

ENTWISTLE POOL

Feasibility Study



July 2015





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Forward

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Without your contributions, this study would not have been possible.



Executive Summary

Architecture|Tkalci Bengert (ATB), in association with RC Strategies, have been retained by Parkland and Yellowhead Counties to provide a Feasibility Report regarding the renovation or replacement of the existing Entwistle Outdoor Pool Facility.

In May of 2014 ATB conducted a site review of the facility and subsequently submitted a Facility Analysis Report (see Appendix E) to the Parkland and Yellowhead County representatives. It was determined that the costs, as identified in the Facility Analysis, to repair the building were estimated at \$1,955,000. Of this estimate, significant capital investment (\$1,690,000) was deemed to be required within 5 years. This investment was directed at the major components of the facility including the Pool Tank, and Pool Deck along with major renovations and upgrades required to the Administration Building.

At that time it was determined that the estimated cost for the repair to the facility was over the Facility Condition Index (FCI)¹ of 50%, warranting the potential replacement of the facility. RC Strategies, Parkland County, and Yellowhead County then undertook consultation with various project stakeholders along with residents from the Hamlets of Entwistle and Evansburg to determine the program requirements for a new facility. In association with the project stakeholders, RC Strategies was able to develop a program for use by ATB to develop a design solution for the replacement facility.

Cost/Benefit Analysis

Repair Cost: \$1,955,000 + 15% contingency = \$2,248,250

Replacement Cost: \$3,800,600 = 10% contingency = \$4,180,660

FCI = (Repair Cost/Replacement Cost) x 100 = **53.7%**

ATB provided a number of design options for review by the Project Steering Committee and through careful review and feedback were able to refine these to two options which were then presented to the Advisory Committee. Next steps should the project proceed would be detailed design, tendering, and construction, which would be carried out following the completion of a funding model.

ATB recommends replacing the building as the FCI is over 50% based on estimates for the cost of repairs versus the cost of replacement. Replacing the facility would provide additional program and amenities to the community which reveals opportunities for increased revenue streams. The replacement also utilizes materials and assemblies at the beginning of their lifecycle providing a modern facility which responds to current community needs and can continue to service the community well into the future.

1 Facility Condition Index (FCI) is a common tool in government for assessing the potential of reinvestment in, or replacement of, a public facility. Currently many Western Canadian municipalities utilize FCI to assist in decision making regarding the future of publicly owned facilities and spaces. FCI measures the required upgrade costs of a facility versus its replacement value. Those facilities or spaces that have repair to replacement ratios of over 50% (FCI) are candidates for repurpose or decommissioning. Those with FCI of under 50% are more likely candidates for reinvestment.

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1 Introduction

The Entwistle Pool is located in the Hamlet of Entwistle, 70 km west of Stony Plain. It is a valued recreation facility serving the communities of Entwistle and Evansburg as well as the surrounding residents of Parkland County and Yellowhead County. Offering public swimming, rentals, and lessons, the outdoor pool operates from the May to September long weekends.

The pool facility is aging and it is believed to be near the end of its lifespan. As such Yellowhead and Parkland County initiated a feasibility study to examine the current pool facility structurally and programmatically and to consider possible replacement. This feasibility study involves a thorough assessment of the pool, the support buildings, and site amenities (e.g. parking, sidewalks, fencing, landscaping). It also includes a determination of the aquatic needs of area residents. The ultimate goal of the study is to present an option and associated cost estimates to meet the aquatic needs of the community for the next 15 – 20 years.

To determine the aquatic needs of the area residents a program of engagement was undertaken. This included a survey (web) of residents and pool users; an on-site survey of pool users; and a number of stakeholder interviews. Research was also undertaken into pertinent aquatics trends, regional population and demographics characteristics, and best practices in aquatics facility provision. Several other aquatic facilities in the area were also visited in order to better understand current aquatics provision in the immediate market area and potential gaps, opportunities, and challenges.

This study presents a concept for a new pool facility that was based on the research conducted and feedback from the Project Steering Committee and the Advisory Committee. Accompanying this concept is an estimated capital cost and a proforma operating budget.

Entwistle and Evansburg Recreation and Parks Facilities Strategic Plan (March 4th, 2013)

Involving both Parkland County and Yellowhead County, this strategic plan comprehensively considered the provision of recreation and parks facilities in the Entwistle Evansburg area. The Strategic Plan references the Municipal Development Plans of both Counties that points to future growth in the area.

Both the Parkland County 2010 Municipal Development Plan and the Yellowhead County 2006 Municipal Development plan identified the Hamlets of Entwistle and Evansburg as growth nodes. Both municipalities intend to direct growth to these regional centres as aging residents living within the surrounding rural areas make the decision to live more centrally.

While the Plan looked broadly at the facilities in the area it does include specific recommendations regarding the Entwistle Pool.

Based on our experience with similar facilities, we do not recommend investing in this facility for the long term. Rather, we recommend that sufficient funds be budgeted to keep the facility safe and in generally good repair, with continued patching of the pool deck and building itself. At the same time, we recommend that a plan be put into motion for its replacement within the next 2 – 3 years. A part of that planning process will be the matter of location for a new pool and building. If it is to remain in Entwistle, consideration should be given to re-arranging the whole block where it is now located to determine the best siting for the pool, Skate Park and Lions playground.

2 Community Context

The neighboring communities of Entwistle and Evansburg are located along the Yellowhead Highway (Alberta Highway #16) in west-central Alberta, approximately 100km west of Edmonton and 210 km east of the Jasper National Park gates. The Hamlet of Entwistle falls within the boundaries of Parkland County while the Hamlet of Evansburg is in Yellowhead County.

Both communities are located along the Pembina River, one of the region's most popular attractions. The Pembina Provincial Park hosts an estimated 55,000 visitors annually¹ and is well known as a destination for river tubing. The area also provides residents and visitors with a number of other recreation and leisure facilities and amenities. In addition to the outdoor pool in Entwistle, a number of other major public facilities exist within the broader community. These facilities include the Pembina Rec-Plex (indoor ice arena, weight room, riding arena, meeting room), the Entwistle Community Hall, Entwistle Skateboard Park, community playgrounds, and school facilities. There is a variety of recreation and leisure facilities in the community.

Located within Entwistle and Evansburg are three local schools. The Evansview Elementary School (120 students) and Grand Trunk High School (138 students) are administered by the Grand Yellowhead Public School Division while the Entwistle School (130 students) is administered by the Parkland School Division #70.²

The spirit of partnership between the two communities is reflected in a number of joint initiatives. The Partners on the Pembina was established to create a joint Chamber of Commerce for the two communities, and has had success in an advocacy role for the region. Recreation and community facilities are also jointly used by residents in both communities, which is reflected in the cost share agreement between Yellowhead County and Parkland County.

Recreation is also fueling a number of new developments and opportunities in the area. The Trestle Creek Golf Resort, located 10 minutes south-east of Entwistle, is being developed to include a 27 hole championship golf course along with numerous other amenities. Once finished, the Resort will feature over 25km of walking trails, an outdoor sports park, equine centre, recreation centre and an outdoor water park.

1 Partners on the Pembina, <http://www.partnersonthe Pembina.com>

2 School enrollment statistics from Alberta Education (2013-14 preliminary enrollment data)

Population and Demographics

Identified below are selected population characteristics for the hamlets of Entwistle and Evansburg. Data for Evansburg is available from the 2011 Statistics Canada Census of the Population. The data reflected for Entwistle is from the 2009 Parkland County Municipal Census.

Entwistle (2009 Parkland County Municipal Census)

- The population of Entwistle was 534 residents in 2009, down slightly (-2.1%) from the previous count of 545 residents in 2005. (Parkland County experienced a 1.38% increase from 2005 to 2009)
- Parkland County's Electoral Division #6 (which includes Entwistle and the western portion of the County) had a total population of 3,726 residents in 2009 (12.3% of the County's total population).
- In 2009, 78% of the population in Division #6 was aged 18 years and older (provincial average: 76%).
 - » 79% of the population in the Hamlet of Entwistle was aged 18 and older.
 - » 16.3% was 6 to 17 years of age.
 - » 4.6% was 0 to 5 years of age.

Evansburg (2011 Statistics Canada Census of the Population)

- The 2011 Census counted 880 total residents in Evansburg, up slightly (0.1%, 1 resident) from the previous Census count in 2006.
- 78% of the population in Evansburg was aged 18 and older.
- The children and youth population was relatively evenly split between younger children aged 0 to 9 years (48.7% of all residents aged 19 and under) and older children/youth aged 10 to 19 years (51.3% of all residents aged 19 and under).
- The median age of the population in 2011 was 44.4 years of age (provincial average: 36.5; Parkland County: 42.2)

The two hamlets are relatively small communities but are service centres for a much larger population in the surrounding area. Any development of a new aquatic facility would need to reflect the larger market area and include amenities that would draw people in. The population is generally older than the County and provincial averages. The development of a new aquatics facility may help draw younger families to the area.



Assessment and Analysis of Existing Facility

The Entwistle Pool is located directly south of the community's main street and shares a site with a decommissioned quonset curling facility (currently utilized by the Lions Club and other community groups), skateboard park and a community park/playground area. The pool is owned and operated by Parkland County. Yellowhead County contributes to the facility's operation through a cost-sharing agreement. The following chart provides an overview of utilization data from the previous five years of operation.

Usage Type	2010	2011	2012	2013	2014
Lesson Registrations	163	261	243	216	214
Public Swim Visits	2,140	2,170	3,089	2,865	2,781

As reflected in the chart, public swim visits increased sharply in 2012 from the previous two years while swim lesson registrations appear to fluctuate from year to year. Utilization data collected by Parkland County Staff is broken down by place of residence. Of note, while the majority of swim passes and drop-in visits were from Parkland County residents in 2013 (74% of passes, 68% of drop-in visits), more swimming lesson registration came from Yellowhead County residents (50% of all lesson registrations) compared to Parkland County residents (39% of all lesson registrations).

Entwistle Pool revenue data from the previous five years is provided in the following chart. Public swim revenue has averaged \$7,786/season over the past five years while rental revenues have averages \$2,768/season. In 2014, there were 29 season pass holders.

Revenues	2010	2011	2012	2013	2014
Rental Revenue	\$2,131.91	\$2,740.72	\$3,385.25	\$2,528.28	\$3,058.58
Public Swim Revenue	\$5,507.95	\$6,949.56	\$9,366.95	\$8,220.26	\$8,885.65

3 Comparable Facilities (Municipal Best Practices)

Comparable Facilities Summary

The visits to the other facilities lead to several items for consideration.

- Leisure amenities are important parts of aquatic facilities.
- Space on the deck should be provided for parents to view and supervise.
- The family change rooms should enter the deck at the shallow end.
- A good staff area includes separate staff room and office.
- Dedicated space for admissions and a pro shop is important.

Three other outdoor facilities in the region were visited in order to better assess the market area and gain a further understanding of regional best practices in the provision of outdoor aquatics. A brief synopsis of each facility is provided.

Green Grove Outdoor Pool (Niton)

- Population of 85; market area includes Edson (population 8,475 in the area).
- Operated by Yellowhead County
- Located directly adjacent to the Niton Central School (change room facility is attached to and shared with the school).
- Pool tank includes a “zero depth” leisure entry and small swimming tank
- The pool deck is fitted with some basic leisure amenities and components (e.g. small slides, basketball hoop).
- Programming of the facility incorporates a mix of lessons, rentals and public swim. The sample schedule shown below represents typical programming (the schedule shown ran from June 29th – August 22nd, 2014).

Times	Monday	Tuesday	Wednesday	Thursday	Friday
7:45 - 8:45am	Lane/Preschool swim	Lane/ Preschool swim	Lane/Preschool swim	Lane/Preschool swim	Lane/Preschool swim
8:45am - 1:30pm	Swimming Lessons	Swimming Lessons	Swimming Lessons	Swimming Lessons	Swimming Lessons
2 - 5pm	Public swim	Public swim	Public swim	Public swim	Public swim
5 - 6pm	Available for pool rental	Available for pool rental	Available for pool rental	Available for pool rental	Available for pool rental
6 - 7pm	Aqua-fit	Public swim (6-9)	Aqua-fit	Public swim (6-9)	Public swim (6-9)
7 - 9pm	Public swim		Public swim		

Saturday & Sundays

11:30am-12:30pm	Pool Rental Available
1-6pm	Public swim
6-7:30pm	Family swim

Holiday Hours

1-6pm	Public swim
6-7:30pm	Family swim

Stony Plain Outdoor Swimming Pool

- Population of 15,051¹ in the Stony Plain area.
- The facility includes a 25m tank (6 lanes) and separate leisure pool.
- The facility was constructed in 1972, and has since undergone a number of mechanical and exterior upgrades.
- The pool is utilized by a summer season swim club, the Stony Plain Sharks.
- Adjacent to the pool is a spray park (temporarily closed due to water issues).
- The change facility is stand-alone and includes a front counter, staff area and small offices for pool staff.
- The programming mix of the facility includes lessons, public swims, rentals and drop-in aquatics fitness programs. The sample schedule shown below represents typical programming (the schedule shown below runs from June 29th – August 16th, 2015).

Program statistics for the 2013 operating season was provided by the Town of Stony Plain and is summarized below.

- 588 school swimming lesson participants (down from 678 in 2012).
- 1,460 total swim lessons, the majority of which were in the younger age categories.
- Bi-weekly drop-in aquafit average between 10 – 20 participants.



MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Lane Swim 6:30-8:45am	Lane Swim 6:30-8:45am (2 lanes only after 7:45am)			Lane Swim 6:30-8:45am	Available for Rental 10am-2 pm	
Lessons 9am-2pm						
PUBLIC SWIM 2-5pm						PUBLIC SWIM 2-5pm (Free)
Sharks Swim Club 5-7pm					Available for Rental 5-6pm	
PUBLIC SWIM 7-9pm	Twoonie Swim 7-8pm	PUBLIC SWIM 7-9pm	Twoonie Swim 7-8pm	PUBLIC SWIM 7-9pm	PUBLIC SWIM 6-8pm	
	Aquafit 8-9pm		Aquafit 8-9pm		Available for Rental 8-10pm	

1 Statistics Canada 2011 Census Profile Population Centre.

Mayerthorpe Aquatics Centre

- Population is 1,398.¹
- Current pool facility re-opened in 2013 (replacement of the previous pool resulted in a shut-down of two seasons).
- A new pool building was also constructed and includes a small front counter and vending area.
- Pool tank includes a “zero-depth” leisure entry and 20 metre swimming tank.
- A refurbished water slide was installed on the pool deck.
- The pool deck was constructed to include ample concrete deck space for spectators, teaching areas, and the addition of future amenities/spaces.
- The deep water depth of the pool is slightly below the regulated depth to allow diving.
- Programming mix of the facility includes lessons, rentals and drop-in swimming. The sample schedule shown below represents typical programming (the schedule shown is for June 2015).



	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
7:00		Lane Swim		Lane Swim & Aquafit	Lane Swim	Lane Swim	
7:30							
8:00							
8:30							
9:00							
9:30	Rentals	Family Swim	School Rental	Family Swim	School Rental	Family Swim	Rentals
10:00							
10:30							
11:00							
11:30							
12:00	Family Swim	School Rental		School Rental		School Rental	Family Swim
12:30							
1:00							
1:30							
2:00							
2:30	Public Swim	Evening Lessons	Public Swim	Evening Lessons	Public Swim	Evening Lessons	Public Swim
3:00							
3:30							
4:00							
4:30							
5:00	Rentals	Public Swim	Shallow Aquafit	Lane Swim	Deep Aquafit	Public Swim	Rentals
5:30							
6:00							
6:30							
7:00							
7:30		Lane Swim		Lane Swim		Lane Swim	
8:00							
8:30							
9:00							
9:30							
10:00							

4 Trends in Aquatics

Trends Summary

Identified below are a number of summary statements relating to key trends in the provision of recreation and aquatics facilities.

- There is an increasing demand for leisure and family swimming opportunities.
- Swimming lessons continue to be popular and in-demand.
 - » While structured programs remain important, many residents are looking for physical activity opportunities that are “spontaneous” and unstructured in nature.
- The sport of swimming is not experiencing growth and in some instances is declining.
- Recreation and leisure facilities and spaces are increasingly being designed to include components and amenities that ensure all ages and abilities can use a facility simultaneously.
- The inclusion of leisure amenities and components is becoming an expectation in new aquatics facilities (indoor and outdoor).
- Safety and convenience is a key concern of many facility users.
- The inclusion of family change areas (exclusively or in addition to) is a trend observed in the development of many new outdoor aquatics facilities.
- Including complementary facilities and spaces, such as multi-purpose program rooms, can help expand utilization and functionality.

Trends in Participation

Overall Fitness Levels

The Canadian Health Measures Survey (Statistics Canada) concludes that the fitness levels of Canadian children and youth, as well as adults, have declined significantly between 1981 and 2009. Among youth aged 15 to 19, the percentage who were at an increased or high risk of health problems more than tripled; for adults aged 20 to 39 this percentage quadrupled.

The Active Healthy Kids Canada Annual Report Card on Physical Activity for Children and Youth (2013) also reports some concerning trends related to children’s participation in physical activity:

- Only 24% of 5 to 17 year olds use only active modes of transportation to get to school (62% use only inactive modes, 14% use a combination of active and inactive modes).
- Only 5% of 5 to 17 year olds meet the Canadian Physical Activity Guidelines for Children and Youth.
- 81% of 10 to 16 year olds do not meet the Canadian Sedentary Behaviour Guidelines for Children and Youth.

However poor physical activity levels nationally do not appear to result from a lack of interest or the availability of adequate facilities. The Active Healthy Kids Canada Annual Report Card on Physical Activity for Children and Youth (2013) also found that 93% of parents reported that public facilities and programs for physical activity were available locally. Well over half (58%) of mothers in Canada also rank physical activity as a first or second priority relative to other leisure activities.

Recreational Swimming

Swimming continues to be a popular recreational activity for Canadians of all ages. Swimming is the fourth most participated in physical activity among Canadian youth (aged 19 and under), with nearly half (45%) of all youth participating in swimming in the three months prior to the survey. The same study also found that swimming was also the fourth most participated in activity among Canadian adults (aged 20 and older) behind walking, gardening and home exercise. The adjacent charts provide an overview of the physical activity pursuits with the highest levels of participation among youth and adults.¹

Sport Participation

Participation in the sport of swimming remains consistent and high among children aged 5 to 14. Nearly one quarter (24%) of all child sport participants in Canada are involved in swimming (second nationally after soccer). This sport participation rate for swimming among children and youth represents a slight increase from 22.9% participation in 1998. However participation in swimming as a sport continues to decline among teens and adults aged 15 and older, decreasing from approximately 14% in 1998 to 5.5% in 2010.

Physical Activity Among Canadian Youth

Activity	Participation Rate Within the Past Three (3) Months
Walking	66%
Running/Jogging	56%
Bicycling	49%
Swimming	45%
Home Exercise	43%
Basketball	43%
Soccer	35%
Popular or Social Dancing	32%
Volleyball	31%
Gardening or Yard Work	31%
Weight Training	30%

Physical Activity Among Canadian Adults

Activity	Participation Rate Within the Past Three (3) Months
Walking	71%
Gardening	49%
Home Exercise	33%
Swimming	22%
Bicycling	20%
Popular or Social Dance	18%
Weight Training	17%
Jogging or Running	16%
Golf	11%
Exercise Classes	10%

1 Canadian Fitness and Lifestyle Institute, Physical Activity Monitor (2005).

Trends in Service Delivery

Partnerships

Partnerships in the provision of recreation, including aquatics, are becoming more prevalent. These partnerships can take a number of forms and include government, not-for-profit organizations, schools and the private sector. While the provision of recreation services has historically relied on municipal levels of the government, many municipalities are increasingly looking to form partnerships that can enhance service levels and more efficiently leverage public funds.

Partnerships can be as simple as facility naming and sponsorship arrangements and as complex as lease and contract agreements to operate spaces, entire facilities, or deliver programs. According to one study¹ over three-quarters (76%) of Canadian municipalities work with schools in their communities to encourage the participation of municipal residents in physical activities. Just under half of municipalities work with local not-for-profits (46%), health settings (40%), or workplaces (25%) to encourage participation in physical activities amongst their residents. Seventy-six percent (76%) of municipalities with a population of 1,000 to 9,999 to 80% have formed agreements with school boards for shared use of facilities.

Providing Structured and Spontaneous Use Opportunities

While scheduled programs and activities remain important and valued, the demand for flexible and spontaneous use recreation and leisure opportunities continues to grow. This is also true for swimming and related aquatics activities. While participation in organized or structured swimming has remained steady or declined for some age groups, the demand for flexible and unstructured aquatics is strong and continues to grow.

Maximizing and prioritizing drop-in swimming times can help an aquatics facility ensure that residents have access to spontaneous use aquatics opportunities. In addition, the trend for many new aquatics facilities to include adjoining leisure pools can help ensure that both structured and spontaneous use opportunities are available for users.

Scheduling

The increasing variety of aquatics activities and demand for spontaneous use hours are resulting in many aquatic facility operators changing the way they schedule and program their facilities. Traditionally, many facilities have scheduled the entire pool for a specific activity, program or user group. Increasingly however many aquatics facilities are now seeking to accommodate multiple functions in their pool spaces at the same time. This approach often requires long standing user groups and individuals to buy-in and accept sharing the facility, but can benefit an aquatics facility by increasing overall usage, revenues, and user satisfaction.



¹ "Municipal Opportunities for Physical Activity" Bulletin 6: Strategic partnerships. 2010, Canadian Fitness & Lifestyle Research Institute.

Trends in Infrastructure

Multi-Use Capacity

Increasingly, recreation facilities are being designed to include a plethora of different components and amenities. Many new aquatics facilities are being designed to encompass traditional rectangular swimming tanks along with adjacent or adjoining leisure swimming areas which can include such amenities as spray features, play structures, slides, “lazy rivers”, and shallow depth entry areas. Including a multitude of amenities and spaces at a single facility can ensure that it maximizes usage and appeals to a cross-section of demographics and interests.

Aquatics facilities are also being designed and equipped to quickly adapt to a variety of activities and functions. The ability to quickly and efficiently move play structures (e.g. inflatable toys, climbing walls), lane ropes and other equipment can help ensure optimal facility usage and enhance the ability to concurrently accommodate multiple user groups.

Revenue Generating Spaces

A growing trend in community recreation infrastructure is the inclusion of spaces that can help generate additional sources of facility revenue. Multi-purpose rooms provide one such opportunity. If properly designed and located, multi-purpose rooms can be attractive rental spaces for birthday parties, social functions, meetings, fitness classes and corporate training. Concession and food service areas can also potentially generate facility revenues. This can occur through a lease agreement with a contractor or by directly operating food services. In many instances food services may not directly generate net revenues but can result in increased facility visitation (admissions) and rentals.

Social Amenities

The inclusion of social amenities provides the opportunity for community recreation facilities to maximize the overall experience for users as well as to potentially attract non-traditional patrons to their facility. Examples of social amenities include attractive lobby spaces, viewing areas, eating spaces, and adjacent parks or green space. It is also becoming increasingly common for new public facilities to not be equipped with public wireless Internet. Creating highly social environments at community recreation facilities can help develop community and ensure that municipal facilities are viewed as valued and perceived as “hubs”.



5 Public Engagement Summary

Consultation with area residents, pool users and community stakeholders was identified as a critical component to assessing the future needs for a re-purposed or new outdoor aquatics facility in Entwistle. Three consultation mechanisms were used (as is summarized in the following table) which led to the facility program.

Engagement Mechanism	Participants
Stakeholder Interviews	12
Public Web Survey	256
On-site Survey	87

The following are the findings captured during the public engagement process.

Interviews

Twelve interviews were conducted with a variety of identified community and regional stakeholders. Participants included local pool users, business owners, elected officials, regional recreation volunteers, and organization representatives.¹ Key themes from the interviews are presented as follows.

- Interviewees strongly expressed the **importance of having an outdoor pool** and concern over the current status of the existing facility.
- **Reasons to have a pool:** the proximity to the river; lack of other recreational opportunities; growth of young families.
- There is an **opportunity to add new elements, enhance recreation in the community**, and potentially **reconfigure the site**
 - » The removal of the curling facility would provide opportunities for expansion or relocation.
- **Barriers to use:** accessibility into the tank, water temperature; challenges accessing the pool from Evansburg for individuals without motor vehicle access.
- An **indoor pool** could serve a broader market, would be great, but may not be feasible.
- Components/amenities to add:
 - » **“Zero depth entry”:** increase usage by younger children and seniors (unanimous).
 - » **Leisure amenities** (e.g. slide, spray features, climbing wall): accommodate a growing number of younger families and children in the area.
 - » Varying opinions existed on whether the pool size should be expanded to include swimming lanes.

¹ Entwistle School, Yellowhead County resident, Brightwood Ranch, Evansburg and Entwistle Chamber of Commerce, Grand Trunk High School, Parkland County Council representative, Yellowhead County Council representative, Maxed Out Fitness, Pembina Village/Sunshine Place, Shakers Wellness and Weight Loss Centre, Pembina Agriculture and Recreational Society (2).

- » **Hot tub** was commonly cited: encourage more adult and senior's usage.
- » A new pool building should include a **multi-purpose room** that could be used for birthday parties, meetings and programs throughout the year.
- » Some individuals wondered if a pool building could be expanded into a mini-recreation complex with other year-round amenities, lease spaces, etc.

Web Survey

A public web survey was fielded from June-August 2014 in order to gather broad based perspectives from local and regional residents. The survey was available on both the Parkland County and Yellowhead County websites. In total, 256 full and partial responses were provided.

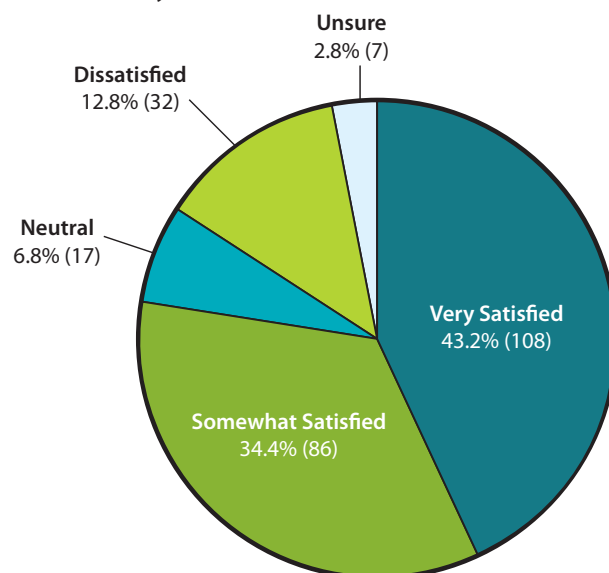
Current Usage of Aquatics Facilities

Respondents were asked to identify how often they have used the Entwistle Pool and, other regional facilities, in the previous 12 months. As reflected in the chart below, nearly two-thirds (61.5%) of respondents had used Entwistle Pool facility on seven or more occasions. A high proportion of respondents (68.2%) had used the pool at the TransAlta Tri-Leisure Centre.

Facility	1 – 6 Uses	7 – 12 Uses	13+ Uses	Did Not Use in the Previous Twelve (12) Months	Total Responses
Entwistle Outdoor Pool	67 (26.6%)	43 (17.1%)	112 (44.4%)	30 (11.9%)	252
Drayton Valley: Park Valley Indoor Pool	45 (20%)	7 (3.1%)	12 (5.3%)	161 (71.6%)	225
Mayerthorpe Outdoor Aquatic Centre	5 (2.3%)	0 (0.0%)	4 (1.8%)	212 (95.9%)	221
Stoney Plain Outdoor Pool	15 (6.7%)	3 (1.3%)	8 (3.6%)	198 (88.4%)	224
Spruce Grove TransAlta Tri Leisure Centre: Aquatic Complex	107 (45.3%)	29 (12.3%)	25 (10.6%)	75 (31.8%)	236
Niton: Green Grove Outdoor Swimming Pool	22 (9.8%)	5 (2.2%)	6 (2.7%)	191 (85.3%)	224
Edson: Talisman Place Indoor Swimming Pool	10 (4.6%)	4 (1.8%)	4 (1.8%)	200 (91.7%)	218
Other	45 (26.2%)	6 (3.5%)	7 (4.1%)	114 (66.3%)	172

Satisfaction with the Entwistle Pool

Respondents were next asked to indicate their level of satisfaction with the current Entwistle Pool. As reflected in the graph below, 78% of respondents were satisfied with the current facility.



Amenity and Component Needs

Respondents were next provided with a list of potential amenities and components that could be included in a new pool facility and asked to identify how important each is to them or their family. Respondents identified a number of components and amenities as being important.

- Water slides (96% identified as important)
- Diving board (92% identified as important)
- Leisure pool (89% identified as important)
- Picnic area (81% identified as important)
- Tot pool (80% identified as important)
- Community program room (79% identified as important)
- Spray deck/spray features (76% identified as important)
- Hot tub (72% identified as important)
- Swimming lanes (63% identified as important)
- Concession areas (54% identified as important)

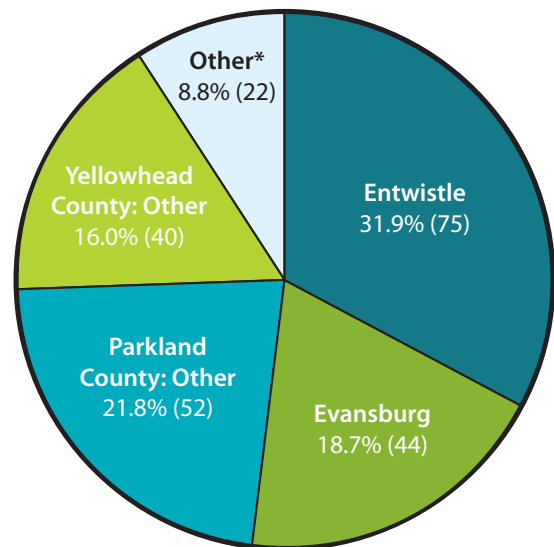
As identified by the above list, there was a strong preference for leisure aquatics amenities and components. A strong preference also existed for the inclusion of a community program room.

General Comments

Space was also provided for respondents to comment generally on the Entwistle Pool and future needs for an aquatics facility in the community. Common themes from the comments provided included:

- The importance of the facility to the community and its role in attracting and retaining residents.
- The opportunities associated with developing a new and enhanced aquatics facility (i.e. increased usage, opportunities for new programming, etc.).
- A desire for leisure aquatics features and amenities.
- The need to develop a facility that can accommodate and is attractive to multiple uses and ages.
- Opportunities to develop a facility with year-round usage potential through the inclusion of a community program room.
- A desire for an indoor aquatics facility (however mentions were also made that it might not be feasible).

Respondent Residency



* The most frequently identified "other" location was Lac St. Anne County (13 members).

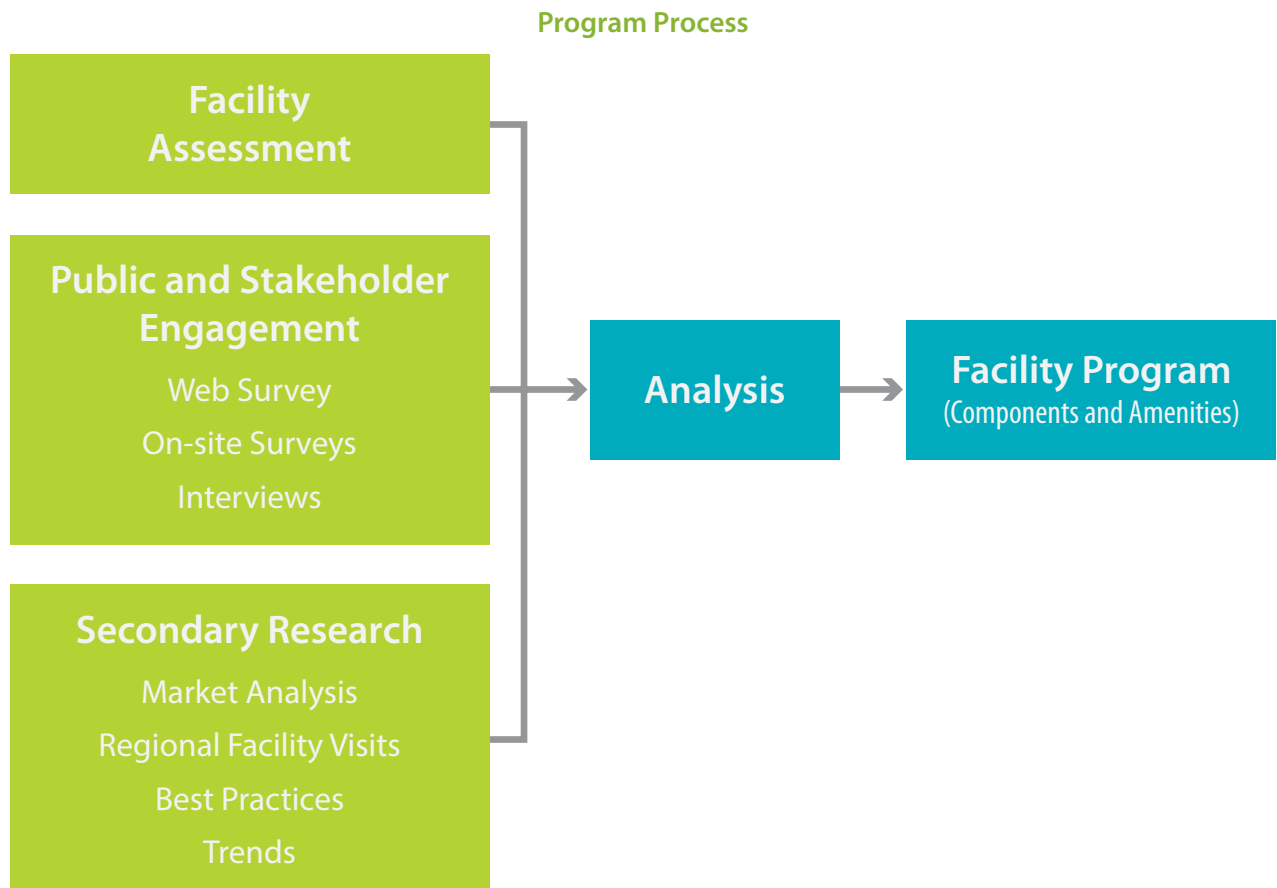
On-site Survey

An on-site survey was fielded during the months of June – July 2014 at the Entwistle Pool. A tablet device was available in the pools main lobby which provided pool users with the opportunity to complete a brief questionnaire. In total, 87 full and partial responses were provided. Presented as follows are findings from the on-site survey.

- The majority of survey participants were frequent Entwistle Pool visitors (68% has visited the pool on 6 or more occasions in the previous year).
- Similar to the public web survey, there was a strong preference for leisure aquatics components and amenities.
 - » Top 3 desired components/amenities were a diving board (98%), water slides (93%), and leisure pool (82%).
- 69% of survey participants also indicated that swimming lanes were important in a new facility.
- The highest proportion (39%) of onsite survey participants were residents of Entwistle, followed by Evansburg (19%) and other areas in Parkland County (19%).

6 Facility Program

A facility program (list of components and amenities) was generated through the process of public engagement (see Section 5), the examination of the current situation (Section 2), the assessment and analysis of existing facilities in similar markets (see Section 3), as well as the trends in aquatics provision (Section 4). Ongoing discussions and feedback from the Project Steering Committee and Advisory Committee shaped the development of the program. Sizing and orientation of components were explored through various design iterations which analyzed their functionality and impact. Cost estimates were generated throughout the design process structuring the scope of the program and the resultant design solution.



The following facility program was developed using the research and consultation as well as a consideration of operational realities. The Project Steering Committee were included in helping refine the facility program.

Program Categories

Program Area	Related Research
1. Pool, Deck, and Amenities	
<ul style="list-style-type: none"> • Three lane pool. • Zero entry pool with spray equipment. • Diving board. • Waterslide and splash pool. 	<ul style="list-style-type: none"> • Public and stakeholder consultation. • Trends. • Comparable research.
2. Administration	
<ul style="list-style-type: none"> • Admissions desk. • Pro shop. • Office. • Staff change room. • Staff room. 	<ul style="list-style-type: none"> • Comparable research. • Existing facility functionality.
3. Changeroom(s) and Washroom(s)	
<ul style="list-style-type: none"> • Family change room including integrated washroom. • Women's change room including integrated washroom. • Men's change room including integrated washroom. • Women's washroom. • Men's washroom. 	<ul style="list-style-type: none"> • Trends. • Existing facility functionality. • Comparable research.
4. Community Program Room	
<ul style="list-style-type: none"> • Multi-purpose room. • Integrated multi-purpose room storage. 	<ul style="list-style-type: none"> • Public and stakeholder consultation. • Trends.
5. Services and Operations	
<ul style="list-style-type: none"> • Pool mechanical and storage room. • Chemical room. • Building mechanical room. 	<ul style="list-style-type: none"> • Existing facility functionality.

7 Facility Concepts

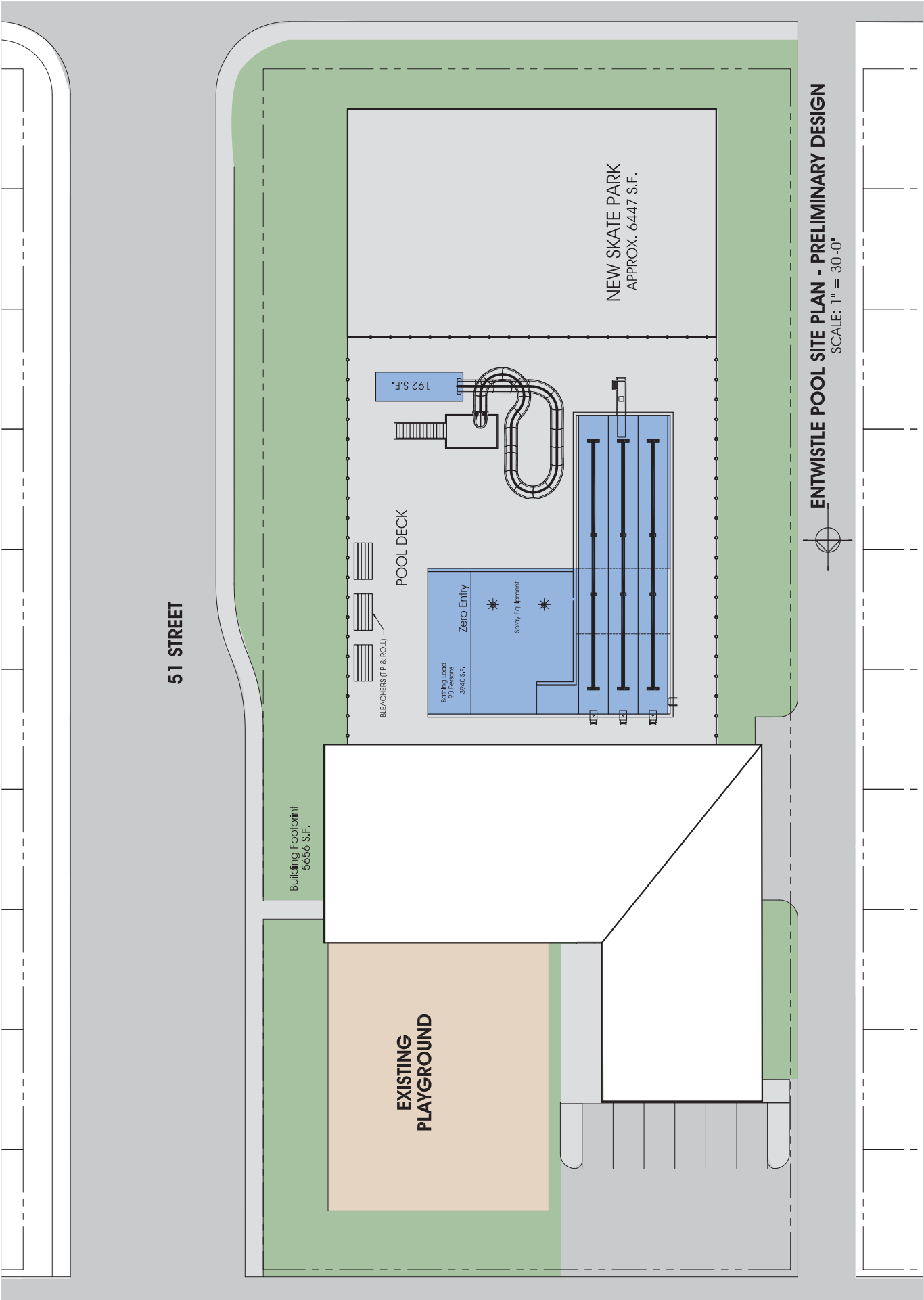
Conceptual planning has been initiated based on facility program requirements outlined in the previous section.¹ The new facility will be sited at the same location as the old facility and will integrate the adjacent playground and skate park. The existing quonset will be removed to create room for the facility and offer uninterrupted views to the facility from 51st street. The site accommodates the new pool deck at 11,850 ft² with a 3,940 ft² swimming pool, an adjacent building of 5,656 ft² and a reconfigured Skate Park at approximately 6,447 ft² the existing playground footprint is to remain the same and is a driver for the geometry of the building. The building is sited on the north side near the existing playground where it will not cast shadows on the pool or pool deck. Program orientation responds to site and the orientation of access and various amenities. Program and amenity sizing is driven by community needs and is constrained by the budget. The program sizing allows for an increase of service to the community with a change room capacity increase as well as the addition of a zero entry and waterslide component to the facility. This capacity accommodates projected demand on the facility by future populations.

Existing Site Photos



¹ Capital costs associated with achieving the facility program influenced the facility concepts as well. The facility concept as presented will accommodate community needs into the foreseeable future.

Site Plan



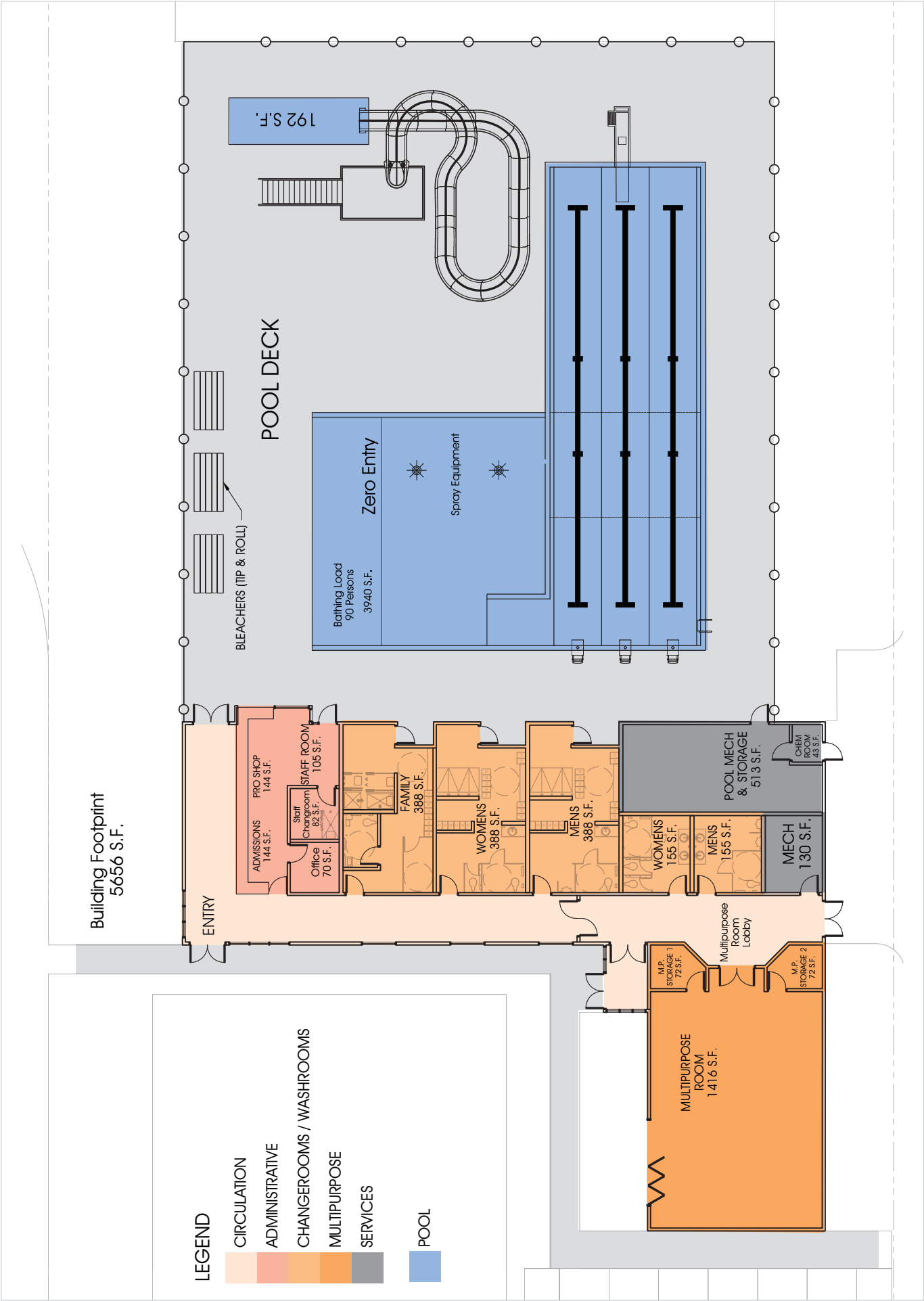
Program Relationships

Key program elements include a new pool with three swimming lanes, diving board, zero entry zone including spray equipment, as well as a detached water-slide with splash pool. Supportive program elements include barrier free change rooms, administrative and admissions area, pro shop, staff office, staff change-room, staff room, as well as pool and building mechanical. Auxiliary program space includes the multi-purpose room with a separate entrance and separate washrooms.

Pool guests are admitted to the facility in the space nearest the entrance, they may also purchase items from the pro-shop at the admissions counter. As they move further into the building they may enter the clearly marked change-rooms which open directly onto the pool deck. Staff can view the pool deck, pool and slide from the staff room while operating a pool-side pro-shop where concession items can be sold. The pool deck is enlarged near the zero-entry zone of the pool as well as the water-slide to allow for space for parents and guardians to relax while supervising children. A multi-purpose room is provided adjacent to the existing playground with a separate entrance to allow for off-hours and off-season use. Separate washroom facilities are provided for the multi-purpose room in a corridor that can be locked to prevent access to the pool, change-rooms and administrative space. The orientation of program on the site provides a streamlined guest experience as well as flexibility of use of the facility.



Floor Plan



8 Capital Cost Estimate

Based on the facility program requirements and concept plan a capital cost estimate was generated. Previous vendor quotes and the application of standard construction costs of other similar projects were used to drive this cost estimate. Potential cost savings through the donation of supplies or labour have not been factored into this estimate.¹

Preliminary Cost Analysis

Program	Area (ft ²)	Cost/ft ²	Cost (\$)
Existing Storage Demo			\$20,000
25m Lap Pool (4m Max Depth)			\$590,200
Zero Depth Children's Pool			\$295,200
Water Spray Play Equipment			\$35,000
Mechanical Systems			\$625,600
Water Slide			\$210,000
Competition Equipment			\$25,000
3m Diving Board			\$20,000
Pool + Deck + Equipment Subtotal			\$1,801,000
Entry + Corridor + Circulation	1,397	350	\$488,950
Admissions Desk	144	350	\$50,400
Staff Room	105	350	\$36,750
Staff Changeroom	82	350	\$28,700
Office	70	350	\$24,500
Pro Shop	144	350	\$50,400
Men's Changeroom	388	350	\$135,800
Family Changeroom	380	350	\$133,000
Women's Changeroom	388	350	\$135,800
Women's Washroom	155	350	\$54,250
Men's Washroom	155	350	\$54,250
Multipurpose Space	1,416	350	\$495,600
Multipurpose Space Storage	144	350	\$50,400
Building Mechanical	177	350	\$61,950
Storage + Pool Mechanical	511	350	\$178,850
Total Area (ft²)	5,656		\$1,979,600
Total Cost			\$3,800,600
Cost + 10% Contingency			\$4,180,660

¹ Fees for next steps are between 7% and 10% of capital cost estimate. An approximate breakdown includes: \$237,500 for detailed design fee, \$19,000 for tendering fee, \$76,000 for contract administration fee, \$10,000 for geotechnical reporting and \$5,000 for environmental reporting.

9 Operating Costs

A projected five year operating budget has been developed for a new aquatics facility in Entwistle. The revenue and expense projections are based on a combination of current operations at the existing Entwistle Pool and operations of similarly sized new aquatics facilities in the broader market region.

Preliminary Cost Analysis

Category	Assumption	Cost (\$)
Revenues		
Season Passes	40 season passes @ \$70 (average)	\$2,800
Drop-In Swim Admissions	2,000 drop-in visits @ \$4 (average)	\$8,000
Lessons	250 registrations @ \$40 (average)	\$10,000
Rentals	Estimated	\$3,500
Sponsorships	Assumed to capital	\$0
Community Program Room Rentals (Swim Season)	Average 3 rentals per week, 14 weeks, \$30 per rental	\$1,260
Community Program Room Rentals (Non-Swim Season)	Average 2 rentals per week, 38 weeks, \$30 per rental	\$2,280
Pro Shop Sales	Estimated	\$1,000
TOTAL REVENUES		\$28,840
Expenses		
Staffing	Estimated based on current operations	\$98,000
Benefits and Employer Contributions	Estimated at 10% of staffing	\$9,800
Utilities	Estimated based on expanded program area and building	\$20,000
Supplies (Chemicals)	Estimated based on expanded program area and building	\$8,000
Janitorial Supplies	Estimated based on expanded program area and building	\$3,000
Program Costs and Supplies	Estimated based on current operations	\$2,000
Repairs and Maintenance	Estimated	\$5,000
Promotions and Marketing	Estimated	\$2,000
Pro Shop Supplies	Estimated based on current operations	\$1,000
Pool Supplies	Estimated	\$2,000
Other	Estimated	\$1,000
TOTAL EXPENSES		\$151,800
		Net
		-\$122,960

Assumptions:

- Assumes ~10-20% increase in season pass, drop-in, and lessons.
- Assumes similar staffing levels and hours of operation.
- Potential aquatic fitness classes assumed as drop-in admissions.

Note: Operating costs for the facility are currently shared between Parkland County and Yellowhead County.

The following chart provides a five-year outlook on operations at the potential new facility. A 3% inflation value has been given to revenues and expenses. The implications of budgeting 2% of capital value to lifecycle replacement is also reflected.

Five Year Operating Proforma

	Year 1	Year 2	Year 3	Year 4	Year 5
Revenues	\$28,840	\$29,705.20	\$30,596.36	\$31,514.25	\$32,459.67
Expenses	\$151,800	\$156,354.00	\$161,044.62	\$165,875.96	\$170,852.24
Net	-\$122,960	-\$126,649	-\$130,448	-\$134,362	-\$138,393
Lifecycle budgeting (2% of capital)	\$83,613	\$83,613	\$83,613	\$83,613	\$83,613
Net (with lifecycle budgeting)	-\$206,573	-\$210,262	-\$214,061	-\$217,975	-\$222,006
Cost Recovery (without lifecycle budgeting)	19%	19%	19%	19%	19%
Cost Recovery (with lifecycle budgeting)	12%	12%	13%	13%	13%

Revenue Inflation 3%
Expense Inflation 3%

Lifecycle Costing

A lifecycle cost analysis has been generated estimating the cost of upkeep in increments up to 50 years. The costs have been calculated based on facility components and their projected upkeep costs.

Pool					
Period	0 – 5 Years	5 – 10 Years	10 – 25 Years	25 – 50 Years	Total
Pool	\$35,000	\$60,000	\$105,000	\$740,000	\$940,000
Pool Mechanical	\$45,000	\$80,000	\$130,000	\$445,000	\$700,000
Pool Amenities/Features	\$8,000	\$20,000	\$36,000	\$90,000	\$154,000
Waterslide	\$12,000	\$16,000	\$40,000	\$185,000	\$253,000
Waterslide Mechanical	\$10,000	\$12,000	\$32,000	\$70,000	\$124,000
Total Cost/Period	\$110,000	\$188,000	\$343,000	\$1,530,000	\$2,171,000

Support Building					
Period	0 – 5 Years	5 – 10 Years	10 – 25 Years	25 – 50 Years	Total
Building Electrical Cost	\$4,000	\$26,000	\$120,000	\$237,000	\$387,000
Building Mechanical Cost	\$15,000	\$50,000	\$312,500	\$200,000	\$577,500
Building Architectural Cost	\$10,000	\$25,000	\$25,000	\$75,000	\$135,000
Total Cost/Period	\$29,000	\$101,000	\$457,500	\$512,000	\$1,099,500
Combined Lifecycle Facility Cost/Period	\$139,000	\$289,000	\$800,500	\$2,042,000	\$3,270,500

10 Summary

Key Findings

Summarized below are **key findings** from the feasibility study:

- The Entwistle Pool is a valued community facility.
- There exists strong support for a new pool facility to continue meeting resident needs.
- There is a strong demand for leisure aquatics components and amenities to be included in a new pool in Entwistle.
- There are opportunities to expand the usage of the facility.
- Estimated Capital Costs is \$4,180,660.00 (refer to Page 21 for breakdown).

Next Steps

Now that a feasibility study has been completed, next steps for the project include

1. Finalization of a funding model

2. Detailed Design and Tendering

- » During the detailed design phase the schematic design proposal would be developed alongside the client and would result in a set of construction documents. The construction documents would be a culmination of program intent, materials, and construction methods worked through by the client alongside the architecture and engineering teams. Following the detailed design phase the project would enter the tendering phase where contractor bids will be submitted.
- » Detailed design and Tendering would span approximately 4 ½ months.
- » Fee for Detailed Design would be approximately \$237,500.
- » Fee for Tendering phase is approximately \$19,000.
- » Fee for geotechnical reporting is approximately \$10,000.
- » Fee for environmental reporting is approximately \$5,000.

3. Construction and Contract Administration

- » Following a successful bid the project would then enter a non-phased construction period where the old facility will be demolished and a new facility would be built on site.
- » Access to a swimming facility would resume after the construction period has been completed.
- » The construction period would span fourteen (14) months. A September start date is recommended to limit down-time to one season.
- » The fee for contract administration during construction would be about \$76,000.

4. Operations

Public Review

The draft study was presented to the public on May 5th, 2015 in Entwistle. Feedback was gathered at the open house and through an online comment form which was available on the Parkland County and Yellowhead County websites (along with the presentation materials). Detailed findings can be found in Appendix C. A summary of the comments is presented below.

- There exists relatively strong support for a new outdoor pool facility in Entwistle.
- A number of comments were provided about the desire for an indoor pool to be developed, however other individuals expressed that this might not be feasible.
- Feedback was provided that a hot tub would be a desirable amenity to include in a new outdoor pool facility.
- A number of questions and comments were expressed regarding the potential timeline and impact on the existing facility (e.g. if the community will lose a season of use while a new facility is developed).





APPENDICES

A On-site Survey Tool

Date: _____

Time: _____



ENTWISTLE OUTDOOR POOL Intercept Survey



Parkland County and Yellowhead County are developing a feasibility study for the Entwistle Pool. The Pool is a valued recreation facility in the Entwistle, Evansburg region and the two counties want it to meet the aquatic needs of the community for the next 15 - 20 years.

1. Counting today, how many times have you visited the Entwistle Outdoor Pool this year?

☐ 1 visit ☐ 2 - 3 visits ☐ 4 - 5 visits ☐ 6 or more visits

2. What improvements, if any, would you like to see at the Entwistle Pool?

3. Consider the following list of amenities and components. How important is it to consider each in the concept design for the future Entwistle Pool?

Potential Amenity / Component	Not important	Somewhat important	Very important	Unsure
Swimming lanes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure pool (e.g. shallow end / beach entry)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water slides / play features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diving board	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spray deck / features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Concession area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Picnic area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community / program room (e.g. programs, parties)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tot pool (warm pool)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify): _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Where do you live?

☐ Entwistle ☐ Parkland County: Other ☐ Evansburg ☐ Yellowhead County: Other

☐ Other (please specify): _____

5. In which age group are you?

☐ 9 years and younger ☐ 10 - 19 years ☐ 20 - 29 years
☐ 30 - 39 years ☐ 40 - 49 years ☐ 50 - 59 years
☐ 60 - 69 years ☐ 70 - 79 years ☐ 80 years and older

B Public Web Survey Tool



ENTWISTLE OUTDOOR POOL Public Web Survey



Parkland County and Yellowhead County are developing a feasibility study for the Entwistle Pool. The Pool is a valued recreation facility in the Entwistle, Evansburg region and the two counties want it to meet the aquatic needs of the community for the next 15 - 20 years.

Please take a few minutes to answer the following questions. The responses you provide will help identify options and associated cost implications for the future of the Entwistle pool. Please complete the questionnaire in a single session.

For additional information about the feasibility study contact:

Lenny Richer
Supervisor, Parks, Recreation and Culture
Parkland County
(780) 968 - 8327

Crystal McNernie
Parks and Recreation Supervisor
Yellowhead County
(780) 723 - 4800

1. For the following aquatic facilities, please indicate how frequently a member of your household has used each in the previous twelve (12) months?

Facility	1 - 6 Uses	7 - 12 Uses	13+ Uses	Did Not Use
Entwistle Outdoor Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drayton Valley–Park Valley Indoor Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayerthorpe Outdoor Aquatic Centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stony Plain Outdoor Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spruce Grove TransAlta Tri Leisure Centre–Realty Executives & Aqua-Tek Scuba Indoor Aquatic Complex	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Niton–Green Grove Outdoor Swimming Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Edson–Talisman Place Indoor Swimming Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify): _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. What, if anything, prevents members of your household from using / visiting the Entwistle Pool more frequently? (Select all that apply.)

- ☐ Don't have the time
 ☐ Was unaware of the pool
- ☐ Not interested
 ☐ It is too far to travel
- ☐ Difficulty to arrange transportation
 ☐ Cost to access the pool
- ☐ It doesn't have the amenities desired
 ☐ Other pools are better
- ☐ Other (please specify): _____

- 3a. Overall, how satisfied are you (and your household) with the Entwistle pool?

- ☐ Very Satisfied
 ☐ Somewhat Satisfied
 ☐ Neither Satisfied or Unsatisfied
 ☐ Dissatisfied
 ☐ Don't know/ Unable to rate

3b. If dissatisfied, why do you say that?

4. Consider the following list of amenities and components. For the items indicate how important it is to consider each in the concept design for the future Entwistle Pool?

Potential Amenity / Component	Not important	Somewhat important	Very important	Unsure
Swimming lanes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leisure pool (e.g. shallow end / beach entry)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water slides / play features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diving board	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spray deck / features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Concession area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Picnic area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community / program room (e.g. programs, parties)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tot pool (warm pool)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify): _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Do you have any other comments regarding the Entwistle Pool?

6. Where do you live?

- ☐ Entwistle ☐ Parkland County: Other ☐ Evansburg ☐ Yellowhead County: Other
- ☐ Other (please specify): _____

7. Please describe your household by recording the number of members in each of the following age groups.
(Please do not forget yourself!)

- ☐ 9 years and younger ☐ 10 - 19 years ☐ 20 - 29 years
- ☐ 30 - 39 years ☐ 40 - 49 years ☐ 50 - 59 years
- ☐ 60 - 69 years ☐ 70 - 79 years ☐ 80 years and older

**Thank you very much for taking the time and providing
your responses. It is very much appreciated.**

C Open House Feedback

- Are you building with the possibility of covering to expand to an indoor pool down the road?
- Picnic tables with umbrellas so families can enjoy the day with their families (providing a picnic lunch).
- Indoor Recreation Complex. Large pool for training and water sports. Hot tub. Small fitness room. Large gym for sports indoor. Above all indoor for year round use and senior programs.
- The basic concept is good, but would like to see it expanded to more of a multi-use facility.
- Add a hot tub area for seniors (older people) who would like to soak while waiting for others. Remove the meeting area for use by local community hall.
- Hot tub in building for all around use. Make big enough to replace community hall. Relocate playground to incorporate community hall.
- Love the zero entry and swim lane. New building would be great.
- Anything you can do to redevelop the pool is the right decision. Keep it operating! If decision made (for some reason) to not redevelop you need to maintain current pool. Please don't take the pool away from our community and our children.
- I enjoy using the outdoor pool in summer months.
- A pool must be retained at the very least. This area otherwise has very little to offer people.
- I am really excited with the concept presented. I grew up in Entwistle and am currently building our "forever" home here. I have 3 kids so far that will use this pool for many years to come. Love the zero entry, family change rooms, diving board & community room. Thank you.
- I like the concept for the redevelopment of the Entwistle Pool. I like the idea of the multipurpose room as well as the idea of pool use by many different ages and abilities.
- I think its a great idea and the school in GYPSD (Evansburg, Wildwood) will be users in May, June.
- Great concept.
- Great concept as is (proposed).
- I am just happy that they are upgrading the current pool.
- I like it all.
- Hot tub should be a requirement, very important if it is to remain an outdoor pool and will be well used by parents and seniors. Indoor pool will help eliminate the times the pool is closed during the summer due to thunderstorms, will increase revenue during the summer and obviously year round.
- I love the plan. :)
- Loved the concept. Hope it actually comes to be.

- I really like the concept of the pool. Allows for people of all ages and abilities to use the facility. I like that the slide is to the side of the pool and away from people swimming.
- I think it would be fantastic!!
- More times for lane swim.
- I like the fact that you are separating the slide from the rest of the pool and also have separate lanes for swimming. I think there should be a hot tub also.
- Love the idea!!
- I don't know if the existing space will accommodate the potential new concept spaciouly enough. If the skate park were to be removed there would be more than enough room.
- I enjoy taking my kid and nephews to the pool. It could be a little bigger and more shallow in shallow end,maybe have like spray toys.
- A shallow end or kiddie pool for the littler ones my son like to walk around and the Entwistle pool is to deep for him to play on his own.
- Slide is a necessity. Change rooms could be all uni-sex...
- Looked at the design and concepts look very pleasing. One thing I would strongly add is on the North side fencing to put privacy webbing or something so there is some sort of privacy. Other than that it looks amazing.
- Looks good, though maybe the bleachers should be on the lane side of the pool. So parents that come to watch lessons can see their kids. :)
- I think everything looks fairly good although it would be nicer to have an indoor facility that could be utilized year round.
- There should be a shallow area for toddlers. Maybe a little larger in size.
- I would really like to have the pool in door... And also would like a hot tub.
- I would love to see a shallower wading pool for the little toddlers. Also adding a spray park would be amazing. The Stony Plain pool set up is amazing.
- I like the design. The lane swim area is great! The spray area is not something I care for. When you have a spray area it uses a large space that anyone with toddlers or who don't wish to have water in their face cannot use.
- I like the concept of the new pool. The gradual incline will work perfect for those people who have small children or who has disabilities. The slide that is off to the side is a great idea as it will not cause issues for those who are swimming in the pool. I also like the idea of the family change room.
- I like the 365 day room, would be great to see fitness classes in there. I would maybe like to see the lane swim in a different pool so the kids and senior area could be warmer.
- Hopefully there will be a shallow enough end so that horrible table contraption won't need to be used.
- My children and I are thrilled to see these plans. I believe the layout would bring more moms with young children and the separate lanes would allow parents to maybe swim laps while the kids play. I cannot justify coming twice in a day... Once for kids and once for me so I'd love to see room for both uses to happen simultaneously.
- I like the combo of lanes and play area with zero entry.
- I would like to see a shallower area for the smaller kids.

- Much larger pool deck where mom's can lounge and tan while kids play. A waterslide would be amazing, but especially a shallow end of sorts! In the current pool, kids under the age of 6 cannot really touch.
- Would love a toddler splash area (shallow end) with small slide and such. Also a water slide (that would be allowed with life jackets). A picnic/food area on a larger deck would be really nice as well. Would love if the pool could be heated a bit!
- The zero entry is great! Love the separate water slide concept. Multi-purpose room for year round use will be a great addition to the community of Entwistle. Our family loves the overall design!
- Would love an upgraded outdoor pool! My family and I already use the current one a lot, so we would be thrilled if it could be upgraded!! Bigger swim area, shallower area for little children, bigger change rooms, seating area.
- Being that winters are so long, I am convinced that an all year round pool will definitely be utilized to full capacity for all age categories.
- It would bring more families and children there because there would be more offered at a new facility! More opportunities.
- It will finally save long distance travel. It will bring rural area together.
- It will be of great benefit and could be even more so.
- Bring more people to town.
- New facility will attract more people. Provide a focal point to the community. Meeting room will be great benefit.
- More accessibility for the young and old with this design. so much easier and safer for user groups.
- It benefits the community because our children need to learn to swim—both for their enjoyment/health and for their safety. As children, their opportunities to learn how to swim are very limited without Entwistle pool. It's a vital part of our community.
- Pool party like Niton, sell burgers and hotdogs (theme parties).
- Makes region more attractive for resident and potential residents. Remove the pool and there is nothing in the area but an under utilized area.
- More people will stay here rather than going to Spruce Grove on weekends, etc, so will ultimately spend more money in the local community for groceries, lunch, etc.
- We are so limited for recreation and things to do and the pool provides a much needed and appreciated area for enjoyment. All ages in our communities can come together and learn to enjoy the water. More people in town, creates more business helping all to appreciate our small village and all we have to offer families.
- It is important for the local schools to have a local pool to run swim lessons for all students and the kids have a blast swimming.
- Kids will have something to do. Bring business into the community.
- Keep youth off the streets. Added attraction for Pembina Park. Bring more people to support business.
- I think it is wonderful for the children and families.
- Supported by the people at the Pembina Park. Supported by people from the surrounding area. Means support for our business. Provides another reason to live here and commute to work. Provides another activity for our youth when school based programs end.

- If indoor pool will provide year round jobs.
- Yes will be great!!
- It will provide much needed leisure & sporting activities to the west end of Parkland County.
- I believe that more members of the community will use the pool because it will be accessible for people of all ages and abilities. In the past because of its lack of gradual incline to the water, it is hard for seniors or moms with babies to go swimming.
- Revive the community and give the campers at Pembina other family options.
- I think it will attract more people because the old pool right now is so run down that it seems dirty all the time. Having a redeveloped pool might also attract more people that would want to work there and the hours could be extended for people that cannot make it to the little hours they are open now.
- Is great all my friends have young upcoming families and this is such a great facility.
- It would definitely entice more people to go swim there.
- I think more people would use it.
- Good if it had a really shallow end.
- It is time for a n upgrade, repairs will likely cost as much as a new unit.
- One thing I always stipulate to family and friends is this is OUR community take pride in it and keep money here. Why should the guys in Stony Plain or Tressle Creek make money from us when we have the ability to have something here for US.
- It will greatly benefit the community if people feel more comfortable and safe, which is what I see with the redeveloped pool plans.
- It will greatly benefit our community! It would be nice to have a seniors programs and possibly a school program for the kids.
- More people would come from surrounding areas, bringing more business to our local stores and restaurants.
- I really think it would give the kids and family's to get out and have fun together... Also kids may stay out of trouble.
- Lots more people would attend if there was a place for the little ones.
- Outdoor pools are the best for summer activity. I drive 40km to use the outdoor pool at Entwistle as where I live has a dimly lit indoor pool. I think the Entwistle pool is a " best kept secret" for those like me who love it.
- Yes, the redevelopment will benefit the community and surrounding area's. We are in desperate need of a pool that people of all ages and abilities can use. Right now the current pool makes people who has mobility issues or people with very small children unable to enjoy the pool.
- I think it will bring more people to the pool. I told my friend in St. Albert she was excited for it so we can do something safe with our babies in the summer (the river is not safe).
- The pool is an integral part of our community and had been for many years. The rev elopement will make it more appealing and user friendly. Hopefully for younger children.

- More attractive place to live and for those like me who live a little ways away. I tend to buy gas, a few groceries and maybe supper in Entwistle rather than make a separate trip to stony plain. I never go to Entwistle in the winter but I most definitely spend money there during the months the pool is open.
- It will benefit the local community a lot and will attract more visitors.
- I love the outdoor pool but would love to see an indoor one so it could be used year round. If one end wasn't as deep as it is now people with smaller children could use it as well.
- Well my family of six (4 kids aged 3 – 7), as well as my 4foursiblings families (who all live in this area) LOVE the outdoor pool (currently), so you can imagine how thrilled we would be for an improved version of it! We cannot say enough how much we love having an outdoor pool in our community! It's everything! It swayed us from buying Drayton Valley actually!
- Would get kids outside doing a healthy, active activity. Would provide more summer jobs for high school students.
- Great addition for the tourists/campers that visit Pembina Prov Park... Which in turn supports the local businesses!
- I think it will bring out more families from around the area! A great way to strengthen the families within the community.
- Thank you for the time and energy!!
- Aquafit classes would be very beneficial for many people to participate especially seniors as it easier on our joints and overall health.
- Redeveloping the pool will enhance the safety and better facility for the community. Do it while we have space and maybe if needed purchase the old curling rink from the Lyons Club.
- I would like to see the inclusion of a hot tub for seniors, for athletes and so forth. Expand the concept of the meeting room to a multi-use "recreation" room for yoga classes, senior keep fit programs and so forth.
- Pool is well used, will attract more people. Provincial Park sees 60,000 visitors a year, this will benefit the pool. Again expand on plan to replace community hall.
- Really like the concept.
- Please keep the pool open! Our children deserve a place to learn and swim. It's vital to the community.
- Have a kiddie pool and/or extension for kiddie pool.
- My taxes, Yellowhead County, subsidize the Evansburg Arena, which I don't use. I don't think the Arena pays for itself. I would rather subsidize an indoor pool. The Evansburg Museum could have been an indoor pool. Money for one, why not the other.
- I can only hope this facility moves forward after council. I was extremely disappointed that our area Councilor Tracey Melynik did not attend.
- Outdoor Pool is the way to go.
- I support the pool as proposed.
- Build it as proposed. This is an affordable plan.
- I am super excited that we are getting a new pool. We don't need an indoor pool in our community.

- I support the pool as proposed. There are many communities within the city of Edmonton fighting to keep their outdoor pools because they are accessible for more people in their community in the summer. We can't support (financially) an indoor pool but we can have the best outdoor pool for miles around.
- Community redevelopment to facilities like this will promote growth for private business in the area and help spur redevelopment to residential as well.
- Our area does need a new pool, and I would hate for it to disappear from our area. I use the pool now for my daughters swimming lessons. I don't like the idea of having to drive her to Stony Plain or Niton to access swimming lessons. I do enough driving as it is for activities for my children.
- I think that everything that is needed has been addressed. You have made sure that it is appropriate for all age groups and integrated everything that people would want or need. Except a hot tub.
- I look forward to newer and better things.
- Sooner rather than too late!
- There should be more later hours for family swims. People get home at 5 – 6pm and want to take kids out. It's hot sure lets go to the pool. Can't because its closed. Also special hours for long weekends in summer and when school is out in the fall. Says are still hot why close the pool.
- There are very few things to keep our children off of the streets and out of trouble. A new pool and a better skate park would be a step in the right direction.
- Looks good! The slide is a great idea.
- I do hope that the pool is redeveloped and that the members of all the surrounding communities enjoy it.
- I hope it happens! It would be nice if you could put grass inside so you could bring a picnic.
- Such a huge benefit to the area... Please do not let it just deteriorate.
- Would be nice the pool for smaller kids could be separate from the other pool.
- I know there are a lot of seniors who only want an indoor pool, however they are not representative of us all! I have spoken with many, many families at the Entwistle school and everyone is thrilled at the idea of an upgraded outdoor pool. Please just know that many, many of us want it and will use it and are so grateful that it is even being considered! Please know that it is very much wanted.
- So excited about the prospect of an upgraded pool! We use it All the time, and think we would use it more if it could cater to toddlers as well.
- Very supportive of the redevelopment plans for the pool—looks great! Since the night of the open house, I've heard lots of excitement & great feedback from other families in favour of this new concept. :-)

D Cost/Benefit Analysis

Based on the Architectural and Engineering Assessment phase of the project it was determined that the repair costs for the existing facility was in excess of \$1.9M of which \$1,690,000 is listed as a short term expenditure; expenditures required in less than five years. These expenditures would be code deficiencies or major systems deficiencies such as mechanical, electrical, or structural. In the case of the Entwistle Pool, the major system expense is the structural system, primarily the absence of a foundation below the building proper (~\$400,000). The second major systems are the Pool Tank (~\$750,000) and Pool Deck (~\$300,000).

From the cost vs. benefit perspective the expenditure of \$1,450,000 would be a compliance expenditure only. Additional lifecycle use would result from the pool and pool deck, but no additional lifecycle use would result from the adding of the foundation system.

- Building life expectancy would not increase by adding the foundation.
- No changes to program delivery to meet community needs.
- No changes to barrier free accessibility.
- No changes to code compliance anomalies; bathroom fixture quantity, exits, fire exits. (Anomalies were used since most items would be grandfathered from a compliance perspective until a major renovations were to take place.)

The Entwistle FCI (Facility Cost Index) is currently above 0.50. The standard applied index as used by the Alberta Recreation and Parks Association indicates that a facility FCI at 0.5 or great would indicate a “go” position to building a new facility.

- Entwistle Pool is over the 0.5 FCI with a non-compliant barrier free accessibility for a public building.
- Foundation work is required to secure the buildings position and stabilize the current separation from the building front to the change rooms. Again, this work is significant in cost and would not create a benefit to the program or lifecycle expectancy of the building or pool tank.

Capital cost analysis of the code and major systems related items indicates that a major expenditure of capital is required within five years to keep the pool operational.

- The expenditure of over \$1.4M to keep the building operation would offset the \$3.5M in total capital costs for new construction
 - » None of the foundation costs or pool tank costs would be recovered in the new construction—lost capital. Some of the pool deck costs could be recovered with redesign of the new pool facility.
- Additional time would be required to raise the lost capital, contributed to the less than five year expenditure components, to be used for the new construction (assuming that new construction is still required to meet program needs).

Replacement of the outdoor facility with an indoor facility was considered by stakeholders and was deemed unnecessary and too costly. Capital costs for an indoor facility are estimated at \$18 – 24M for our projected program. This estimate is based on current work costs at Valleyview Rec Centre. The year-round operational costs and increased capital costs are not justified by the demand for this type of facility. Community members have access to indoor facilities in nearby communities such as Park Valley Pool in Drayton Valley. It is recommended that the existing outdoor facility be replaced by a new outdoor facility which responds to community needs and resources.

E Facility Analysis Report

Parkland County Facility Analysis Report

Entwistle Pool

**Architecture | Tkalcic Bengert
March 20, 2015**

EXECUTIVE SUMMARY

In May of 2014, Architecture | Tkalcic Bengert conducted Facility Analysis of the Entwistle Outdoor Pool.

The purpose of the study was to review and report on the existing facility relative to its current condition, viability and probable short and long-term operational costs. The Facilities Analysis Costing Report is attached in Appendix A.

A synopsis of the findings for the facility is as follows:

1. Entwistle Pool is an outdoor swimming pool facility, which appears to be built of typical 2x6 wood frame construction. The Administration Building, the pool tank and pool decks have some deficiencies that are of concern. The building roof and flashings, the pool filtration system and boiler appear to be in fair condition, however the overall condition of the facility and its related infrastructure will require significant capital investment. For the purposes of this report it is assumed that the costs provided are for holistic repairs, rather than for short term "Band-Aid" repairs.

Short Term Expenditures (less than 5 years)	\$1,690,000
Medium Term Expenditures (5 to 10 years)	\$190,000
Long Term Expenditures (greater than 10 years)	\$75,000

1.0 PROJECT METHODOLOGY

Architecture | Tkalcic Bengert undertook an on-site visual and photographic review of the facility on May 8, 2014. The firm also interviewed and was accompanied by Town Representatives to acquire subject facility history and an understanding of the desired or anticipated operational needs.

The Facilities Analysis was completed through the use of photographic and documented observations as well as direct input and consideration from Town Personnel and, in some cases, acquired knowledge of alterations done to the facility over the years.

This Facilities Analysis is intended to outline immediate and ongoing maintenance needs and costs for the facility, as well as long term viability of the facility.

2.0 EXISTING FACILITY ANALYSIS

2.1 FACILITIES ANALYSIS REPORT OUTLINE

All of the observations and information identified during the site review of the facility is documented in the Facility Analysis Report (refer to Appendix A.)

The Facility Analysis Report includes architectural building system descriptions, as well as mechanical and electrical systems observations and/or comments based on discussions with Town Representatives. The descriptions identify the observed condition of each system using a rating from 1 to 6. The information in the report is the basis for the Executive Summary.

2.2 FACILITIES ANALYSIS REPORT FORMAT

The Facility Analysis Report is a summary, in chart form, that identifies the condition of the facility and its probable cost to maintain and / or upgrade. The chart contains the following reviewing format:

1. Facility and/or venue Name
2. Chart Rating Definitions:

1 Critical	Unsafe; high risk of injury or critical system failure.
2 Poor	Does not meet requirements; has significant deficiencies.
3 Marginal	Meets minimum requirements; has significant deficiencies.
4 Acceptable	Meets present requirements; has minor deficiencies.
5 Good	Meets all present requirements; no deficiencies.
6 Excellent	As new / state-of-the-art; meets present / foreseeable needs.
FI	Requires further investigation.
N/A	Not applicable.
CU	Currently being upgraded.
Life Expectancy	Less than 5 years for replacement (<5) 5 to 10 years for replacement (5-10) Greater than 10 years for replacement (>10)

Priority	High (H), Medium (M), Low (L)
Future Expansion	Can be expanded (Yes); No expansion ability (No)
Life / Safety Code Infringement	Meets code (No); Does not meet code or endangers life (Yes)

* 3. Building Planning Strategies*

** Denotes a definition or category that is not applicable to this Study.

2.3 FACILITIES ANALYSIS REPORT EXPLANATION

1. A system noted as Further Investigation (FI) denotes a system for which information was unavailable, could not be readily determined, and/or could not adequately be reviewed with a visual examination on site.
2. System Priorities have been established in consultation with the Town of Entwistle as High (H), Medium (M), and Low (L).
3. Future expansion or alterations are a possibility for the purposes of this Study and, as such, are discussed in this Report.
4. Life/Safety Code infringements are major breaches to the current Alberta Building Code that would affect life/safety for users and staff. It is anticipated in existing facilities that some requirements of the current Alberta Building Code may not be met. For the purposes of this Study, it is only those infringements which specifically involve fire and/or life/safety that are identified.
5. Cost to Upgrade identifies costs to each individual system, accurate to approximately \$5,000.00. This level of accuracy is sufficient for this early stage of costing.
6. Mechanical and Electrical system conditions and costs have been reviewed and provided by Architecture | Tkalcic Bengert on a rudimentary basis with input and needs/performance assessments from operational staff. They are not a detailed review or an engineering based assessment of the systems.

3.0 ENTWISTLE POOL

.1 Site:

The site has an existing staff parking lot which consists of a mixture of asphalt and road crush. This parking area is poorly graded and slopes towards the building, which may cause issues of water ponding and water penetration into the building. (Refer to Images #1, #2) The public parking for the Pool is located on the street directly adjacent to the facility and is sufficient for the general public. The Pool Building is part of a larger recreational block lot that houses not only the Pool facility, but also a recently constructed Skateboard Park, the Lion's Club (former Curling Facility), a pre-fabricated playground structure and an open park space. The Pool Building direct site work is generally in poor condition and is comprised of grass and crumbled asphalt sidewalks connecting the parking areas to the Pool Facility Entrance and Administration. (Refer to Images #3, #4) The exterior pool area is fenced off with a chain link fence that is generally in good condition with some areas missing the top rail. (Refer to Image #5) The building, and site are not Barrier Free accessible.

.2 General Construction:

The Pool building and the Mechanical building are believed to consist of residential 2x6 wood frame construction, with sloped roofs, painted clap board siding and a mixture of wood and vinyl clad windows. The buildings are not sprinklered.

.3a Pool Building Envelope:

The sloped roof of this building is clad in asphalt shingles and appears to be in fair condition. The aluminum fascia and the plywood soffits appear to also be in fair condition. (Refer to Image #6)

Exterior walls appear to be of 2x6 wood construction. It is anticipated that there is little to no vapour barrier or insulation in these walls. The exterior is clad in 10-12" painted clap board siding. The clap board and the associated metal corner flashings are in poor condition with some significant spalling of the paint on the clap board siding. (Refer to Images #7) The replacement of the cladding system is recommended.

Exterior windows around the building vary from vinyl clad to wood casement windows. The vinyl windows appear to be in good condition, while the wood casement windows appear generally to be in poor condition with signs to water penetration and damage as well

as significant spalling of the paint. (Refer to Images #8, #9, #10) The replacement of the wood casement windows is recommended.

Exterior doors to the facility are painted metal and in good condition, however the frames appear to be original and in poor condition with signs of water penetration and paint spalling. (Refer to Images #11, #12) Further to this the door thresholds of the exterior doors appear to show significant signs of water damage.

.3b Mechanical Building Envelope:

The sloped roof of this building is clad in asphalt shingles and appears to be in fair condition. (Refer to Image #13) The aluminum fascia and the plywood soffits appear to also be in fair condition, however the eaves trough is dented and damaged. As well there is no downspout which may be a cause of concern relative to protection of the exterior cladding of the building. (Refer to Image #14)

Exterior walls appear to be of similar construction and condition to the main pool building. (Refer to Image #14) As such, the replacement of the cladding system is recommended.

The exterior window in the mechanical building is a newer vinyl clad window and appears to be in good condition.

Exterior doors to the mechanical building are painted metal and in good condition. However, similar to the main building these doors have been placed in frames that appear to be original to the building and in poor condition with signs of water penetration, paint spalling and door thresholds showing significant signs of water damage. (Refer to Image #15)

.4a Pool Building Interior Finishes:

The interior walls appear to be of typical 2x4 wood construction and some minor areas of concrete block. The majority of the interior walls are painted plywood, wall tile in the wet areas (ie. washrooms, etc.) and painted concrete block in the showers. The painted wall finishes and wall tile within the building are in acceptable condition.

The building's floors are a mixture of vinyl sheet and peel and stick tile on plywood subfloor throughout the majority of the building along with 2" mosaic tile in the change rooms and painted plywood in the mechanical room. There are significant grade changes throughout the building with many humps, heaves and valleys along the floor that are not conducive to proper drainage. (Refer to Image #16)

The majority of ceilings throughout the building consist of painted Acoustic Ceiling Tile in fair condition, however, staff identified that water is leaking in this area. (Refer to Image #17) The staff room ceiling is a vinyl tile that is in fair condition but does not match the rest of the facility. Ceilings in the change rooms are painted plywood and is in poor condition with significant signs of water damage and paint spalling. (Refer to Image #18)

The interior doors and frames within the building appear to be of standard residential construction with typical hardware. This combination of door and hardware are not appropriate for the change room areas where high humidity and water use occurs. (Refer to Image #19) The door to the mechanical room is a painted wood door and does not appear to meet the Building Code required fire rating. (Refer to Image #20) The hardware for this door is also in poor condition. Doors to enter the public washrooms are 24" wide and are not Barrier Free.

The millwork in the facility appears to be in poor condition and should be replaced. (Refer to Images #21, #22, #23, #24)

As well, the building has floor mounted grills for air distribution. It is assumed that the air is distributed below grade which is cause for concern as there should be a crawl space to facilitate the installation of the duct work to distribute the conditioned air.

.4b Mechanical Building Interior Finishes:

The floor of this building are exposed concrete and appear in good condition. The walls and ceiling are made of painted plywood and appear to be in good condition.

.5a Pool Deck

The Pool Deck is made up of cast in place concrete. It appears that many repairs have been made to the deck using epoxy. These repairs do not appear to be in good repair and further water damage has occurred. (Refer to Images #25, #26) Water ponding on the deck was also observed and may be a cause of concern. It was also noted that the drains do not appear to be located in the low areas of the deck which will cause issues with water drainage from the deck area. (Refer to Image #27) There is also significant concrete spalling along the deck which will need to be addressed. (Refer to Images #28, #29)

.5b Pool Tank

The Pool Tank has some cracks and spalling of the interior finish which will need to be addressed. The paint line at the bottom of the pool is in poor condition and may not follow code. (Refer to Images #30, #31) As well, the finger grips at the pool edge are damaged and may not be to code. (Refer to Image #32)

It was observed that a significant repair was done in the pool tank where the grade changes from shallow to dive tank. (Refer to Images #33, #34) Staff has advised that this repair was done with fiberglass. The repair itself is cracking and blistering and is not in good condition.

.6 General:

It was observed that the front part of the pool building was not built on any foundation. As a result, the building exhibits significant signs of grade differential and settling that are a hazard to both the staff and the public.

Other items of concern for the Pool building include mould in the administrative change areas, and storage cabinets labeled "Chemical Storage" inside the facility, which is a code violation as chemicals should not be stored inside the facility. These items will need to be addressed.

The boiler and pool filtration system appear to be of newer vintage and in good repair. Further investigation will be required by a mechanical engineer to ensure they are in proper working order.

Overall, the building and pool deck/ tank have been well maintained, but the general age of the facility and exposure to the elements now requires that the Administrative building, pool tank, and portions of the perimeter deck, should receive significant capital investment. Proposed replacements and upgrades, interior material replacement and equipment replacement is warranted. Costs for suggested upgrades should be weighed against venue replacement. Further structural review of the pool tank should also be considered.

APPENDIX A

PROJECT NAME: PARKLAND COUNTY - ENTWISTLE POOL ANALYSIS

CHART RATING DEFINITIONS:

Existing Facility Analysis

- (1) Critical: Unsafe, high risk of injury or critical system failure.
- (2) Poor: Does not meet requirements, has significant deficiencies. May have high operating / maintenance costs.
- (3) Marginal: Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.
- (4) Acceptable: Meets present requirements, minor deficiencies. Average operating / maintenance costs.
- (5) Good: Meets all present requirements. No deficiencies noted.
- (6) Excellent: As new / state-of-the-art, meets present and foreseeable requirements.
- (FI) Requires further investigation
- (N/A) Not applicable
- (CU) Currently being upgraded

Life Expectancy: Less than 5 years for replacement (<5); 5 to 10 years (5-10); greater than 10 years (>10)

Priority: High (H); Medium (M); Low (L)

Future Expansion: Can be expanded (Yes); No capacity for expansion (No)

Life / Safety Code Infringement: Meets code (No); Does not meet code or endangers life (Yes)

Building Planning Strategies

- (a) Location Strategy: Is the building located strategically to capture market.
- (b) Reinvestment Strategy: Minor upgrades to the building required to maintain facility.
- (c) Revitalize Strategy: Renovations and additions that are required to meet current standards for facilities.
- (d) Build New Strategy: Due to the current facility conditions, recommendation is to rebuild facility.

BUILDING VENUE: ENTWISTLE POOL

ARCHITECTURAL / STRUCTURAL

Component Reference	Rating (1-6)	FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- \$5,000)
1 SITE						
1.1 General						
regrading and sidewalk repair	3	N/A	<5	H	NO	\$ 150,000.00
1.2 Building Foundations	1	N/A	<5	H	YES	\$ 250,000.00
					SUBTOTAL	\$ 400,000.00
2 BUILDING ENVELOPE (Pool Building)						
2.1 Exterior walls						
paint, re-cladding, vapour barrier/ insulation	3	N/A	<5	M	NO	\$ 75,000.00
					SUBTOTAL	\$ 75,000.00
2.2 Exterior Windows						
replacement of wood casement windows	2	N/A	<5	H	NO	\$ 15,000.00
					SUBTOTAL	\$ 15,000.00
2.3 Exterior Doors						
door frames and thresholds	3	N/A	<5	H	NO	\$ 10,000.00
					SUBTOTAL	\$ 10,000.00
2.4 Roof						
roof replacement, flashings	4	N/A	>10	L	NO	\$ 10,000.00
					SUBTOTAL	\$ 10,000.00

BUILDING VENUE: ENTWISTLE POOL

ARCHITECTURAL / STRUCTURAL

Component Reference	Rating (1-6)	FI	Life Expectancy (<5 , 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- \$5,000)
2 INTERIOR FINISHES						
2.1 Flooring General re-finishing/ grading	3/4	N/A	5-10	M	NO	\$ 30,000.00
	SUBTOTAL					\$ 30,000.00
2.2 Walls maintenance/painting	4/5	N/A	>10	L	NO	\$ 15,000.00
	SUBTOTAL					\$ 15,000.00
2.3 Ceiling maintenance/painting replacement of plywood ceilings	4	N/A	5-10	L	NO	\$ 10,000.00
	2	N/A	<5	M	NO	\$ 30,000.00
	SUBTOTAL					\$ 40,000.00
2.4 Interior Windows	N/A	N/A	N/A	N/A	N/A	\$ -
	SUBTOTAL					\$ -
2.5 Interior Doors replacement	2	N/A	<5	H	Possibly	\$ 30,000.00
	SUBTOTAL					\$ 30,000.00
2.6 Millwork, cubicles, finishes replacement	3	N/A	<5	H	NO	\$ 50,000.00
	SUBTOTAL					\$ 50,000.00
2.7 Pool Tank	2/3	N/A	<5	H	NO	\$ 750,000.00
	SUBTOTAL					\$ 750,000.00
2.8 Pool Deck	2/3	N/A	<5	H	NO	\$ 300,000.00
	SUBTOTAL					\$ 300,000.00
2.9 General mould and chemical storage	2	N/A	<5	H	Possibly	\$ 30,000.00
	SUBTOTAL					\$ 30,000.00
3 MECHANICAL						
3.1 Pool boiler/ filtration maintain	4	FI	>10	L	NO	\$ 50,000.00
3.2 Building upgrades and repairs	3	N/A	5-10	M	NO	\$ 100,000.00
	SUBTOTAL					\$ 150,000.00
4 ELECTRICAL						
4.1 Electrical light fixture upgrades, maintenance, panel replacement	4	N/A	5-10	L	NO	\$ 50,000.00
	SUBTOTAL					\$ 50,000.00
TOTAL						\$ 1,955,000.00

APPENDIX B



Image #1



Image #2



Image #3



Image #4



Image #5



Image #6



Image #7



Image #8



Image #9

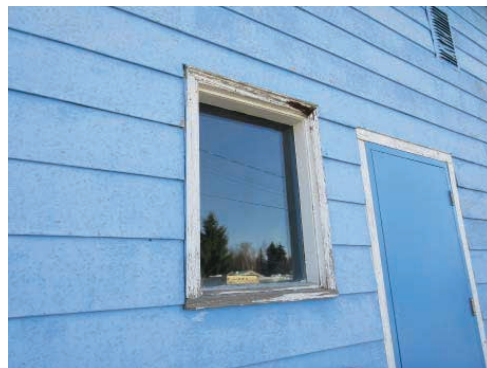


Image #10



Image #11



Image #12



Image #13



Image #14



Image #15

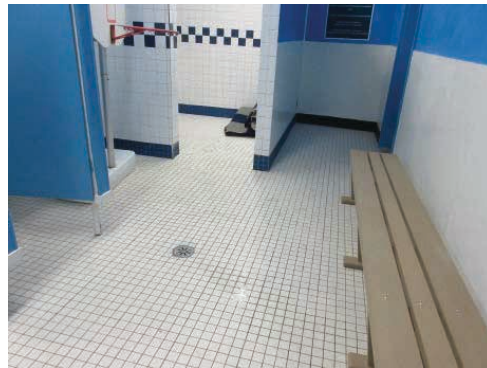


Image #16



Image #17



Image #18



Image #19



Image #20



Image #21



Image #22

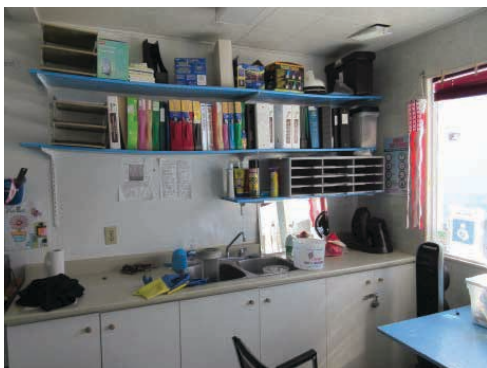


Image #23



Image #24



Image #25



Image #26



Image #27



Image #28

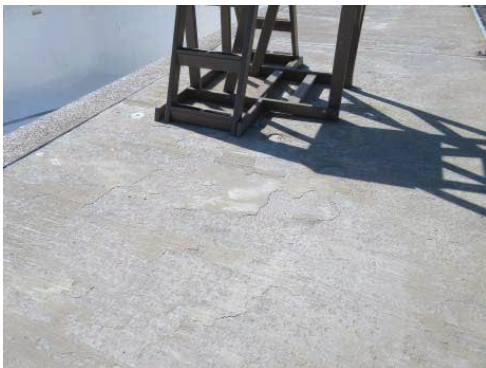


Image #29



Image #30



Image #31



Image #32



Image #33



Image #34



