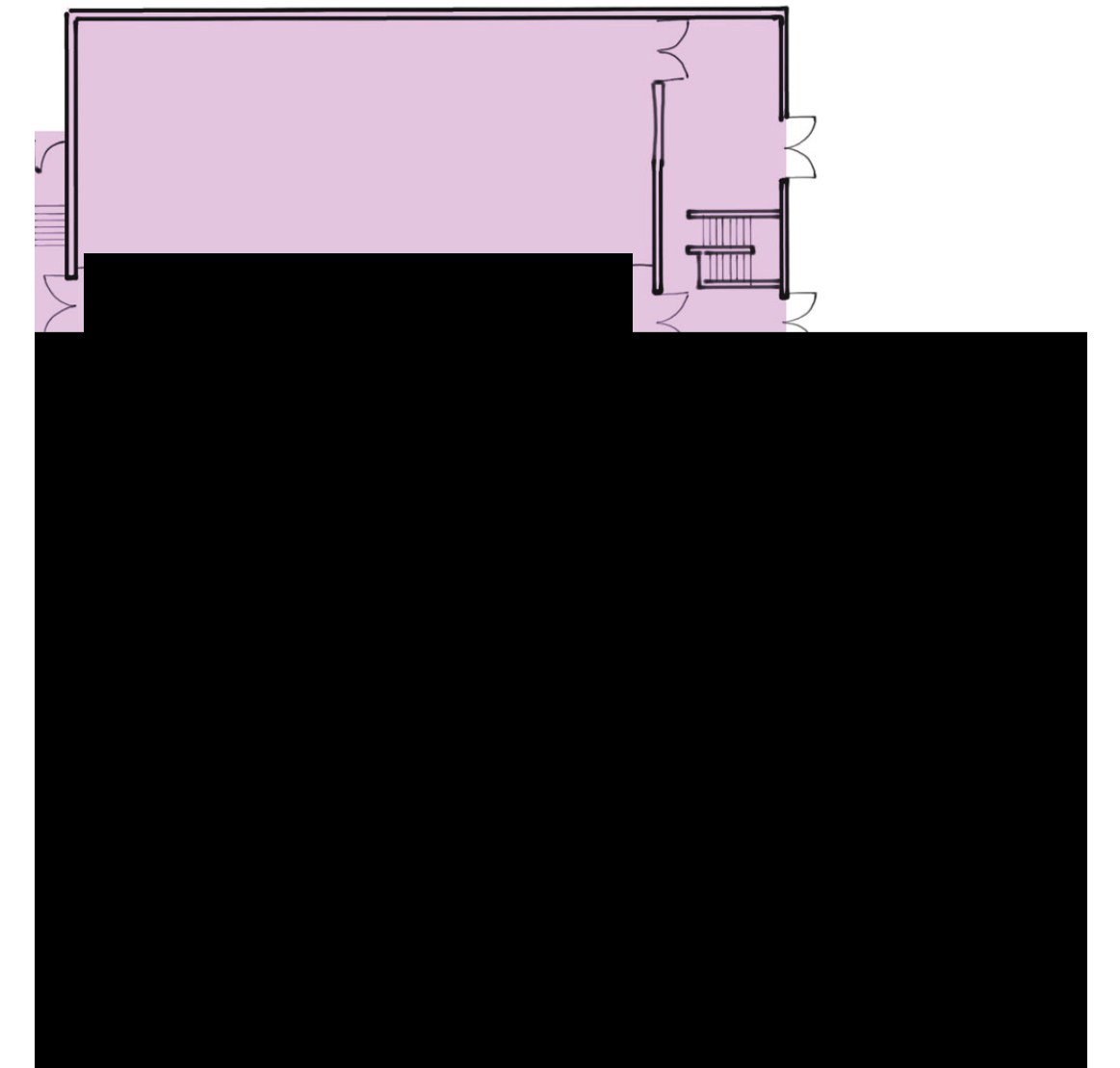


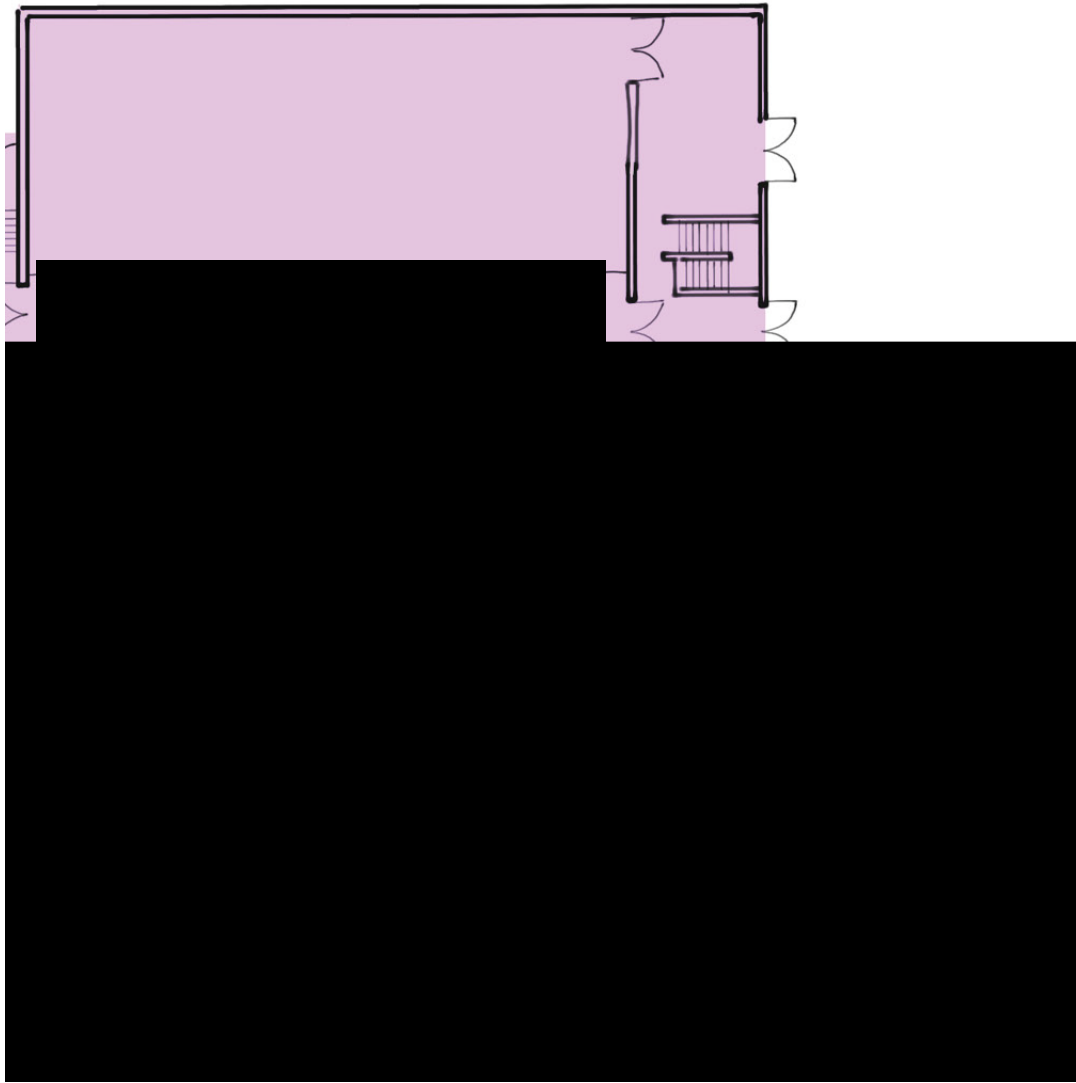


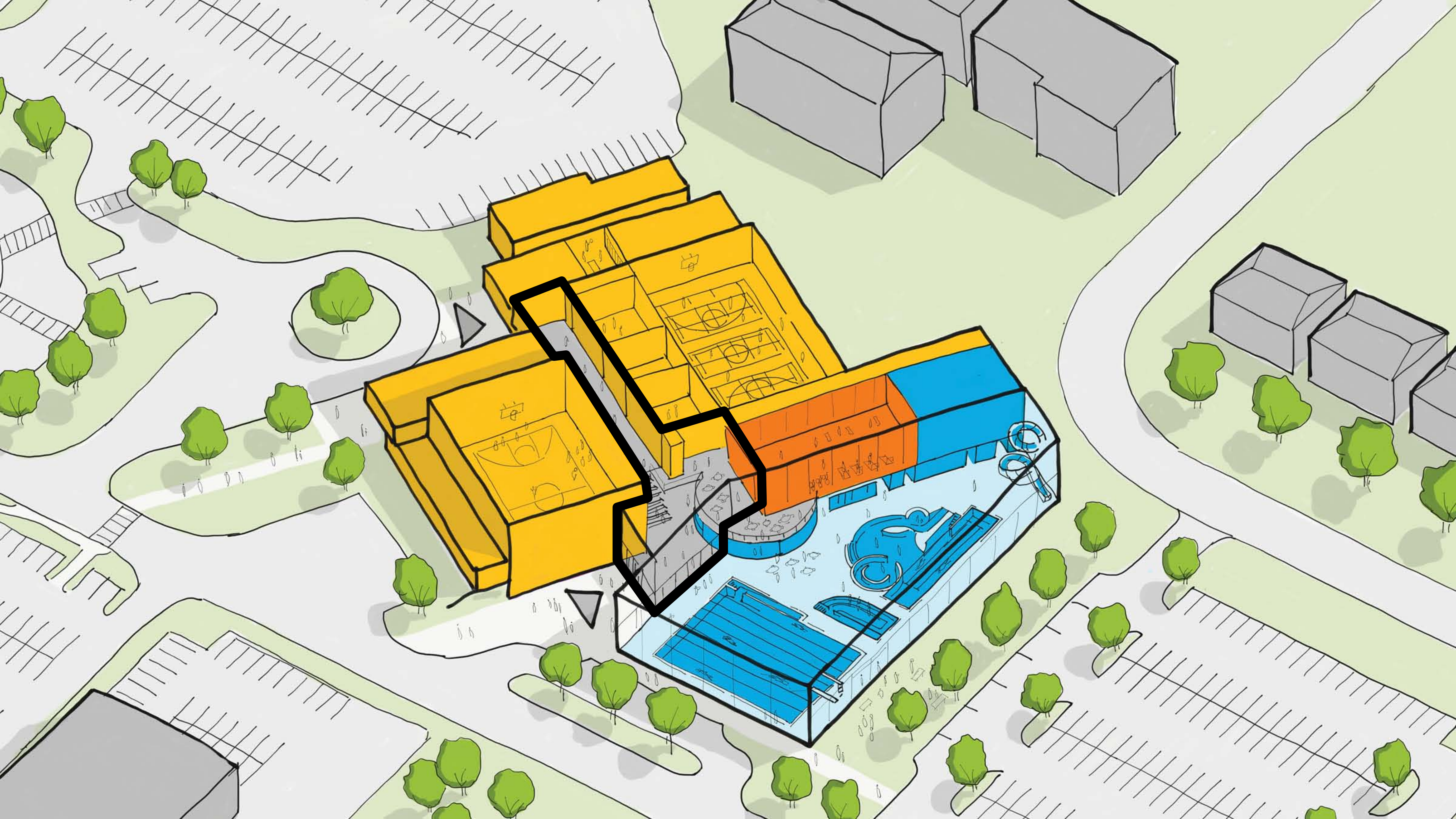


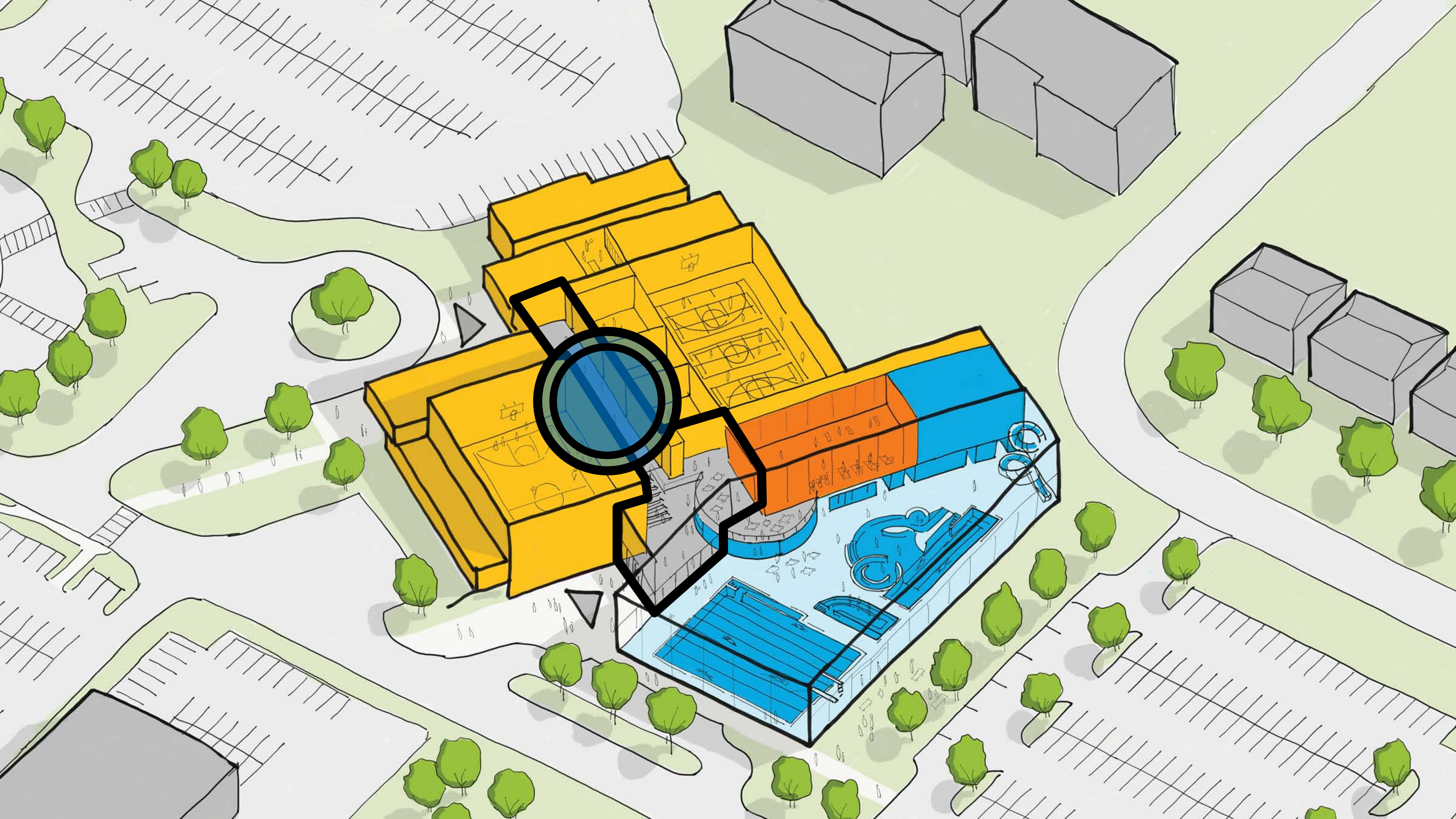




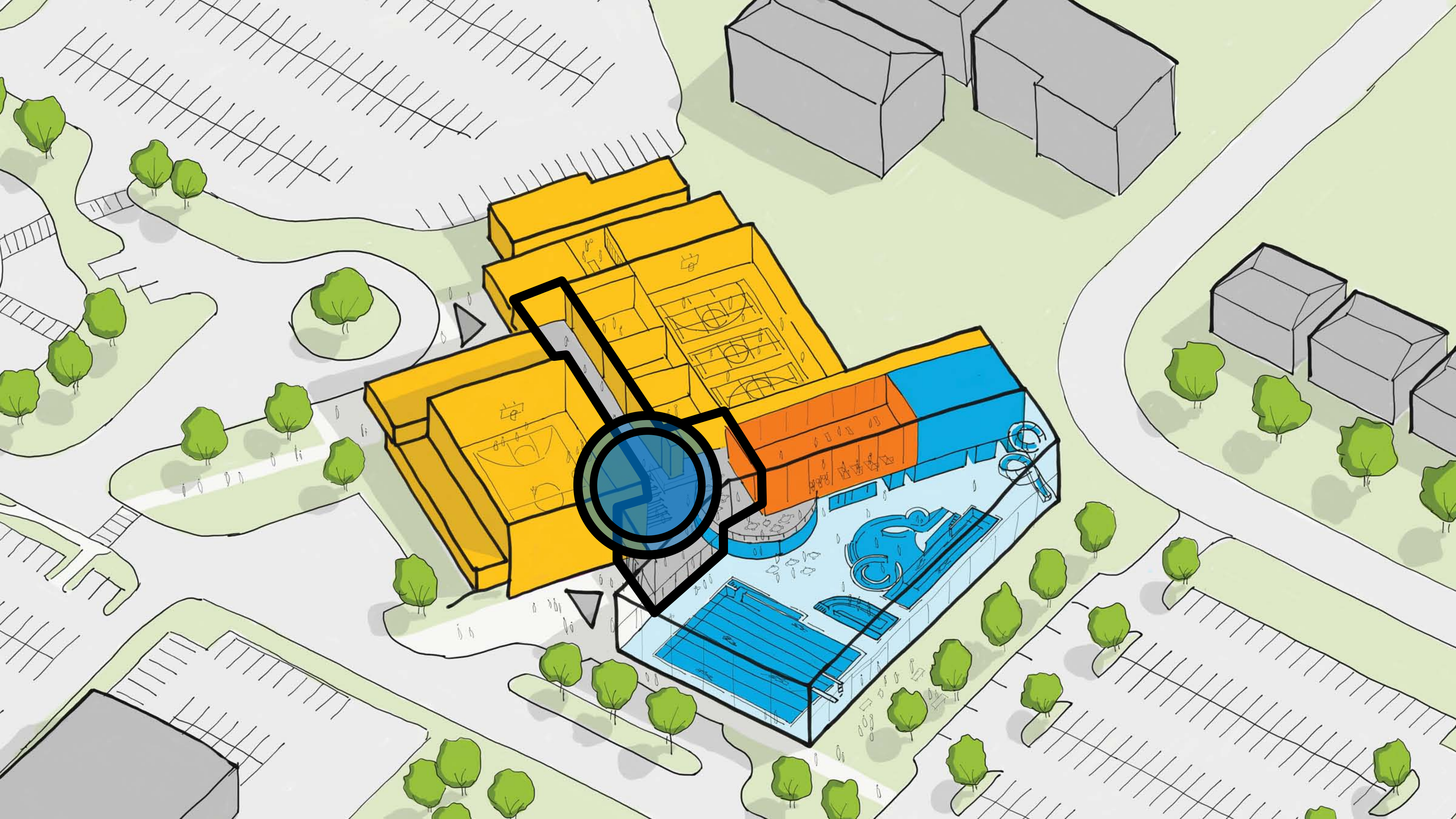






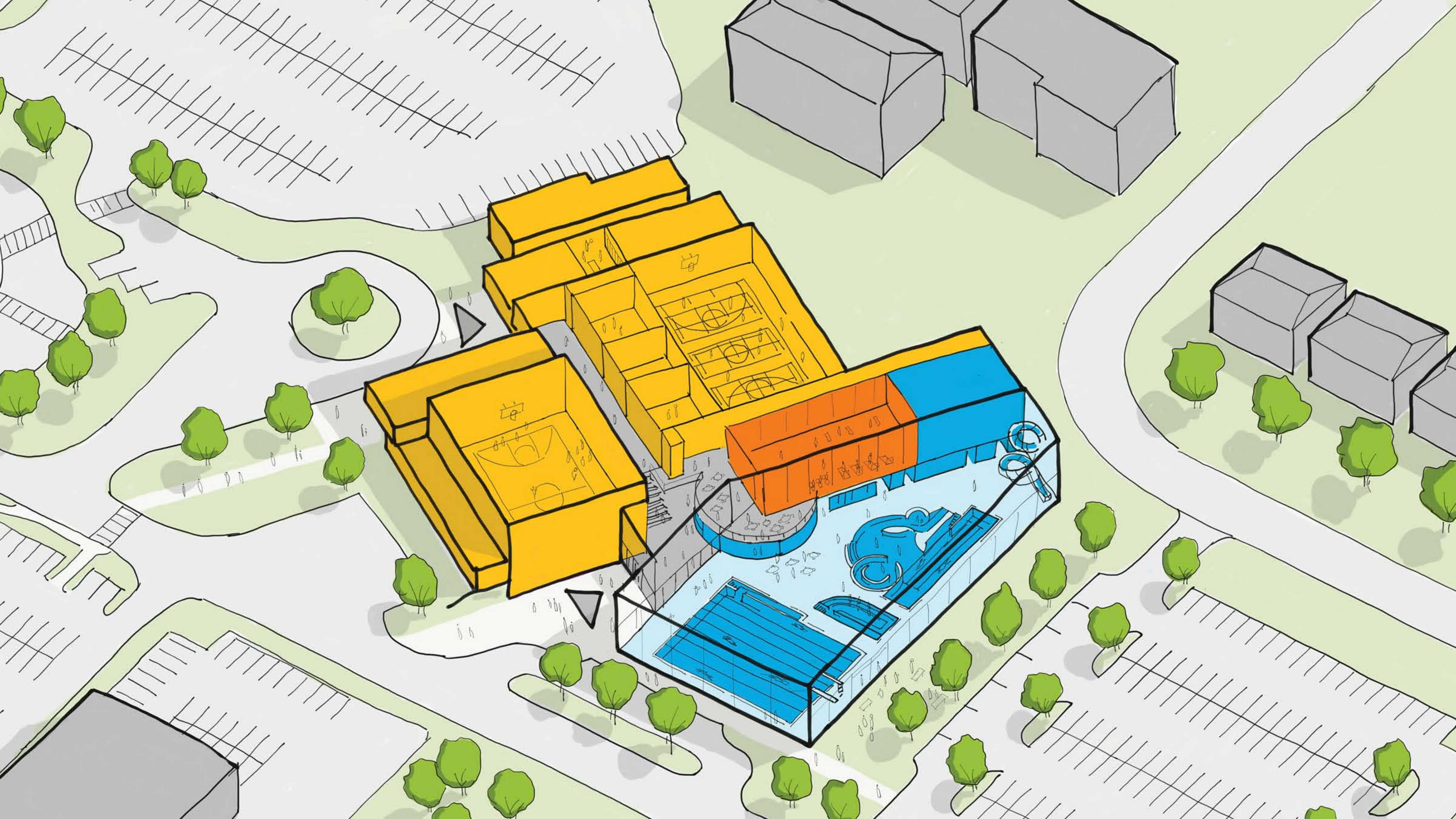












Thank you