



Feasibility Study: Similkameen Community Pool & Ice and Sport Court Arena

Project Introduction

Project Information:

Similkameen Community Pool & Similkameen Recreation Centre

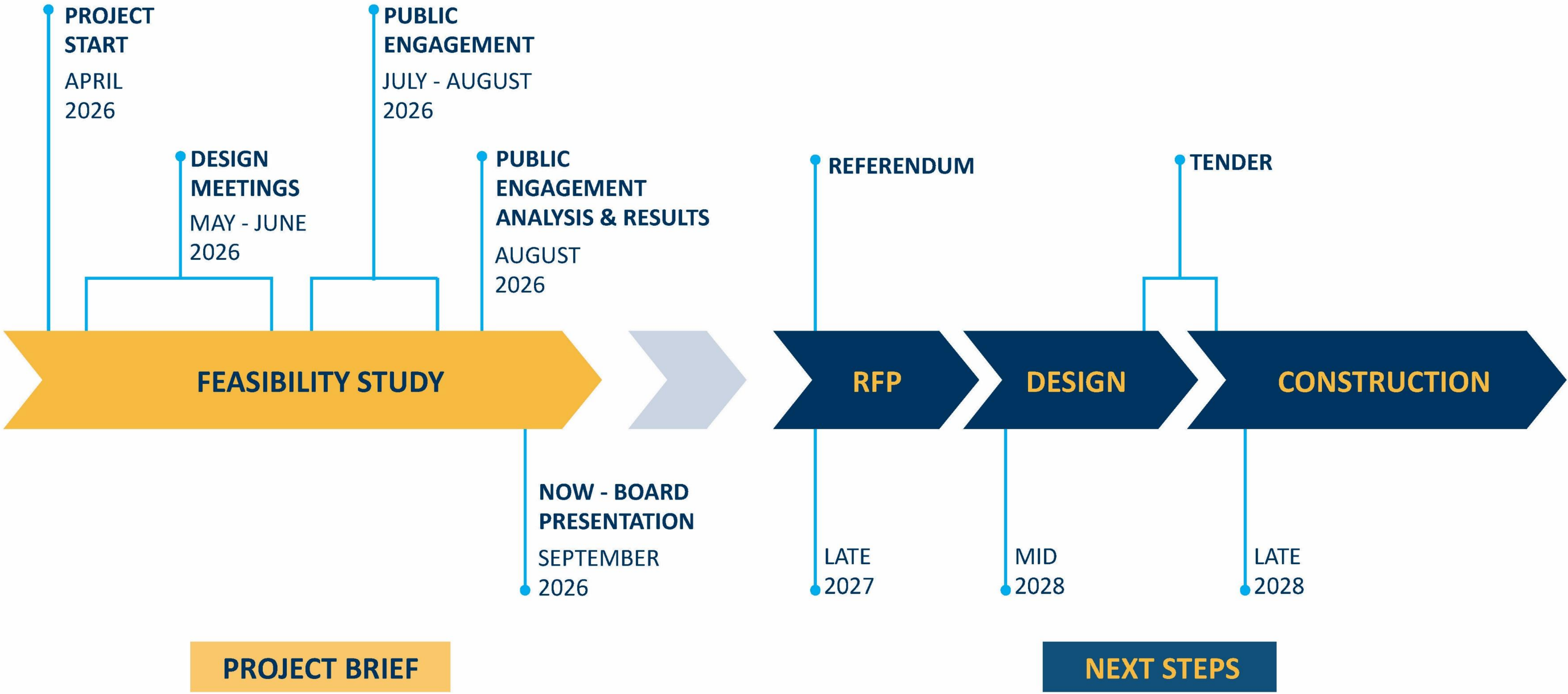
Client	<u>Regional District of Okanagan-Similkameen</u> Andy Foster MANAGER OF RECREATION AND FACILITIES Kate Holowaty COMMUNICATIONS COORDINATOR II Katie Lee PROJECT COORDINATOR II Courtney Moore COMMUNITY SERVICES COORDINATOR I
Architecture & Planning	<u>Carscadden Stokes McDonald Architects Inc</u> Ian Ross McDonald PARTNER ARCHITECT AIBC AAA LEED ®GA Mark Hosford ASSOCIATE ARCHITECT AIBC Lea Papillon DESIGNER, M.ARCH, MLA Ploy Piyawassopon DESIGNER, B.DES
Community Engagement	<u>GDH Solutions</u> Gabi Haas PRESIDENT GDH SOLUTIONS MBA



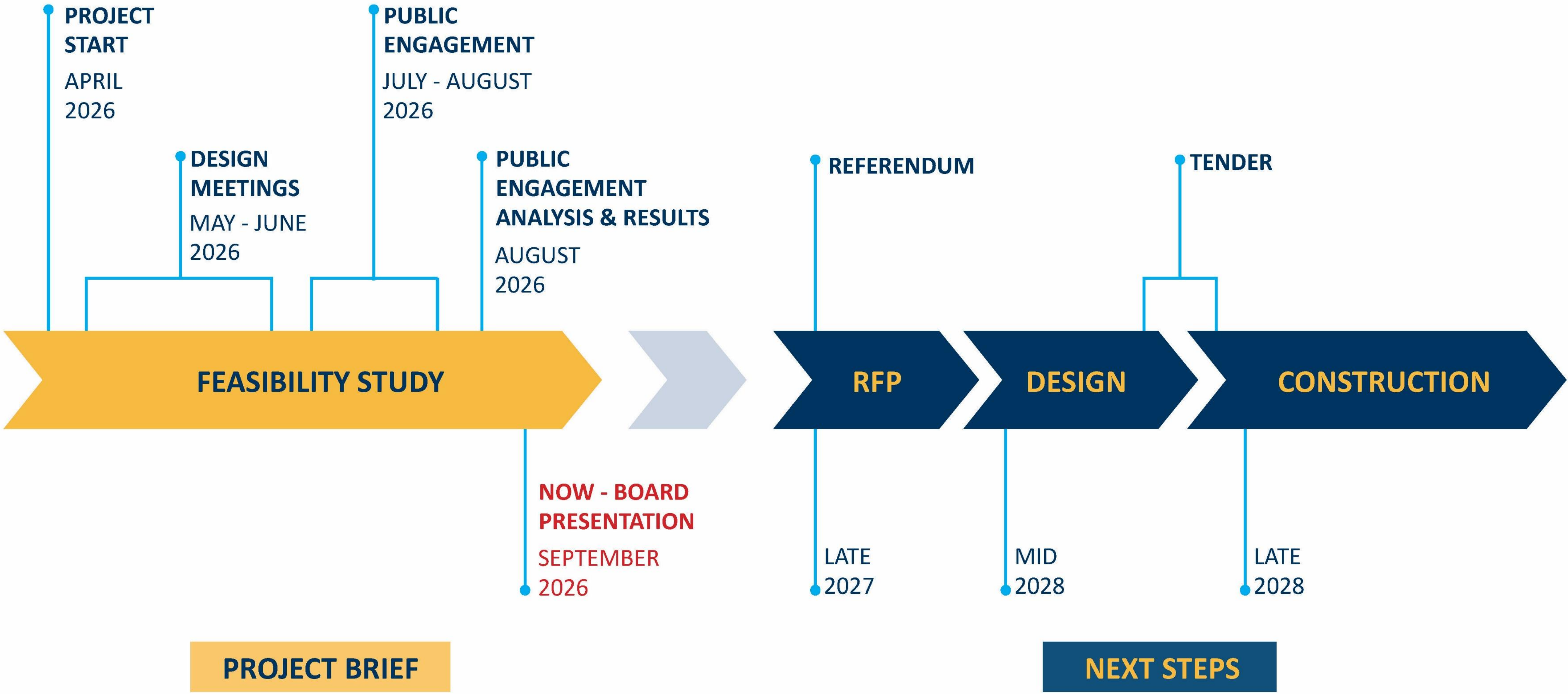
Content:

- Aging Recreation Facilities
- Community Health & Wellbeing
- Long-Term Recreation Planning
- 2026 Feasibility Study
- Community Input and Desire for Next Steps
- Transparent, Holistic & Inclusive Engagement
- Carscadden Stokes McDonald Architects

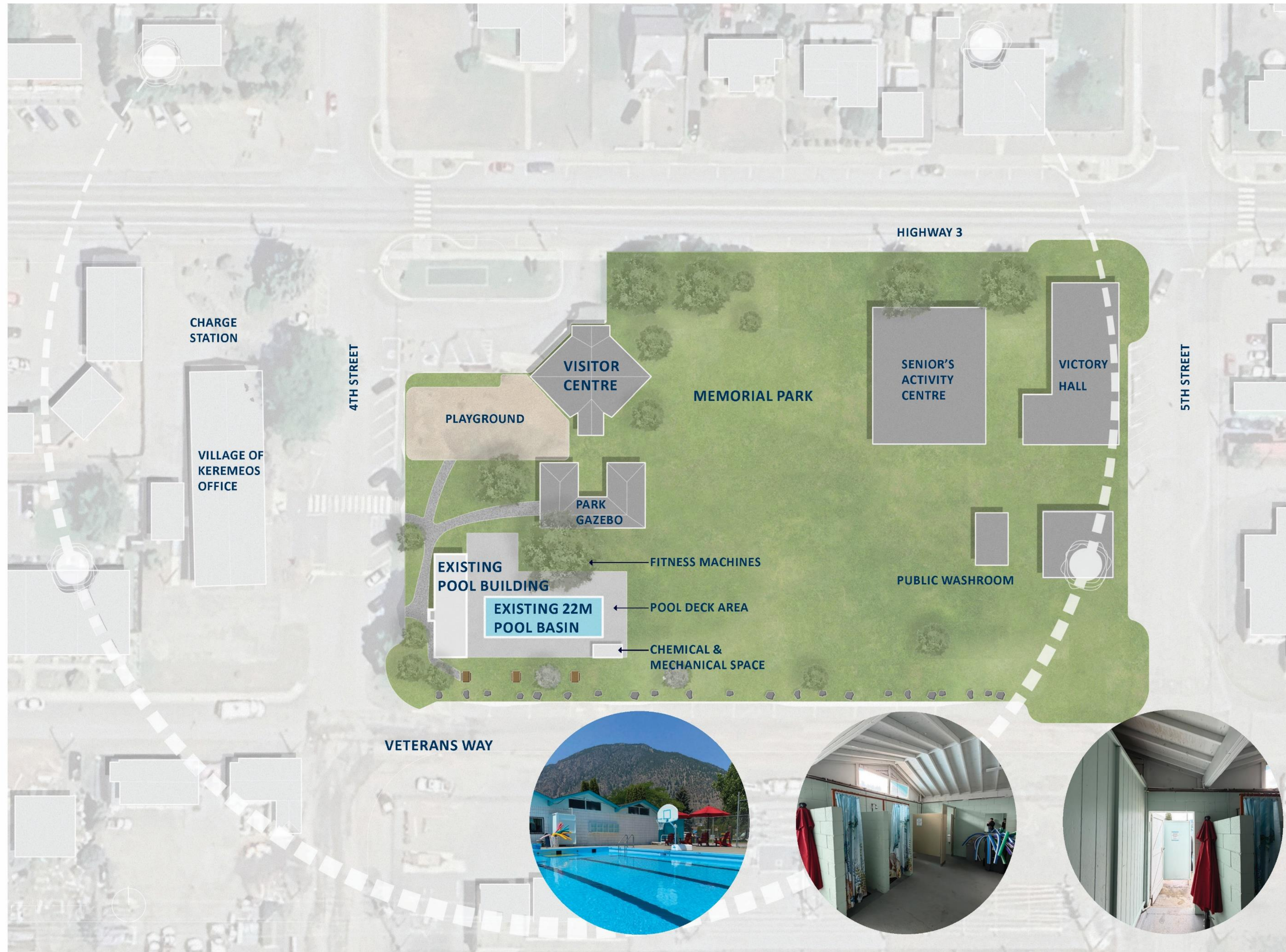
Where Are We?



Where Are We?



Similkameen Community Pool Assessment: Existing State



POOL: KEY FINDINGS

- Building has reached the end of its operational life
- Existing 22 m pool limits programming opportunities
- Current site presents operational and lease constraints

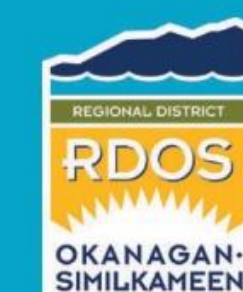


Similkameen Recreation Centre Assessment: Existing State



ARENA: KEY FINDINGS

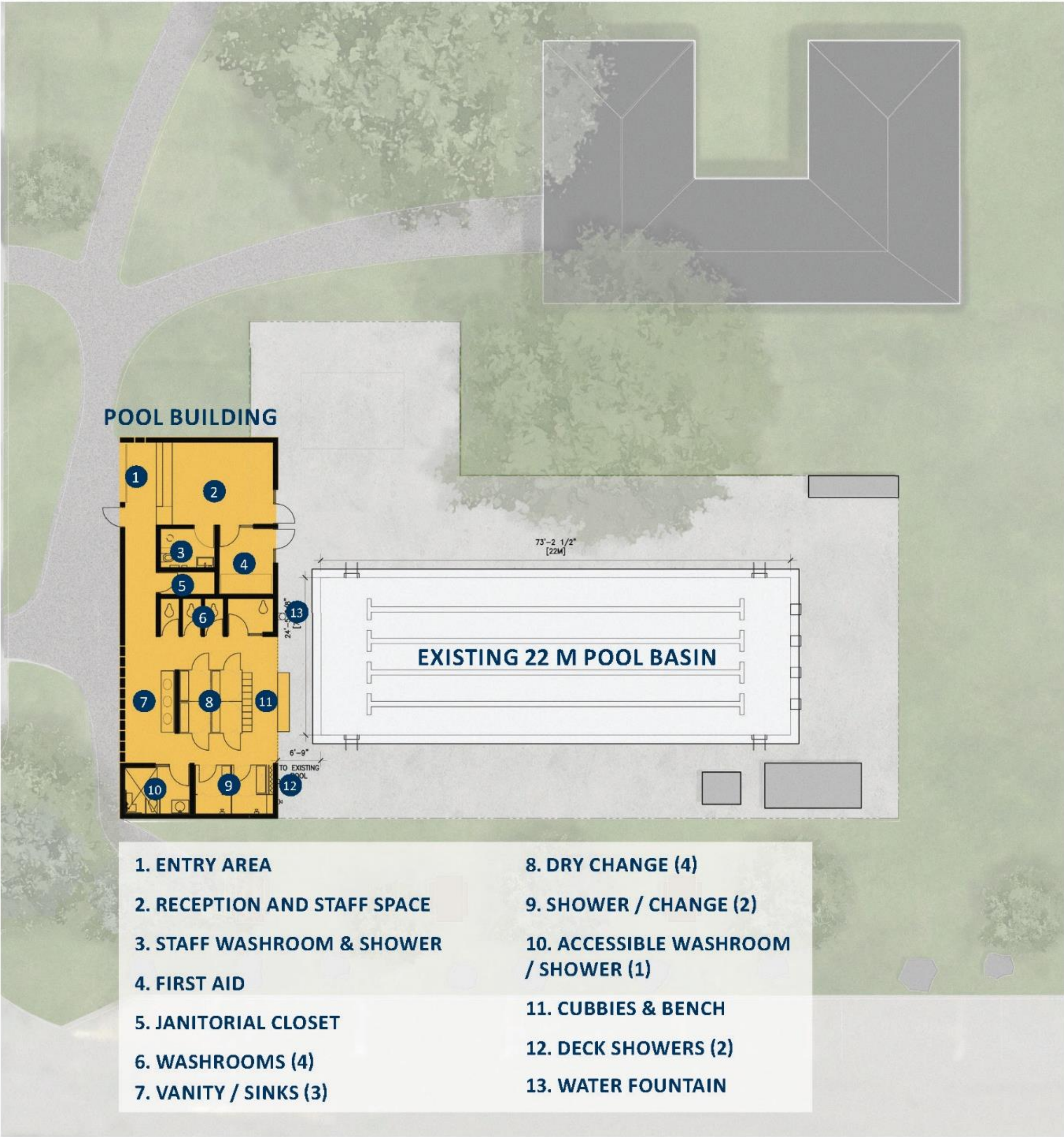
- Ice infrastructure is nearing critical failure
- Concrete slab deterioration has exposed refrigeration piping
- Without intervention, ice services will eventually cease



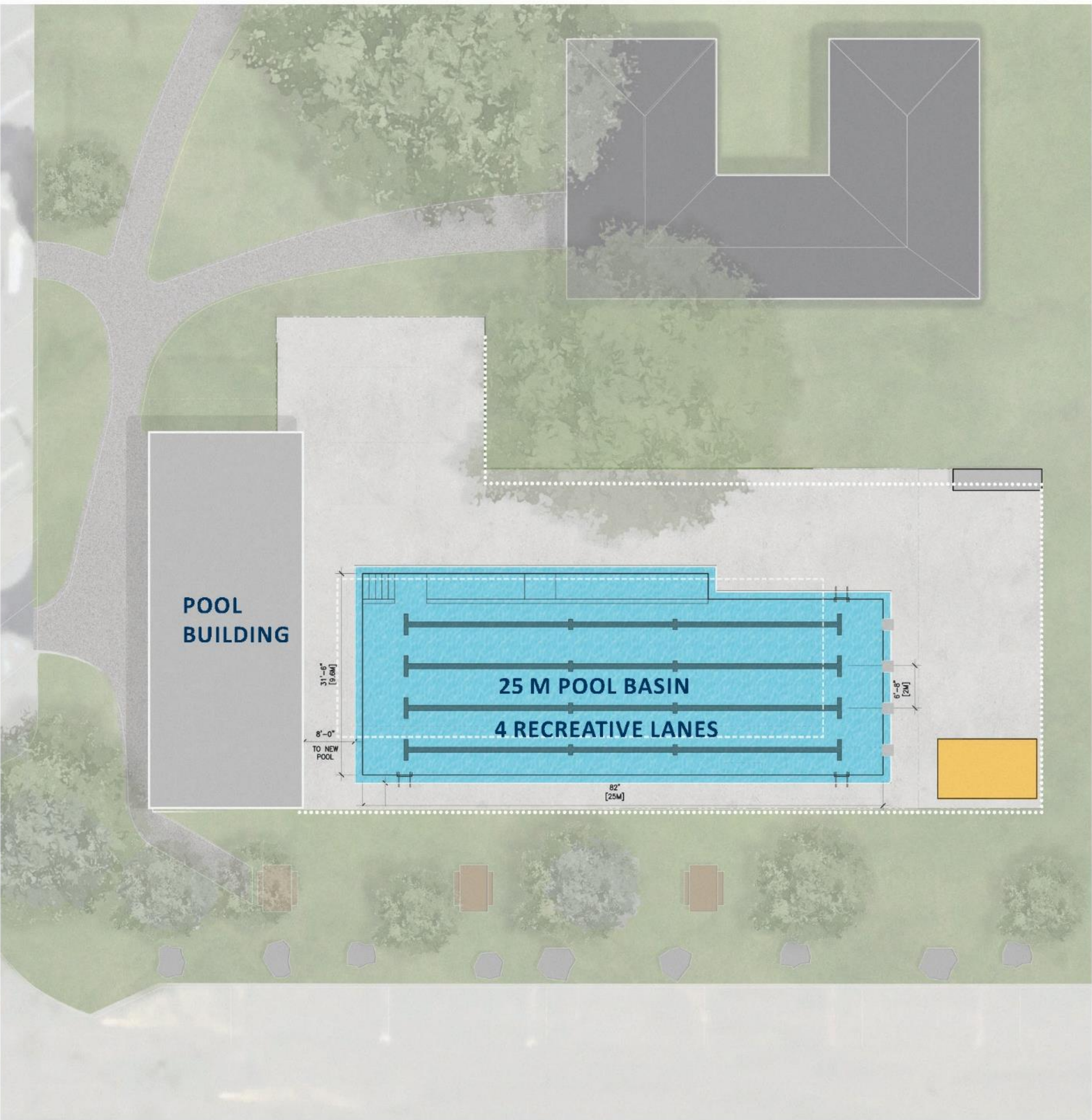
Similkameen Community Pool

Design Options for Engagement

PRIMARY NEED:
Pool Building Replacement



SECONDARY NEED:
Outdoor Pool Basin Replacement

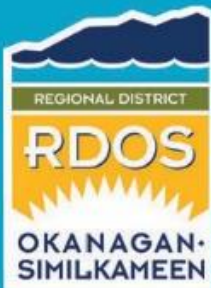


PRIMARY NEED:
Pool Building Replacement
Estimate: \$1,470,000
Contingency: \$340,000

SECONDARY NEED:
Outdoor Pool Basin Replacement
Estimate: \$2,680,000
Contingency: \$620,000

ADDITIONAL OPTION:
Hot Tub & Sauna
Estimate: \$250,000 [Hot tub]
& \$125,000 [Sauna]
Contingency: \$75,000 [Hot tub]
& \$38,000 [Sauna]

ADDITIONAL OPTION:
Leisure Pool
Estimate: \$750,000
Contingency: \$170,000



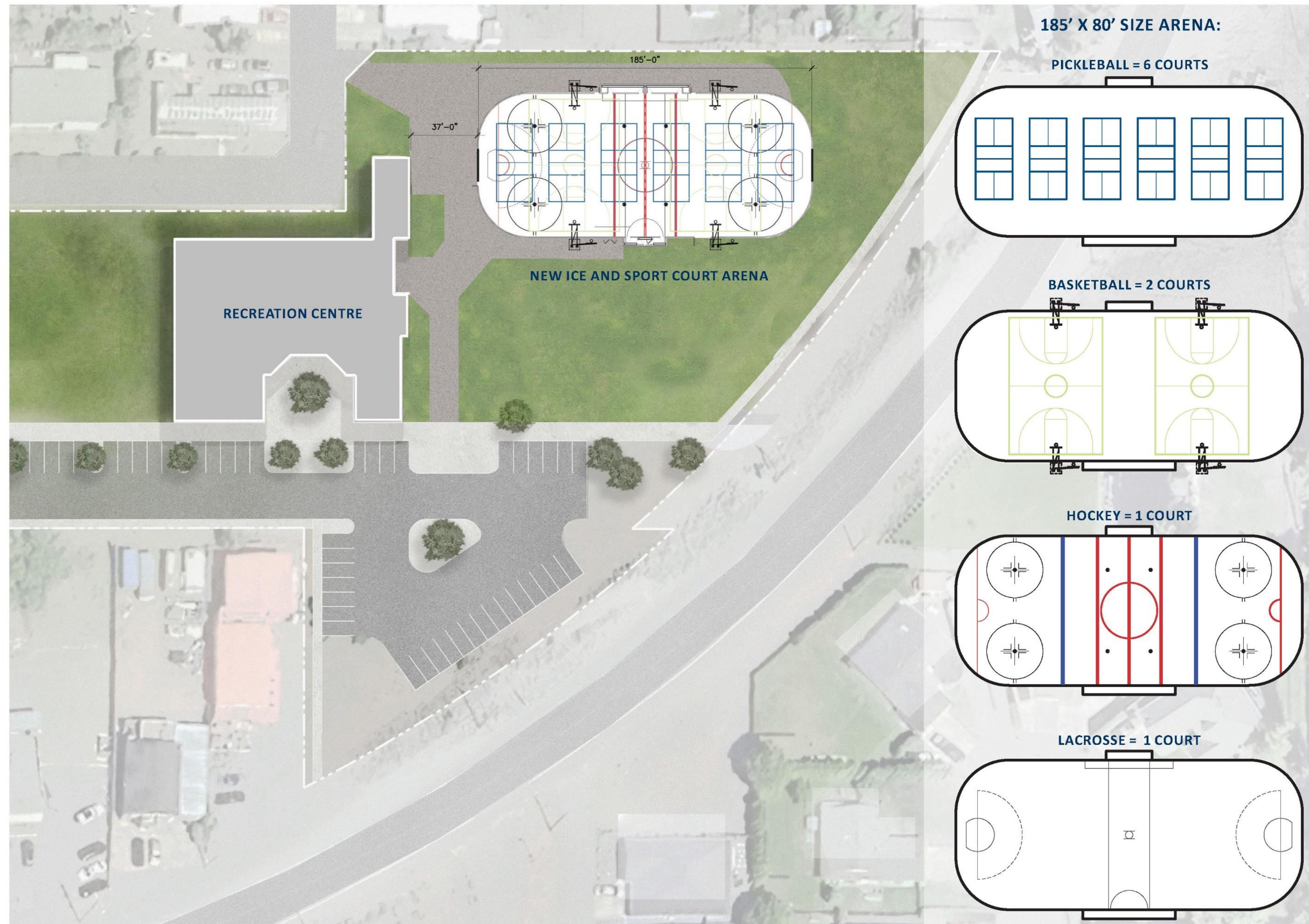
Similkameen Community Pool Design Options for Engagement



Similkameen Ice and Sports Court Arena

Design Options for Engagement

PRIMARY NEED: New Ice and Sport Court Arena



PRIMARY NEED:
**New Ice and Sport Court
Arena [185'x 85']**

Estimate: \$2,840,000

Contingency: \$600,000

OPTION:
**Reduced Size Ice and Sport
Court Arena [160'x 85']**

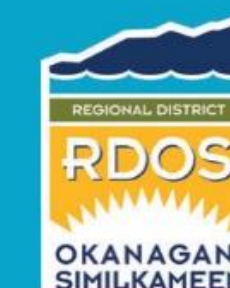
Estimate: \$2,510,000

Contingency: \$580,000

OPTION:
**Relocation of Pool Building
& Basin to Similkameen
Recreation Centre**

Estimate:
\$1,470,000 [Pool Building] &
\$2,680,000 [Pool Basin]

Contingency:
\$340,000 [Pool Building] &
\$620,000 [Pool Basin]



Similkameen Ice and Sports Court Arena

Design Options for Engagement

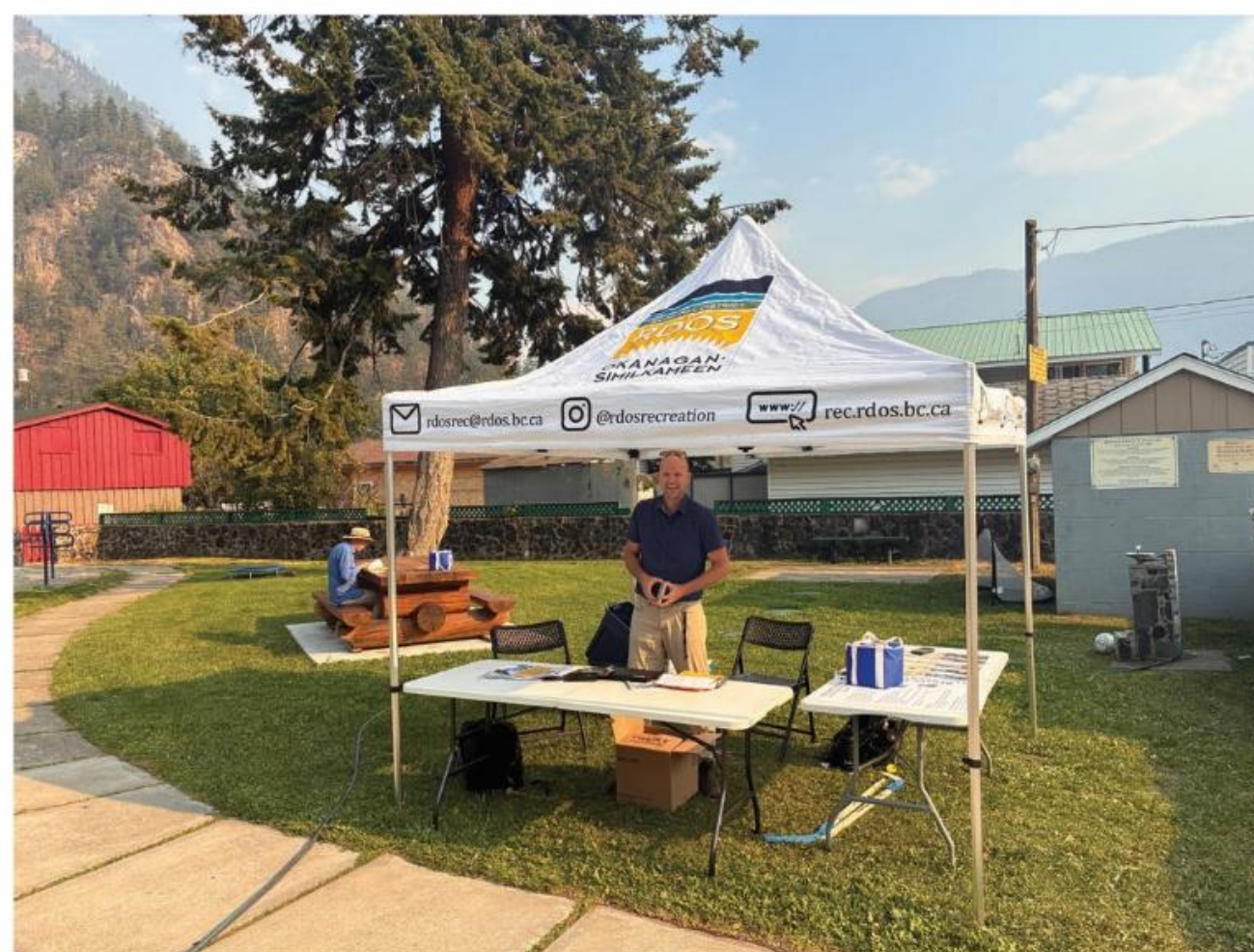


Similkameen Community Engagement Engagement Strategy

PRIMARY PARTICIPATION METHODS:

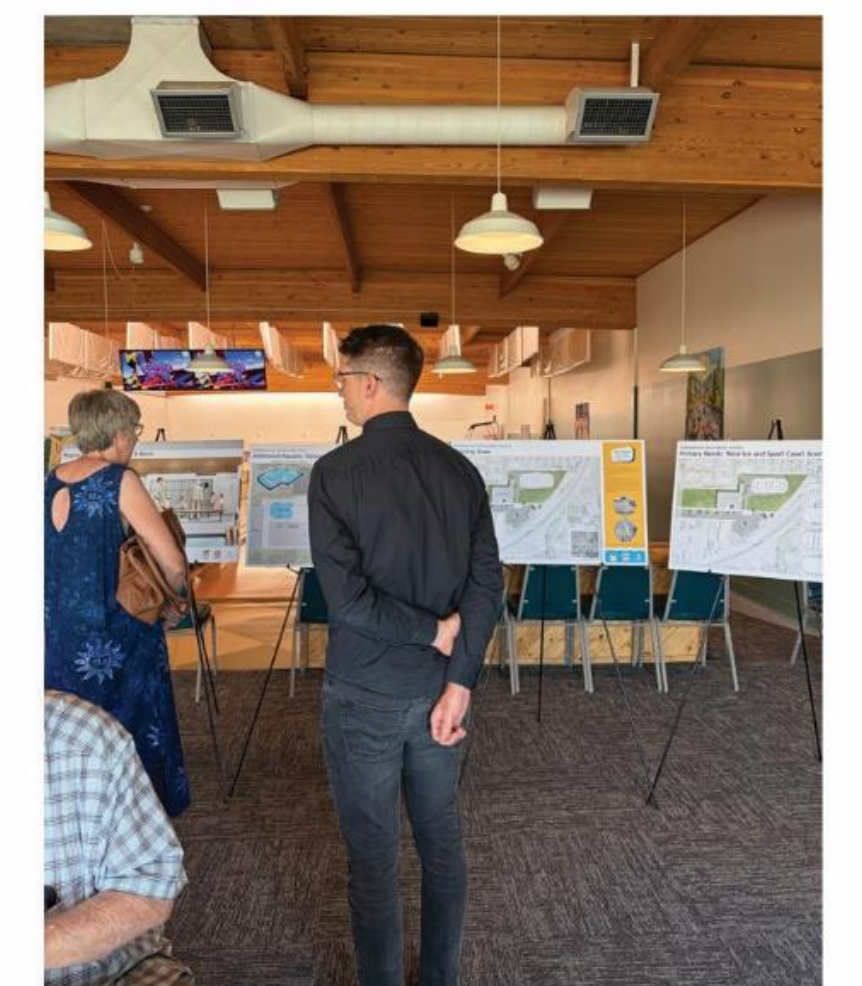
- **421 survey responses**, online & paper participation;
- **RDOS Regional Connections** website with primary project information (project brief, design materials, FAQs, events, online survey, and updates);
- **6 in-person engagement events:**

July 18 th	Save-On-Foods, Keremeos
July 21 st	Public Open House, Similkameen Recreation Centre
July 24 th	Friday Market, Keremeos
July 28 th	Woodley Park, Hedley
July 29 th	Valley First Credit Union, Keremeos
July 30 th	Cawston Marketplace, Cawston



OUTREACH METHODS:

- Direct mail, newspaper advertising, social media, information releases, Voyent Alerts, posters and community distribution, in advance and throughout the engagement period;
- Targeted partner and user-group outreach (Friends of the Keremeos Rink, Similkameen Steelheads swim club);
- Direct outreach with USIB, LSIB, Village of Keremeos, local schools, and other community organizations



Similkameen Community Engagement Survey Snapshots

KEY POSITIVE RESULTS: AQUATIC OPTIONS

- **89.8%** value the pool
- **58.7%** prefer replacing the pool building & basin together
- **64.6%** support relocating the pool

KEY POSITIVE RESULTS: ICE AND SPORT COURT ARENA

- **79.3%** consider maintaining an arena important
- **64.4%** consider ice sports important (winter activities)
- **66%** consider outdoor sport courts important (summer activities)
- **47.3%** are supportive of the smaller arena option (**31.6%** are neutral)

KEY RESULTS: FISCAL WILLINGNESS

- **88.8%** say maintaining recreation facilities should be a priority: either if taxes increase (55.4%) or provided costs are minimized (33.5%)
- **60.1%** indicate a tax increase of up to **\$100/year or above** as acceptable for these infrastructure needs (11.64% are unsure)

Note: Results are combined

SUBSEQUENT RECOMMENDATIONS

Option A [Recommended]

Pool (relocated)

Option B [Alternate]

Pool (relocated) + arena

Option C [Alternate]

Pool (relocated) + arena + wellness

Options for Recreation Investment

Design Option A - Recommended



OPTION A: RELOCATE POOL BUILDING AND POOL BASIN ONLY

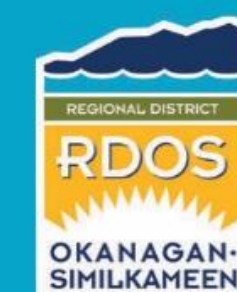
- Relocate and construct the new Pool Building and 25m Outdoor Pool Basin at the Similkameen Recreation Centre
- Exclude the replacement of the Ice and Sport Court Arena from the immediate project scope
- Continue to pursue grants, government funding, and other external funding opportunities to support future arena replacement
- Develop the Recreation Centre as an integrated recreation destination while maintaining the core aquatic services currently provided by the community pool
- Consider year-round access showers in the new Pool Building

COST ESTIMATE

Design and construction cost estimate: \$4,150,000

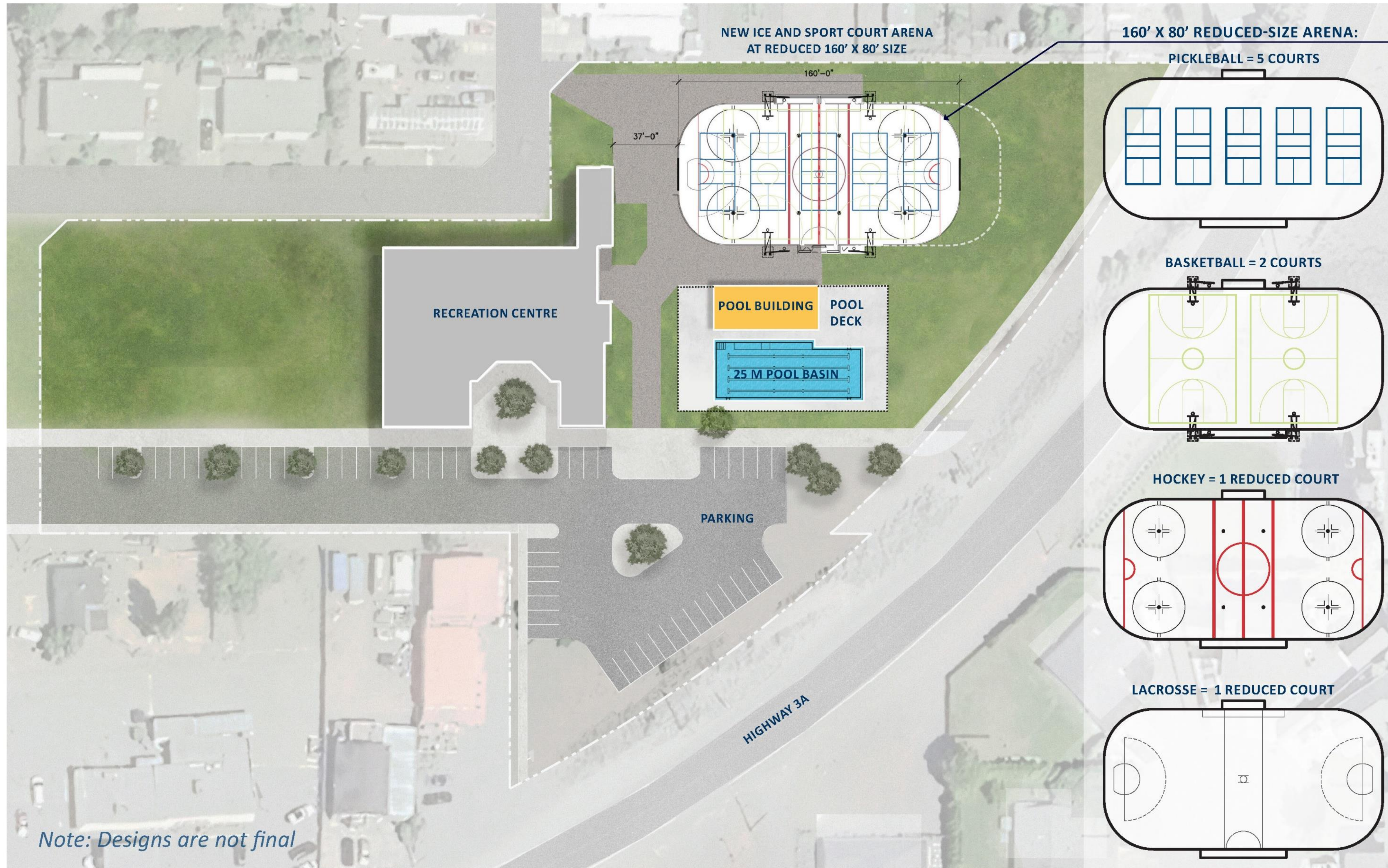
Contingency: \$960,000

RELOCATE NEW POOL BUILDING & OUTDOOR POOL BASIN ONLY



Options for Recreation Investment

Design Option B - Alternate



OPTION B: RELOCATE POOL BUILDING AND BASIN & REDUCED SIZE ICE AND SPORT COURT ARENA

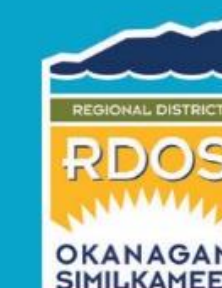
- Relocate and construct the new Pool Building and 25 m Outdoor Pool Basin at the Similkameen Recreation Centre
- Replace the existing arena with a new, reduced-size 160' x 80' Ice and Sport Court Arena
- Maintain the core aquatic and arena services currently available to the community
- Use the reduced arena footprint to moderate capital and operating costs while retaining ice, hockey, skating and multi-sport court functions

COST ESTIMATE

Design and construction cost
estimate: \$6,660,000

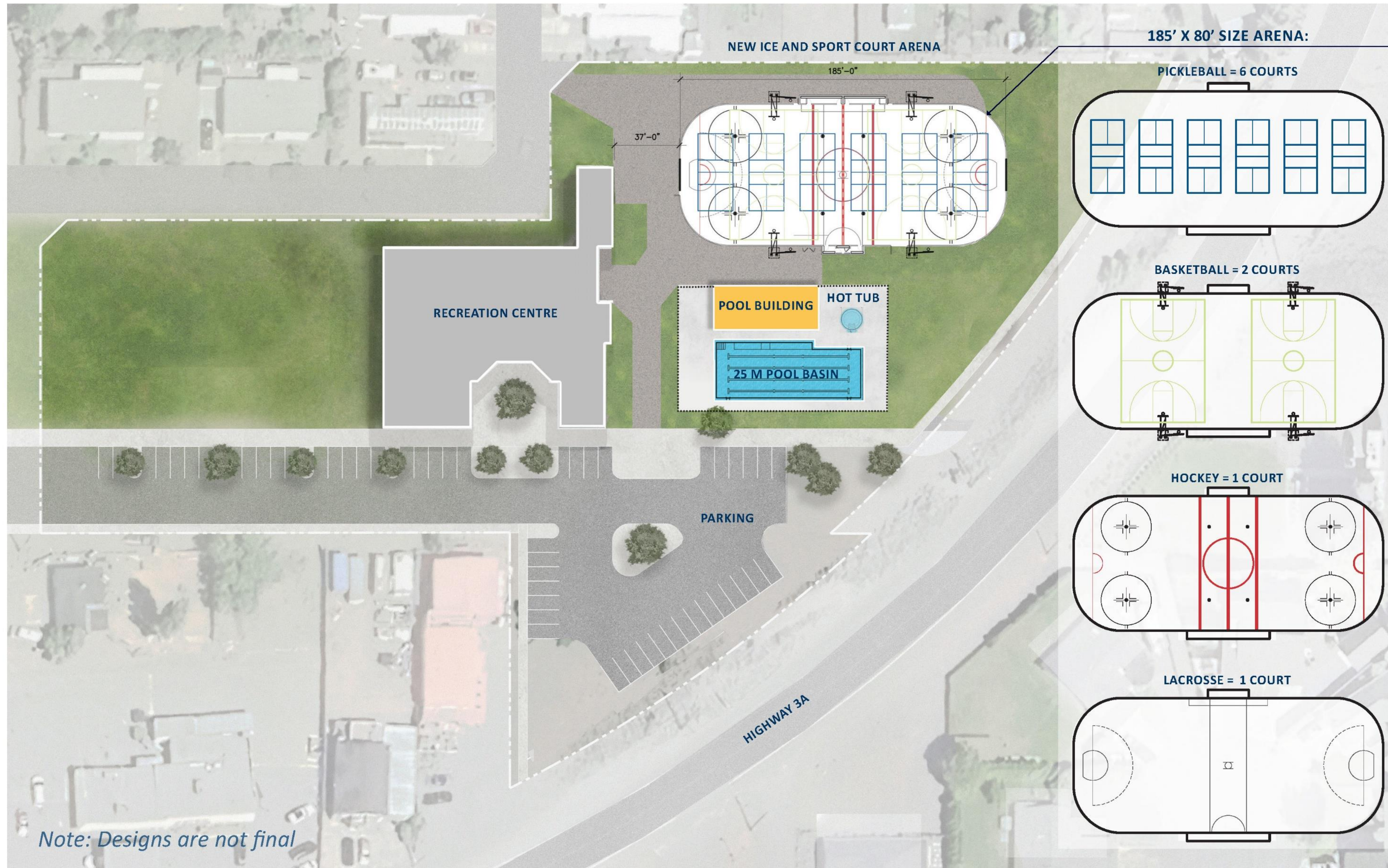
Contingency: \$1,540,000

**RELOCATE NEW POOL BUILDING AND OUTDOOR POOL BASIN
& REDUCED SIZE SPORT COURT ARENA**



Options for Recreation Investment

Design Option C - Alternate



OPTION C: RELOCATE POOL BUILDING AND BASIN WITH HOT TUB & REPLACE ICE AND SPORT COURT ARENA

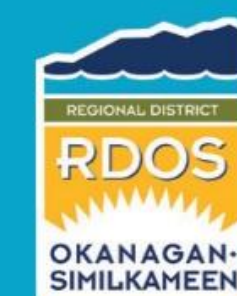
- Relocate and construct a new pool building and 25m outdoor pool basin at the Similkameen Recreation Centre
- Replace the existing arena with the full-size 185' x 80' Ice and Sport Court Arena
- Include a hot tub as part of the aquatic/wellness program
- Design the combined site as a multi-generational recreation and wellness hub supporting aquatic, ice, sport court and wellness programming

COST ESTIMATE

Design and construction cost estimate: \$7,240,000

Contingency: \$1,695,000

**RELOCATE NEW POOL BUILDING AND OUTDOOR POOL BASIN WITH HOT TUB
& REPLACE ICE AND SPORT COURT ARENA**



Options for Recreation Investment

Design Options Summary

	A RECOMMENDED	B ALTERNATE	C ALTERNATE
New pool building (relocated)	✓	✓	✓
25 m pool basin	✓	✓	✓
Arena replacement	—	160' × 80'	185' × 80'
Hot tub	—	—	✓
Design & construction cost estimate	\$4.15M	\$6.66M	\$7.24M
Contingency	\$0.96M	\$1.54M	\$1.70M
Total incl. contingency	\$5.11M	\$8.20M	\$8.94M

Preliminary Class D estimates — ±25%; 30% contingency

Conclusion

Feasibility Study Conclusion:

- The engagement process, survey results and community feedback confirms the willingness to pursue Option A as laid out in both this presentation and in more details in the accompanying report
- In conclusion, the Administrative Recommendation is:

 THAT the Committee of the Whole direct staff to include the Similkameen Ice and Sport Court Arena and Community Pool project in the 2027 Strategic Plan for consideration by the Board; and,

 THAT the Committee of the Whole supports Option A as outlined in the attached Feasibility study.

