

DATE: August 19, 2022

TO: MAYOR AND COUNCIL

NAME AND TITLE: Andy Beesley, Director of Recreation & Events

SUBJECT: Canfor Leisure Pool Project Update – August 2022

ATTACHMENT(S): Photos

RECOMMENDATION(S):

1. That Council RECEIVES FOR INFORMATION the report dated August 19, 2022 from the Director of Recreation and Events titled “Canfor Leisure Pool Project Update – August 2022”.

PURPOSE:

This report is to provide Council with a 2022 Q2 update on the Downtown Pool (Canfor Leisure Pool) Project.

BACKGROUND:

In 2016, an Aquatic Needs Assessment was conducted on the Four Seasons Leisure Pool and identified that the aging facility had reached its full service life and did not meet modern accessibility and building code standards.

In 2017, Council approved the Four Seasons Leisure Pool Replacement Project in the capital expenditure plan for a new location at 7th Avenue and Dominion Street downtown. During the referendum in 2017, Prince George residents voted 62.5 percent in favour of borrowing up to \$35 million for a replacement of the aging Four Seasons Leisure Pool.

In 2019, contracted design and construction services for the project were secured through a competitive bid process from the architectural firm HDR Inc. and Chandos Construction, who have extensive experience in pool projects. The pool design was developed through an inclusive engagement process and a goal to create an energy efficient facility that is fully-accessible for all ages, abilities, and needs with features such as:

- downtown renewable energy system heating and Halio electrochromic windows;
- 6-lane 25 metre teaching pool, 4-lane 25 metre lap pool, leisure pool with beach entry, sauna, steam room, lazy river, whirlpool, waterslide, and toddler play toys;
- NinjaCross obstacle course (first installation in Canada);
- pool entry pods, beach entry access, universal change rooms, and 3 barrier-free change rooms with ceiling mounted lifts that will provide access for people of all ages with mobility challenges to enter the pools safely.

Construction for the new pool commenced in July 2021 with an original target complete date of late summer 2022. City Administration provided Council with updates on the project on May 9, 2022, and previously in 2021 on February 22, July 26, and December 10.

On May 9, Council approved a recommendation for City Administration to enter into a Naming Rights Agreement with Canadian Forest Products Ltd. (Canfor) for the new Downtown Pool. The agreement has been authorized and staff are working closely with Canfor to finalize the exterior building name signage and other corporate sponsorship opportunities within the pool facility.

FINANCIAL CONSIDERATIONS:

The \$39.126 million Four Seasons Leisure Pool Replacement Project budget is comprised of funding from the following sources:

- \$28.376 million of Municipal Funding Authority (MFA) borrowed funds under Loan Authorization Bylaw #8888
- \$10 million in grant funding from the 2020 Investing in Canada (BC) Infrastructure Program Community Culture and Recreation Infrastructure streams
- \$750,000 capital contribution from the Regional District Fraser-Fort George.

On February 22, 2021, Council amended the original \$35.75 million capital project budget to include an additional \$500,000 for the NinjaCross obstacle course.

On May 9, 2022, City Administration provided Council with a report which included a comprehensive project budget review projecting cost overruns in the amount of \$2.876 million. Over two-thirds (\$1.7 million) of these costs are attributed to the steel primer deficiency while the remaining \$1.1 million primarily relate to construction cost escalation and pandemic construction market conditions.

Original cost estimates for the project are from 2017. Since that time, with the impact of the pandemic and labour shortages, construction costs have escalated substantially. Construction cost escalations can be captured in this statement; according to Industrial Product Price Index (IPPI) data from Statistics Canada published in the Journal of Commerce, this year the construction market rose another 20% in 2021 and has been rising at a rate of 5% a month in the last three months.

Council approved City Administration's recommendation to amend the project budget with an addition of \$2.876 million to be funded by the MFA Debt Proceeds for a new total project budget of \$39.126 million. City Administration has been actively seeking compensation for the primer deficiency costs. The project team is continuing to carefully manage the budget and realize cost savings where feasible.

STATUS UPDATE:

Project Stage	State	Schedule % Complete	Schedule Health
Build	In Progress	96%	Delayed to Fall 2022
Approved Project Budget	Actual Costs to Date	Project budget % Complete	Budget Health
\$39.126M	\$33.4 Million	85.3%	On budget (Amended budget approved by Council May 9, 2022)

The project is in the final stage of construction at 96% complete with \$33.4 million spent. The remaining works for completion include pool tank fills, finishes, HVAC and fire system commissioning, systems corrections and run tests, NinjaCross finalization, operator training, landscaping, and staff move in.

The schedule health includes a delay by one month with completion anticipated by early October 2022 and occupancy to follow later that month. The delay is largely attributed to unanticipated trade defaults and labour shortages which are outside of the project controls. The project is anticipated to remain within this completion schedule provided there are no extenuating circumstances such as system deficiencies identified through the commissioning process or supply chain delays.

Exterior civil, landscape, and electrical onsite works are on schedule for completion in early fall 2022 and are being coordinated with overlapping offsite works included in the 2021 and 2022 7th Avenue Streetscape and 7th & Dominion Signalization capital projects.

City Administration are proceeding with plans to relocate the Terry Fox statue from Prince George Community Foundation Park to the Downtown Pool site as per the direction received from Council on October 18, 2021. On March 14, 2022, Council subsequently approved funding towards restoration of the statue in a bronze cast. The statue has been undergoing restoration and is scheduled for relocation to the pool's exterior front entry plaza in time for the 2022 annual Terry Fox Run.

STRATEGIC PRIORITIES:

The Canfor Leisure Pool project supports the City Administration's 2020 Workplan Priorities and Council's focus areas for healthy and active lifestyles, safety and security in the Downtown, accessibility, and prioritized infrastructure re-investment and renewal.

SUMMARY AND CONCLUSION:

The new Canfor Leisure Pool project is close to completion after over 5 years of planning, design, and construction. Much of the project's construction has taken place during the pandemic with impacts to the project budget and schedule from market conditions and other factors. However, the project remains in scope and will feature the first NinjaCross obstacle course in Canada. The pool will also deliver a number of community benefits such as universal accessibility for all ages and mobility levels for many years to come.

RESPECTFULLY SUBMITTED:

Andy Beesley, Director of Recreation and Events

PREPARED BY: Leland Hanson, Manager Project Delivery and Laurie-Ann Kosec, Project Manager

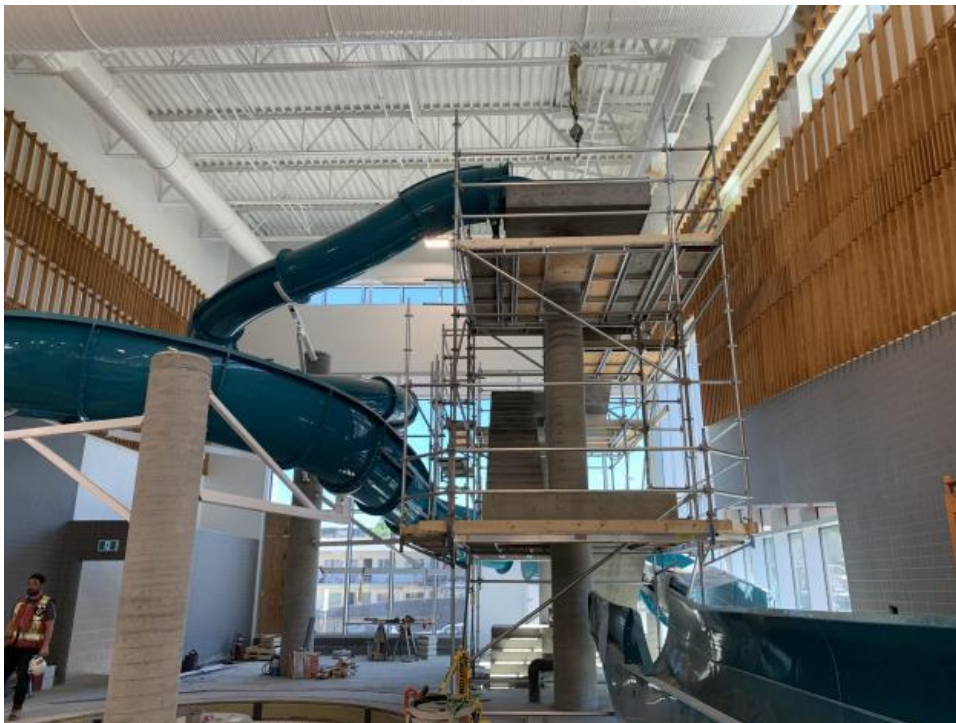
APPROVED:

Walter Babicz, City Manager

Meeting Date: 2022/08/29



Exterior cladding and glazing at main entrance off of Quebec Street.



Waterslide tower under construction.



Leisure pool and wave pool tile work.



Teach pool tile with depth markers under construction.



Natatorium lockers on the pool deck under construction.



Accoya wood siding at the northeast corner by Dominion Street.