
PROJECT TITLE

District of Summerland

Summerland Aquatics & Recreation Centre
Needs Assessment

PROGRAM & SPACE REQUIREMENTS REPORT

PRESENTED TO

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LEFS
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PROGRAM & SPACE REQUIREMENTS

Based on the Engagement process, the needs of the community were identified and categorized into Core Needs and Secondary Needs. In this section, a program, or list of spaces including use and size, is recommended to accommodate the Core and Secondary Needs.

The program is categorized into the following

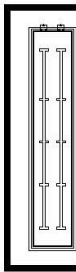
Core Program is the list of spaces and sizes to accommodate the highest priority needs. This program is recommended as the minimum size and mix for a replacement Summerland Aquatic and Recreation Center.

Secondary Programs are a series of enhancement program options to further accommodate needs in the community. These programs are described based on opportunities, challenges, cost and benefits to allow council and decision makers the opportunity to fine-tune the breadth of the replacement facility.

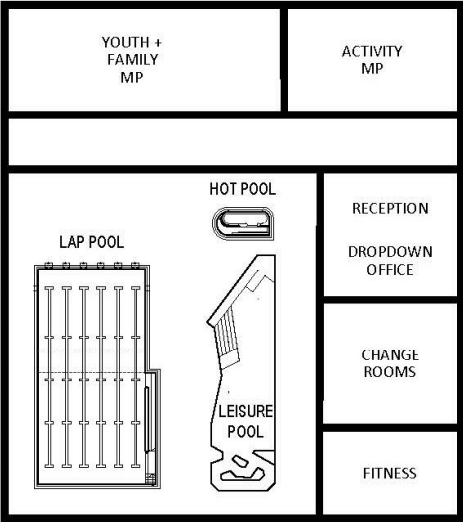
ENHANCEMENT PROGRAM B
PRIMARY HEALTH CARE
12,500 SF / \$8.0M



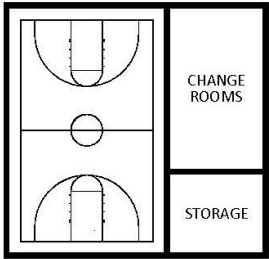
ENHANCEMENT PROGRAM C
LICENSED CHILDCARE
7,900 SF / \$4.6M



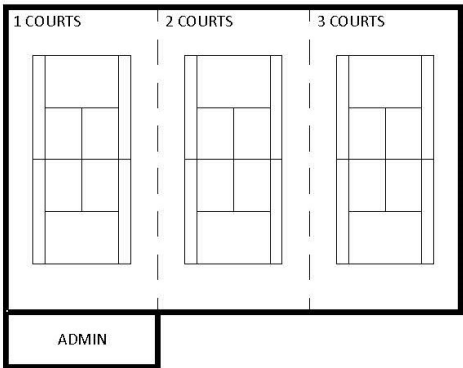
ENHANCEMENT PROGRAM A
COMPETITION LAP POOL
2,900 SF / \$2.8M



CORE PROGRAM
AQUATICS AND RECREATION
32,800 SF / \$30.0M



ENHANCEMENT PROGRAM D
GYMNASIUM
9,500 SF / \$5.5M



ENHANCEMENT PROGRAM E
TENNIS CENTRE
23,700 SF / \$4.5M

CORE PROGRAM – AQUATICS AND RECREATION

The Core Program would accommodate the primary needs for an Aquatic and Recreation Centre including a community aquatic centre, fitness oriented spaces and multipurpose spaces for youth and families. The proposed project would include the following:

Aquatics

- A free form **Leisure Pool** for leisure swimming, families, and therapeutic use.
- A 25m long, minimum **6 lane Lap Pool** for lap swimming, classes, and families
- A **Hot Pool** sized to accommodate 20+ people including families
- Three **Changerooms**: Universal, Men's and Women's for access for all abilities and genders
- A **Sauna** or **Steam** room with upper and lower benches
- **Guard and Pool Staff** area with views to the pool deck
- Support spaces such as **Storage** and **Mechanical**

Recreation

- A **Youth and Family oriented Multipurpose** space, including a dividing partition.
- **Activity oriented Multipurpose** space for yoga, Pilates, spin, dance, martial arts, etc.
- **Fitness Centre** with fitness equipment.

Administration and Support

- A large, welcoming and comfortable **Lobby** and **Pool Viewing** area.
- A **Reception, Admin & Control** area with several workstations adjacent to the lobby.
- Several **Drop Down Office** spaces appropriate for 2-3 allied user groups such as Recope, physiotherapist and/or swim club.

BENEFITS

This core program accommodates the primary needs in the community including a family friendly aquatic centre which includes the key elements of lap lanes, warm water for therapy, and a hot pool; fitness space, and multipurpose space that can accommodate flexible programming for youth, children, family and older adults. The vision of this facility would to provide a wide range of recreation opportunities to all members of community of Summerland.

CHALLENGES

The existing Summerland Aquatics and Recreation Centre is 17,910 sf. This proposed facility is 85% larger than existing and requires a capital investment of about \$30.0M for a core 32,800 SF facility. Capital funding strategies should be reviewed as a next step as well as a test fit analysis on the available properties to confirm viability.

AQUATICS AND RECREATION PROGRAM

Space	Area (Net SF)	Description
AQUATICS		
Leisure Pool	1,800	Warm water, play features, ramp entry, therapeutic, 3.5' depth max
6 lane 25m Lap Pool	3,500	FINA standards, consider diving, rope swing, climbing wall.
Hot Pool	500	Family friendly, seats 20+
Pool Deck	5,800	4'-10' clearances to allow for guarding, classes, and seating
Changerooms	3,700	Universal, Men's and Women's – accessible to all abilities and genders
Sauna or Steam	150	Seats 10
Guard and Staff	1,000	Includes guard station, controls, change, lockers
Pool Storage	800	Dedicated storage for program equipment
Pool Mechanical	1,500	Allow for 2 levels of mechanical dedicated for pool systems
RECREATION		
Youth & Family MP	1,200	Multipurpose room for youth, childminding, family programs.
Activity Multipurpose	1,500	Multipurpose for activities including yoga, dance, martial arts etc
Fitness Centre	2,500	Fitness and Weights Centre
ADMIN and SUPPORT		
Lobby & Pool Viewing	900	Gathering space for public and viewing of pool programs
Reception	500	Space for up to 3 reception staff near Lobby
Administration	1,000	Five offices, copy, lunch, IT and administration spaces for the facility
Drop Down Offices	500	Allied program support such as Recope, physio, swim club
Sub Total NSF	23,350	This is the total <i>useable</i> area of the facility
Gross Up %	25%	This includes walls, corridors, service, mechanical, and electrical spaces
Gross Up SF	5,840	
TOTAL GSF	32,800	This is the final size of the building including all net spaces and gross up.
Construction Cost	\$23.0M	\$700 psf (aquatic + recreation). Cost to build + change orders.
Soft Costs	+30%	Consultant fees, legal, permits, furniture, 10% escalation, contingency
Project Cost	\$30.0M	Excludes tax and land costs. Assume 2025 construction

AQUATICS AND RECREATION PROGRAM

The enhanced program for secondary needs have been divided into five options, any of which could be added to the core program to provide additional programming, space, and features for the community.

ENHANCED PROGRAM A – COMPETITION LAP POOL

Six lane lap pools can accommodate Jamborees meets which are tailored for new swimmers and are usually held in one afternoon. Swimmers can compete in a range of events from 25 metre up to 200 meter races.

Although competitions can be held in six lanes, eight lanes are considered a baseline size for regional and provincial competitions. It might be expected to have several competitions per year running over a weekend for each competition for 200-300 families.

Included in this option is the additional two lanes to accommodate competitions, and extra pool deck and changeroom to accommodate the increased bather load.

BENEFITS

The added lanes will add to programming opportunities with continuous lane use, and accommodate regional and provincial competitions.

CHALLENGES

Aquatic spaces are the most expensive to build and maintain; the additional two lanes add almost 10% to the capital cost budget.

COMPETITION LAP POOL PROGRAM

Space	Area (Net SF)	Description
AQUATICS		
+2 lane 25m Lap Pool	1,200	FINA standards, consider diving, rope swing, climbing wall. 8 lanes
Pool Deck	800	Additional pool deck to accommodate lanes and competition staging
Changerooms	500	Additional change rooms to accommodate bather load requirements.
Sub Total NSF	2,500	This is the total <i>useable</i> area of the facility
Gross Up %	16%	This includes walls, corridors, service, mechanical, and electrical spaces
Gross Up SF	400	
TOTAL GSF	2,900	This is the final size of the building including all net spaces and gross up.
Construction Cost	\$2.1M	\$750 psf (aquatic). Cost to build + change orders.
Soft Costs	+30%	Consultant fees, legal, permits, furniture, 10% escalation, contingency
Project Cost	\$2.8M	Excludes tax and land costs. Assume 2025 construction

ENHANCED PROGRAM B – PRIMARY CARE

This option accommodates a complete, new primary care facility to accommodate the residents of Summerland. This facility is intended to provide high quality care, attract and retain new physicians and care providers, augment the health and wellness vision for the entire project; and, ideally, attract grant funding for a comprehensive model for community well being.

Primary Care consists of the day-to-day healthcare given by a family practitioner. This practitioner acts as the first contact and principal point of continuing care for patients, coordinating with specialist care as required.

BENEFITS

As discussed with the Steering Committee and various Stakeholders, there is a need for more Primary Care services in Summerland. A 12,500 NSF facility is recommended as a facility that could consolidate and attract physicians and allied health in Summerland providing a central, integrated, and needed service for the residents.

The facility would benefit from a central location in Summerland to provide convenient access for patients. The facility would also benefit from co-location with the future Aquatic and Recreation Centre to offer a holistic health and wellness facility complete with Primary Care, healthy lifestyle, rehabilitation, and therapy – all under “one roof”. However, there are a number of strategies affecting co-location that could be considered and are described below

CHALLENGES

This is not a typical building or program for a municipality to build and manage. Although the use appears to be a need in the community, fundamentally, this project would be an at-risk project dependent on viable tenants and lease arrangements to use the facility. Tenants may, over time, find the built space to be too large, resulting in under-utilization or too small, resulting in moving elsewhere. This space does not translate easily into spaces used by recreation department due to the number and size of required small offices. Future use, if not used by Primary Care, could be office used by the municipality or leased.

Based on this, careful consideration of capital and operational funding should be considered in advance of committing to construction.

WHEN AND WHERE

Although co-location of Primary Care has benefits, there are a number of variable strategies that could be employed.

1. Co-location and simultaneous build. This strategy carries the most risk, but may also attract the most positive attention for grants or cost sharing from other sources. This strategy results in a comprehensive, attached and co-located *health and wellness* facility offering recreation and health together.
2. Co-location and phased build. With this strategy, the Aquatic and Recreation facility would be designed to accommodate a future co-located Primary Care facility. This limits the initial risk to the core project and leaves the option for future expansion available. There may be less momentum from alternate funding sources for a phased approach, but this could allow the Primary Care portion of the facility to remain an option until funding is secured – perhaps after the Aquatic and Recreation facility is completed.
3. Not Co-located. Downtown Summerland is a walkable community with relatively convenient access to the entire centre. Based on this *most* of the benefits of proximity of a Primary Care Facility and the Aquatic and Recreation Facility can be realized without actual co-location. This option separates the Primary Care and Recreation projects completely, reducing capital cost and risk. The District of Summerland could, over time, continue to consider whether the municipality is motivated to build a Primary Care Centre or rely on more traditional models outside of municipal effort.

SUMMARY

There are two benefits to building a combined Primary Care and Aquatic and Recreation Facility as part of this project. Firstly, the new facility would be a model *health and wellness* facility allowing for some synergy amongst the program parts. Secondly, it may allow for some attention from grant sources and government funding to supplement capital costs.

That being said, the benefits to the core project of Aquatics and Recreation are modest relative to the capital costs and risk of building and leasing a Primary Care Facility. It is recommended that the choice to proceed with this Enhanced Program be based largely on the merits of Primary Health Care alone; the benefits to Recreation alone do not warrant the added Enhanced Program.

PRIMARY HEALTH CARE PROGRAM

Space	Area (Net SF)	Description
Waiting and Lobby	800	Welcoming and spacious lobby adjacent to reception
Reception	1,200	Space for up to eight assistants
Office	250	Administration office for manager and bookkeeper
10 Small Offices	1,000	Offices for telehealth, counseling, auxiliary health care
4 Shared Offices	1,000	Shared for physicians
24 Exam Rooms	2,000	
Treatment/Procedure	800	Two rooms
Sterilization Room	250	
Kitchen	800	Seats 20
Storage and Laundry	400	
Sub Total NSF	9,500	
Gross Up %	30%	This includes walls, corridors, service, mechanical, and electrical spaces
Gross Up SF	3,000	
TOTAL GSF	12,500	This is the final size of the building including all net spaces and gross up.
Construction Cost	\$6.2M	\$500 psf (move-in ready). Cost to build + change orders.
Soft Costs	+30%	Consultant fees, legal, permits, furniture, 10% escalation, contingency
Project Cost	\$8.0M	Excludes tax and land costs. Assume 2025 construction

ENHANCED PROGRAM C – CHILD CARE

Childcare was noted as a community need in Summerland, as is a consistent trend across British Columbia. In advance of the completion of a dedicated childcare study and report being undertaken during the work in this report, a licensed childcare component typical of other community centres has been added for comparative purposes. The below facility is based on Toddler Daycare for 12 and Preschool Daycare for 25 for a total of 37 spots.

BENEFITS

The need for more childcare spaces in Summerland was repeatedly underscored in the Engagement Summary. Licensed childcare is often a cornerstone program in community recreation centres offering much needed options for local parents and caregivers.

CHALLENGES

Operation typically requires a tenant to lease the space and operate the licensed childcare which may required coordination at the outset of the project to ensure that the program is open.

CHILDCARE PROGRAM

Space	Area (Net SF)	Description
Toddler Daycare	2,600	Group activity and separate nap space for children between 18 and 36 months of age
Preschooler Daycare	3,500	Group activity and separate nap space for children between 30 months and 5 years of age.
Outdoor play space	1,500	Partially covered
Sub Total NSF	6,100	
Gross Up %	30%	This includes walls, corridors, service, mechanical, and electrical spaces
Gross Up SF	1,800	
TOTAL GSF	7,900	This is the final size of the building including all net spaces and gross up.
Construction Cost	\$3.5M	\$450 psf (move-in ready). Cost to build + change orders.
Soft Costs	+30%	Consultant fees, legal, permits, furniture, 10% escalation, contingency
Project Cost	\$4.6M	Excludes tax and land costs. Assume 2025 construction

ENHANCED PROGRAM D – GYMNASIUM

The public can have access to the high school gymnasium outside of school hours of 7:30AM to 9:30PM on weekdays. The available times are limiting and do not provide fulsome programming opportunities that is normally expected for community use. Based on this, in order to accommodate the community needs for indoor gym sports and activities, a separate and dedicated community Gymnasium is described below for consideration.

Although there are no rules to dictate the range of sized for a gymnasium, it is recommended to consider a “full gymnasium” large enough for basketball and numerous volleyball, badminton and pickleball courts. A gymnasium of this size would be about 100’ x 70’.

Gymnasium

- A **Gymnasium** accommodating a high school basketball court, 2-3 volleyball courts, 4-6 badminton and pickleball courts.
- Additional **Changerooms** as required.
- Storage space for the multitude of activities as required.

BENEFITS

A dedicated public gymnasium is a mainstay of community recreation centres and offers numerous opportunities for recreational, fitness, social and gathering programming opportunities. This space could also be used for banquet of large meetings / gatherings

CHALLENGES

The gymnasium is an additional capital and operational cost for some duplication in the community. It might not be absolutely necessary if access to school gyms can be secured.

GYMNASIUM PROGRAM

Space	Area (Net SF)	Description
Gymnasium	7,000	Full size gym with basketball, volleyball, pickleball, badminton
Storage	1,000	Dedicated storage for gym equipment
Washrooms	500	Additional washrooms to accommodate use
Sub Total NSF	8,500	
Gross Up %	12%	This includes walls, corridors, service, mechanical, and electrical spaces
Gross Up SF	1,000	
TOTAL GSF	9,500	This is the final size of the building including all net spaces and gross up.
Construction Cost	\$4.2M	\$450 psf (move-in ready). Cost to build + change orders.
Soft Costs	+30%	Consultant fees, legal, permits, furniture, 10% escalation, contingency
Project Cost	\$5.5M	Excludes tax and land costs. Assume 2025 construction

ENHANCED PROGRAM E – TENNIS CENTRE

This option addresses the comments for a dedicated indoor tennis centre in Summerland.

Tennis Centre

- 3 **Tennis courts** with 50' x 115' allowed per court including runout
- Admin **Office** area
- **Universal Washrooms**
- **Walking Track** around the perimeter of the courts

BENEFITS

Summerland offers limited facilities for indoor fall and winter activities. Since the closure of Penticton's facility in 2006, the closest indoor facility is located in Kelowna. An indoor tennis facility would draw players from throughout the region. The tennis centre might also accommodate pickleball use, summer youth camps and the potential for a walking track at the perimeter.

CHALLENGES

Tennis was among the lowest ranking amenities in the Public Survey. Feedback from the Public Survey also voiced little desire to become a regional destination facility. With the largest square footage of all the programs, a Tennis Centre offers one specific use for a large floor area. This does not include ongoing operating costs.

TENNIS CENTRE PROGRAM

Space	Area (Net SF)	Description
3 Tennis Courts	17,250	3 courts – each 50' x 115' including runout space
Administration	500	Administration area for office, reception, files
Washroom	300	Washrooms for the facility
Walking Track	3,100	Located at the perimeter of the facility
Sub Total NSF	21,150	
Gross Up %	9%	This includes walls, corridors, service, mechanical, and electrical spaces
Gross Up SF	1,850	
TOTAL GSF	23,000	This is the final size of the building including all net spaces and gross up.
Construction Cost	\$3.5M	\$150 psf (move-in ready). Cost to build + change orders.
Soft Costs	+30%	Consultant fees, legal, permits, furniture, 10% escalation, contingency
Project Cost	\$4.5M	Excludes tax and land costs. Assume 2025 construction