

From: [Jamie Hanson](#)
To: [Shauna Bzdel](#); [Laurie Shalley](#); [Barry Lacey](#)
Cc: [Hayley Gislason](#); [Deborah Bryden](#); [Wendy Lutz](#); [Eric de Waal](#); [Neil Struthers](#); [Bobbie Selinger](#); [Janine Daradich](#); [Craig Lederhouse](#)
Subject: RE: Indoor Aquatic Facility SC Meeting
Date: Tuesday, May 24, 2022 11:04:00 PM
Attachments: [IAF Feasibility Study Q&A's.docx](#)
[image001.jpg](#)

Hi all,

Please see attached Q&A's drafted related to the IAF for the ICIP report. An early draft of the Q&A's related to the feasibility study have also been included at the bottom that may provide some additional detail for the ICIP report depending on where the discussion goes.

Thanks,
Jamie

From: Eric de Waal <EDEWAAL@regina.ca>
Sent: Tuesday, May 24, 2022 9:33 AM
To: Shauna Bzdel <SBZDEL@regina.ca>; Laurie Shalley <LSHALLEY@regina.ca>; Jamie Hanson <JHANSON@regina.ca>; Neil Struthers <NSTRUTHE@regina.ca>; Bobbie Selinger <BSELINGE@regina.ca>; Janine Daradich <JRDARADI@regina.ca>; Jill Sveinson <JSVEINSO@regina.ca>; Barry Lacey <BLACEY@regina.ca>
Cc: Hayley Gislason <HGISLASO@regina.ca>; Deborah Bryden <DBRYDEN@regina.ca>
Subject: RE: Indoor Aquatic Facility SC Meeting

See attached Executive Committee Report. Thanks.

Eric de Waal RSE, PMP
Facilities Project Consultant
Facilities Engineering

306.520.3789
edewaal@regina.ca
Regina.ca



Treaty 4 Territory and homeland of the Métis.

-----Original Appointment-----

From: Shauna Bzdel <SBZDEL@regina.ca>
Sent: Thursday, December 16, 2021 11:14 AM
To: Shauna Bzdel; Laurie Shalley; Jamie Hanson; Neil Struthers; Bobbie Selinger; Janine Daradich; Jill Sveinson; Eric de Waal; Barry Lacey
Cc: Hayley Gislason; Deborah Bryden
Subject: Indoor Aquatic Facility SC Meeting
When: Tuesday, May 24, 2022 9:00 AM-10:00 AM (UTC-06:00) Saskatchewan.

Where: Microsoft Teams Meeting

This is the monthly Steering Committee meeting for the Indoor Aquatic Facility Project.
Agenda or pre-meeting information to be sent prior to the meeting.

Microsoft Teams meeting

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Sherry Marchiori

Administrative Associate
Land, Real Estate & Facilities

P: 306.271.1914

smarchio@regina.ca

Regina.ca



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QUESTIONS AND ANSWERS FOR INDOOR AQUATICS FACILITY (IAF)

ICIP Report Items

Q - How are the previous ICIP commitments including wastewater capacity upgrades, renewable Regina facility upgrades, and pedestrian connectivity & transit enhancements being funded if the province approves funding of the IAF through ICIP?

These other projects would become part of the City's capital budget process and explore other grant funding programs.

Q - How does the IAF align with the strategic plan?

The IAF project aligns closely with the following goals and strategies of the Strategic Plan:

1. Economic Prosperity – the new IAF is intended to be a destination facility, drawing visitors within the province and inter-provincially for larger events. The total economic output associated for the direct, indirect and induced economic benefit is estimated to be \$235M.
2. Environmental Sustainability – the new IAF will be aligned with the ESF. The new IAF will be Net Zero Energy Ready (NZER).

NZER is a highly energy-efficient building that minimizes energy use such that on-site or community renewables or energy from a clean grid can be used to reach net-zero energy.

3. Community Safety and Well-Being – developing a civic facility of this scale will provide an increase to community safety by increasing the pedestrian traffic accessing the IAF amenities, which will contribute to the well-being of Regina residents.
4. Vibrant Community – The IAF contributes to a vibrant community by widely expanding access to sport, recreation, community programs and cultural services that improve the community's quality of life. The IAF would revitalize the site and adjacent neighborhoods near the City core and offer much more than an indoor pool.
5. Operational Excellence – The IAF will enable City staff to work in a state-of-the-art facility that will instill pride and increase employee engagement and retention by providing a positive work environment. The IAF will be designed for efficient operations.

Th IAF initiative is also consistent with the top priority from the Rec Master Plan and recommendations within the Corporate Facilities Master Plan.

Q - What is the feasibility study work revealing and when will it be presented to Council?

The feasibility study is anticipated to come before Council in the next few months. Some of the emerging findings from the feasibility study are as follows:

1. Engagement – The project team utilized public surveys, a community advisory committee and several stakeholder meetings to help develop, inform and confirm the program needs and facility requirements.
2. Trends & Best Practices – Best practices for aquatics and recreation facilities have changed dramatically in recent decades and continue to evolve. Every aspect of design from changerooms, signage, experience, amenities are all considered from current trends and best practice.
3. Accessibility & Inclusion – the IAF will be accessible and inclusive for everyone to enjoy.
4. Sustainability – the IAF will align with the ESF and sustainability best practice. The IAF will require a significant amount of energy to operate and will require significant effort during the design phase (and upfront capital) to become net zero energy ready.
5. Lawson decommissioning – The Lawson is aging, and nearing the end of its useful life. It is found that further investment into the Lawson to extend its life in a meaningful way is not an efficient use of resources and does not save a consequential amount of capital. Rather, the Lawson is proposed for decommissioning and the focus is put on a new-build solution that can achieve best practice in many areas.
6. Program – The engagement and needs gathering identified an equivalent emphasis be put on competition and recreation amenities as the top needs in the IAF, in addition to complimentary program items (social space, multi purpose rooms, community space, etc).
7. Project Delivery – a number of project delivery methods have been reviewed and what is being recommended is a design-negotiated bid-build with the potential for pre-construction services from a general contractor to provide constructability and costing reviews.
8. Costing – The capital cost of a major renovation and a new-build are similar. The total project costs identified through the feasibility study work is \$173M.
9. Partnership – Through an expression of interest and engagement, there is some interest from the community in partnerships and exploring these further in the design phase would provide a benefit to the project.

Q - What is the total cost of the IAF Project and if approved, how is the remainder funded?

- The total project cost would be \$173M.
 - The federal contribution is at least 40% or \$69M.
 - The provincial contribution would be 33.3% or \$58M.
 - The remaining City \$46M would be funded through the 10 year Rec Culture Capital program (combination of SAF, ARR & planned revenues)

Q - How does the IAF align to the Community, Culture & Recreation Stream?

The types of projects being considered for this stream that the IAF aligns to include:

- Improve cultural infrastructure, such as museums and Indigenous heritage centres.
- Upgrade indoor and outdoor recreational facilities and spaces.
- Improve community infrastructure, such as libraries, civic centres and multi-purpose facilities, which can house the arts, volunteer groups and service clubs.
- Building stronger communities.
- Improving social inclusion.

Q - What conversations has City Administration had with other levels of government and what has been their response to the request?

General conversations have been had with the federal government with respect to the Green and Inclusive Community Building grant program that indicated the IAF would only partially qualify and the program is capped at projects up to \$25M.

Q - What types of discussion has been done with community fundraising?

The project hasn't progressed to the stage where partnerships and advertising has been formalized. To date, an EOI has been issued to better understand community interest in the project.

Feasibility Study Report

1. How long would it take the consultants to redo the feasibility study if we changed locations?

To get the same analysis done on everything on a new site would be ~3-4 months. Engagement, infrastructure, phasing, other City projects

2. If we were to split the pool into two facilities how much more would it cost to accomplish (loss of efficiency in shared structure and systems)?

It would be 30% (mechanical systems, piping, building systems, architecture, structure). Capital considerations and operating.

3. Could we split the facility into two facilities and what would the pros & cons of doing this? (i.e. loss of efficiencies in shared structure and systems)?

4. How much do we subsidize other non-aquatic sports?

5. How much do other municipalities subsidize aquatics?

Edmonton, Lethbridge, some of those are operated by 3rd parties.

6. It says in the RMP that the results of enhancing the quality and quantity of aquatics will be a reduced net public subsidy per visit, but you are saying that the subsidy doesn't change. Explain?

The amenities available are significantly increased, but the fees have assumed to remain the same. If the fees increase in proportion, the subsidy will be reduced in a new facility. This is an opportunity to review aquatics on a global scale, and could be reviewed with fees at a later time.

7. What do other municipalities have for competition and leisure pools?

- a. Saskatoon
- b. Windsor
- c. Kelowna

8. Why was the location of the sportplex chosen?

- a. the future of the LAC was unclear and a detailed assessment was required to determine if or how it would fit into any proposed solutions
- b. the program, facility and sustainability synergies with the Fieldhouse
- c. the adjacency within the city centre core, particularly the REAL District
- d. benefit to the adjacent North Central community
- e. central location provides an opportunity for a destination facility that serves the entire city; and,
- f. leverages a large, existing City-owned and serviced site with room to expand

9. Is the facility expandable in the future if new needs arise?
 - a. Yes, the optimized option does take into account space to expand the facility should future needs arise.
10. How much life is left in the Fieldhouse and how does that get incorporated into the design of the facility?
11. What organizations made up the community advisory committee?
 - a. Speed Swimming representative
 - b. Artistic Swimming representative
 - c. Diving representative
 - d. Water Polo representative
 - e. Multi-Sport representative
 - f. Five (5) Community members - reflecting the diversity of our community, including representation from the Community Association, the Indigenous community, Age Friendly organization and accessibility community.
 - g. Economic Development Regina
 - h. University of Regina (Aquatics Program representative)
 - i. Regina Exhibition Association Ltd. (Program Representative)
 - j. YMCA
12. What organizations did you meet with to discuss the project?
13. How many residents answered the survey?
14. What will happen to the Canadian Tire Jumpstart donation if the facility moves to a new location?
 - a. Administration has spoken with Canadian Tire Jumpstart and committed that there will be a location for their project in 2023. If not on this site, they are open to other locations.
15. How will this project meet the goals of the ESF?
16. Will you engage with the community more on the detailed design?
 - a. Yes, an engagement plan will be developed if the project is approved for detailed design.
17. What engagement was done with the Indigenous community?
 - a. A member from RTSIS was part of the CAC
 - b. In addition to RTSIS engaging their elders, members of the project team and the Director, Indigenous Relations have been working with an Elder and Oskapiwas to determine a meaningful pathway forward for relationship building and engagement of the indigenous community on the design of the IAF
18. Will we be building an indoor pool in south Regina?
 - a. At this time there are no plans to build an additional indoor pool in south Regina
19. There is an escalated price to build this facility in 2024. Could it be built quicker to reduce those costs?
20. Could we do the same type of development proposed at the Yards in the Taylor Field neighborhood area?

Expectation there is affordable housing in Taylor Field