

ITEM 3  
MANAGER'S REPORT NO. 9  
COUNCIL MEETING 1982 02 08

RE: C.G. BROWN POOL - PROPOSED ADDITION  
(ITEM 3, REPORT NO. 45, 1981 SEPTEMBER 28)

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations as contained in the report of the Director Recreation & Cultural Services be adopted.

\* \* \* \* \*

1982 February 01

TO : MUNICIPAL MANAGER  
FROM: DIRECTOR RECREATION & CULTURAL SERVICES  
RE : C.G. BROWN POOL - PROPOSED ADDITION

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RECOMMENDATIONS:

1. THAT Council approve that the revised expansion project for C.G. Brown Pool as detailed in this report and that the project be advanced by preparation of working drawings and specifications.
2. THAT Council approve the project go to public tender when drawings and specifications are completed.

REPORT

At its meeting of 1982 January 04, Council received a report from the Municipal Treasurer detailing the projects which had been submitted for funding under the Recreation Facilities Assistance Program. A moratorium has been placed on this program by the Province and therefore none of the projects submitted will receive a grant.

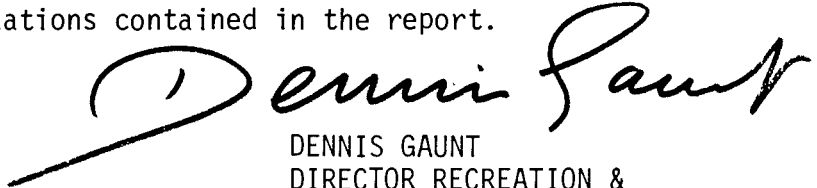
The Treasurer advised Council that the only project which would be placed in jeopardy due to insufficient funding was the expansion of C.G. Brown Pool.

On 1981 September 28, Council had approved a short-term borrowing by-law for the financing of the expansion, subject to the approval of the recreation grant.

The report indicated that the Parks & Recreation Commission would be discussing the feasibility of scaling down the project and that a further report on this subject would be presented to Council.

At its meeting of 1982 February 03 the Commission received the attached report outlining a revised design for the expansion which can be financed from funds already designated for this project in the 1980, 1981 and 1982 Capital Improvement Programs.

The Commission approved the recommendations contained in the report.

  
DENNIS GAUNT  
DIRECTOR RECREATION &  
CULTURAL SERVICES

PAL:ps  
Attach.

ITEM 3  
DIRECTOR'S REPORT NO. 4  
COMMISSION MEETING 82 02 03

RE: C. G. BROWN POOL - PROPOSED ADDITION

ITEM 3  
MANAGER'S REPORT NO. 9  
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RECOMMENDATIONS:

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1. THAT the Commission approve the revised design for the expansion of C.G. Brown Memorial Pool.
2. THAT the Commission approve the funding as outlined in this report.
3. THAT the Commission approve the project be advanced by preparation of working drawings and specifications.
4. THAT the Commission approve the project go to public tender when drawings and specifications are completed.
5. THAT the Commission so recommend to Council.

REPORT

Attached are letters from M. J. Jones, Chief Building Inspector and Project Co-ordinator (Attachment 1) and Carlberg Jackson Partners Architects (Attachment 2) outlining their review of the C.G. Brown Memorial Pool expansion proposal in light of the cancellation of the Recreation Facilities Assistance Program by the Provincial Government.

Staff have been involved in the redesign of the project over the past month and feel the deletion of the training tank at this time will allow the project to be completed with funds already identified within the following C.I.P. accounts:

1980 C.I.P.	\$ 30,000
1981 C.I.P.	353,000
1982 C.I.P.	<u>85,000</u>
TOTAL	\$468,000

It must be pointed out all service lines from the filter room and boiler room to the future training pool would be installed now. The space provided for the training pool in the redesign can be used as an informal lounge area or an extra fitness area until such time as the pool is built.

Staff have reviewed the rationale for proceeding with this project and are satisfied the majority of the original criteria have been met.

CRITERIA TO BE SATISFIED

DOES C.G. BROWN EXPANSION FIT EACH CRITERION

1. Pay As You Go

Following the defeat of the 1975 and 1976 Money By-Laws, the Commission adopted a "Pay As You Go" process. They would not consider long term by-law borrowing in the near future.

Yes - The funds will be provided from current budgets.

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CRITERIA TO BE SATISFIED

DOES C.G. BROWN EXPANSION FIT EACH CRITERIA

2. Maximize Utilization of Existing Facilities

Yes - The original proposal outlined an extra net expenditure to the operating budget (projected at \$13,965 for 1982). With the deletion of the training pool this net position will be reduced to approximately \$8,000 due to less janitorial, utilities, supplies and less instructional cost. The increased participation will reduce the cost per participant user hour considerably, thus making far better use of expensive building and plant (current value - new construction approximately \$6,000,000) already owned by the Corporation for which certain fixed costs are annually incurred. We project that an additional 25,000 visits per year (35,000 visits in the original concept) will be made to the pool.

3. Construct Additions to Existing Facilities

The Commission also determined that under "Pay As You Go" it will not be constructing many large new recreation buildings or complexes but that the policy will be to improve existing facilities so that their use can be improved in quality or increased in quantity.

Yes - This is an improvement to an existing facility. At today's prices it is still obtaining maximum extra usage for a minimum cost. In contrast, the construction of a basic new swimming pool would probably cost \$6,000,000 which is beyond the Commission's present thrust.

4. Does the Proposal contribute towards improved family recreation opportunities

The Commission has always assumed an obligation to provide facilities that will accommodate and encourage family participation in recreation activities.

Not to the same extent as the original concept did. The redesign caters more to adults. Children will have to utilize the main pool while the adults take part in opportunities offered by the fitness area, saunas and whirlpool.

5. Is the facility fitness oriented

With the modern trend towards fitness and preventative medicine, the Commission counts fitness oriented components as a plus in any Park and Recreation project.

Yes - The entire thrust of the C.G. Brown expansion is fitness oriented.

6. Are there any firm indications that Burnaby citizens are requesting such a facility

The Commission has a variety of formal and informal methods of testing public "wants". There should have been demonstrated interest from at least one such source.

Yes - This project satisfies the informal feedback in the sense that Commissioners from time to time in their contacts with the public have received inquiries as to why Burnaby does not offer a health club and fitness centre in conjunction with its indoor pools.

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CRITERIA TO BE SATISFIED

DOES C.G. BROWN EXPANSION FIT EACH CRITERIA

6. Are there any firm indications that Burnaby citizens are requesting such a facility (Cont'd)

In the more formal sense, a combination written and verbal survey made of our pool users came out overwhelmingly in favour of health club facilities. While it can be argued that this opinion comes from the "converted", that is the current user, it still is a fair indicator of wants and needs.

Secondly, the Commission's 1,200 household questionnaire and interview survey showed that there were not many gaps in the Burnaby Parks and Recreation systems and that citizens had a generally high level of satisfaction with their opportunities. However, the provision of health club facilities did feature amongst those things which Burnaby citizens indicated they saw as additional needs for the future.

7. Priority in the total scheme of Parks and Recreation Services

Yes - This project is at the top of the Department's priority list. It is probably the one facility most sought after by Burnaby residents. (In this sense, it is comparable to racquetball needs which the Commission recognized by the construction of courts at Cameron.) The popularity of public health club facilities has now been well established. Burnaby is not a leader in the provision of these facilities but in this case is a follower, that is, we have waited until the popularity of such facilities has been established beyond any doubt before proposing construction.

Additional Points

8. We wish to encourage more participation in our existing pool facility and in our opinion, the establishment of a health club will do just that. However, we also believe that the opposite is true and that if we do not include a health club in C.G. Brown pool, then the use of that pool will probably drop off. We will continue to lose customers to other surrounding facilities that do offer this service. Thus the cost per participant hour will increase and we will be making much less use of an expensive building and fixed plant.

9. The final point is a completely arbitrary one and centres around the question as to whether or not Burnaby wishes to provide for its citizens within its boundaries the option to take part in most major recreation activities. Surrounding municipalities have in the last two or three years installed health clubs of this type in public swimming pool buildings. Burnaby residents can continue to travel to surrounding municipalities to use those facilities with, as we believe, a resulting drop in attendance at our own pools. The arbitrary question is, should this opportunity be provided within Burnaby's boundaries or should Burnaby residents continue to be encouraged to use the facilities of adjacent municipalities.

A plan of the redesigned expansion will be posted at the meeting.

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Attachment 1  
*AGS-5(a-)*



THE CORPORATION  
 OF THE DISTRICT OF  
**BURNABY**

4949 Canada Way, Burnaby, B.C. V5G 1M2  
 Building Department

Telephone (604)  
 294-7158

RECEIVED IN  
 PLANS  
 JAN 27 1982  
 CONSTRUCTION

1982 JAN 26

*FS FS*

1982 January 26

Mr. Dennis Guant, DIRECTOR  
 RECREATION & CULTURAL SERVICES

Subject: Proposed Addition to  
 C.G. Brown Pool  
Carlberg Jackson, Architects

On 1981 December 15, the Corporation learned of the Provincial Government's collapsing of the Recreation Facilities Fund Grant Program which had assisted municipalities in the construction of various recreation facilities, and of the Government's rejection of the Corporation of Burnaby's application for funding under the Program for the proposed addition to the C.G. Brown Pool. As a consequence of this Government action, and the Corporation's dependence on a grant for construction, the Architect was informed to cease active work on the proposed addition. At the same time the Architect was advised that Corporation staff were prepared to consider a reduced facility that could provide some extension for programs at the C.G. Brown Pool and which might be staged over a period of time. The Architect was informed that total project funds were in the order of \$468,000 and was asked his opinion on the possibility of salvaging a reduced facility within the foregoing budget restraint.

Over the past month the Architect and his engineering consultants have examined the possibility of a reduced addition, and with the benefit of current costs from two recently tendered public swimming pools, were able to advise us that the original proposal may be obtained within the available funding of \$468,000, with the deletion of the training tank at this time. This information is more fully set out in the Architect's letter of 1982 January 26, attached, and described on a revised plan dated 1982 January 25.

The two pools which have provided cost guidance for the Architect have been the Chimo Pool in Coquitlam, for which an addition much the same as ours has been proposed, and the other is a full public swimming pool further out in the Fraser Valley. Cost data obtained from these two pools has enabled the Architect and his consultants to determine that deleting the completion of the training tank at this time will allow the reduced facility otherwise to come within budget.

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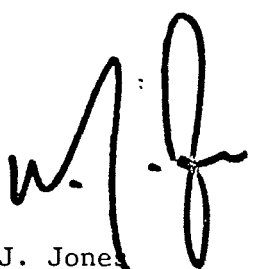
Mr. Dennis Gaunt, Director  
Recreation & Cultural Services

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1982 January 26

If you decide to proceed with the facility on the foregoing reduced basis, you should note the Architect's warning that an early start of construction is essential; otherwise the constant escalation of construction costs will take the project beyond available budget funds.

I shall await your direction before replying to the Architect's letter of 1982 January 26.



M.J. Jones  
PROJECT CO-ORDINATOR

MJJ:lm  
Enc.

c.c. Fred Smith, Superintendent,  
Income Facilities

A.L. Parr, Director  
Planning & Building

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Attachment 2

# cjp architects

CARLBERG JACKSON PARTNERS

Thomas A. Carlberg    Kenneth R. Webber    U. Peter Helss  
 Peter C. Rayher    Brian E. Hulme    James C. Barnum  
 1166 - 6th street new westminster bc V3L 3A7 • phone (604) 526-2764

January 26, 1982

**RECEIVED**  
 JAN 26 1982  
 BUILDING INSPECTOR'S  
 OFFICE

The Corporation of the  
 District of Burnaby  
 4949 Canada Way  
 Burnaby, B. C.  
 V5G 1M2

Attention: Mr. M. J. Jones  
 Chief Building Inspector

RE: ADDITION TO C. G. BROWN POOL

Dear Sirs:

Further to your letter of December 16, 1981 regarding the revised available funds for the above proposed project, we have reviewed our preliminary working drawing with our consultants and offer the following for consideration.

Basically, our proposal is to delete the completion of the training tank but retain the structure so that this tank can be installed at a later date when funds become available. As you will note on our revised sketch plan, we propose to reverse locations of the whirlpool and training pool and by depressing a floor area, make it convenient to complete the project as originally planned.

All service lines from the filter room and boiler room to the future training pool would be installed now but heater and filter units would naturally be deleted. The whirlpool as planned originally has its own separate system. The depressed area as shown on the plans could be used as a leisure area or exercise area in the interim.

We are confident that the cost of this revised structure together with design fees, off-site electrical services and miscellaneous costs will now fall within the order of \$468,000.

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rchitects

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The Corporation of the  
District of Burnaby

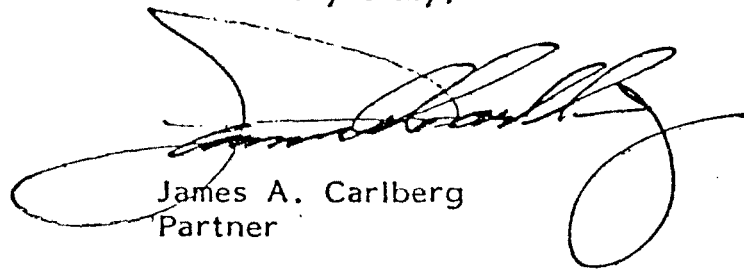
January 26, 1982

We stress, that in order to attain this goal, an early 1982 Spring construction start is paramount.

We trust that the foregoing meets with your approval.

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Yours very truly,



James A. Carlberg  
Partner

JAC:mm  
Encl.