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**Cc:** [Bobbie Selinger](#); [Jamie Hanson](#)  
**Subject:** Q&A's  
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**Attachments:** [15\(1\)\(b\)](#), [16\(1\)\(a\)](#)

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Here is the latest.

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## 1. General Information

### i. Facility Options Sizes/Areas

Option	Main Level (ft <sup>2</sup> )	2 <sup>nd</sup> Level (ft <sup>2</sup> )	Total Area (ft <sup>2</sup> )
15(1)(b), 16(1)(a)			
Lawson (1975)	41,000	5,000	46,000

15(1)(b), 16(1)(a)

#### Concept Design – New Build Optimized

- Large connecting lobby space that collects from multiple entry points and connects elements of the building, situated to allow for potential growth.
- Multi-purpose space, common social areas, changerooms and admin space would be accessible off lobby area.
- Competition Aquatics area has the equivalent of 2x50m pools.
- Leisure Aquatics area has waterpark elements and is 40,000-45,000ft<sup>2</sup>.
- Plan includes the accessible spray pad and playground on site, adjacent to building.

Difference between **Optimized and Enhanced** – scaled up support spaces and leisure pool space

- Supports growth like the Optimized

Difference between **Optimized and Functional** – 25m warm up tank instead of 50m tank and reduced support spaces

- Doesn't support growth like the optimized

### ii. Annual Visits to Indoor Pools

#### **Current**

- Lawson – 170,150 swim visits in 2019
- SSLC – 183,493 swim visits in 2019 (busiest indoor pool)
- NWLC – 94,859 swim visits in 2019

#### **Proposed**

- IAF
  - 600,000 swim visits
  - 1.2M TOTAL visits (everyone through the door, not including FH)
  - 192,000 dry visits (fitness, multi-purpose use)
  - 396,000 spectator visits (watching only – swim lessons, events)

### iii. Schedule

**Design: 18 months**

(ie: Approval to start design in July 2022, design is complete January 2024)

**Procurement: 4 months to 6 months**

(ie: Start procurement process February 2024, procurement is complete June 2024)

**Construction: 2 year build duration**

(ie: Start construction July 2024, complete July 2026)

**How soon to open? If we start detailed design in July August we are projecting an opening in late 2026**

**iv. Aquatic Trends & Best Practice**

- Aquatic users are looking for an exciting experience with high quality amenities that offer a variety of aquatic experiences.
- Destination facilities that provide aquatic opportunities for everyone of all ages at one location.
- Swimming lessons, aquatic wellness, therapy activities are all increasing in popularity.

**v. Project Vision & Principles**

- Be a multi-faceted destination and community hub that will serve residents and visitors for years to come.
- Improve the quality of life for all residents and make Regina an attractive place to work, live and play.
- Support excellence in competitive aquatics with a facility that can host National competitions.
- Achieve ambitious sustainability targets and be a cornerstone of the City's commitment to be 100% renewable by 2050.
- Be an exemplary facility in providing enhanced inclusive and accessible environments.
- Demonstrate leadership and commitment to reconciliation.

**vi. Partnerships**

- Project team issued an Expression of Interest
- Likely to be some partnerships in the next phases, but nothing that will drastically impact design or change the project fundamentally.
- Sponsorship and community partnerships are very common in public rec projects like this and will help improve cost recovery.

## 2. Lawson and Field House Information

### i. **Fieldhouse and Lawson Life Expectancy**

- **Lawson** was built in 1974 and would require an **investment of \$20M to keep it operational for another 10-15 years**. However, it should be noted that this will not bring it in alignment with accessibility and inclusion or aquatic best practices.
  - Some major items to extend the life in a meaningful way are:
    - Main Floor Pool Deck and Changeroom Floor
    - Pool basin replacement, filtration/piping/equipment
    - Roofing, roof decking and acoustic panels
    - HVAC and controls
    - Fire Sprinklers, emergency Power, fire alarm
    - Doors and hardware
    - Electrical panels and feeds
- **Fieldhouse** is anticipated to have **upwards of 25 years** of useful life remaining, and if the Sportplex site is where the IAF gets developed, it is recommended that the Fieldhouse be adjoined to the IAF and leveraged for staff and program efficiencies.

### ii. **Options for Investing In LAC:**

#### Minimal investment until IAF opens.

- Minimum investment to allow the LAC to operate until the new facility opens is approx. **\$1.4M** (funded by FAM).
- Most efficient use of capital is to plan for it to be decommissioned after the IAF opens. Limiting spending on the Lawson (\$1.4M) and focusing on just safety items for the following 3 years.

#### Investment to extend life for 10-15 years.

- To extend the life of the LAC for another 10-15 years, an investment of \$20M would be needed. This would permit a portion of the IAF to be built initially and the remainder of the IAF to be built prior to the LAC reaching end of life in 10-15 years. This option requires more capital overall as the entire IAF is still being built plus the \$20M investment in the LAC. A breakdown of these investments is shown below:

Discipline	Capital Expenditure Forecast Summary			TOTAL By Discipline
	Year 1	Year 2-5	Year 6+	
Architecture	\$ 710,500.00	\$ 299,200.00	\$ 7,890,000.00	\$ 8,899,700.00
Building Envelope	\$ 190,000.00	\$ 140,000.00	\$ 742,000.00	\$ 1,072,000.00
Structural		\$ 2,000,000.00	\$ 150,000.00	\$ 2,150,000.00
Mechanical	\$ 180,000.00	\$ 2,512,500.00	\$ 2,660,000.00	\$ 5,352,500.00
Electrical	\$ 321,500.00	\$ 730,000.00	\$ 7,500.00	\$ 1,059,000.00
Controls (allowance)				\$ 500,000.00
Civil			\$ 2,366,000.00	\$ 2,366,000.00
<b>Total Per Year</b>	<b>\$ 1,402,000.00</b>	<b>\$ 5,681,700.00</b>	<b>\$ 13,815,500.00</b>	
<b>Total All Disciplines</b>				<b>\$ 21,399,200.00</b>

- Some major items to extend the life in a meaningful way are:
  - Main Floor Pool Deck and Changeroom Floor
  - Pool basin replacement, filtration/piping/equipment
  - Roofing, roof decking and acoustic panels
  - HVAC and controls
  - Fire Sprinklers, emergency Power, fire alarm
  - Doors and hardware
  - Electrical panels and feeds

**Full renovation to align with best practices and extend life to 25+ years (Renovation and Addition Option).**

- To best align the LAC to the greatest extent possible with best practices for aquatics, accessibility and sustainability would require a major intervention and renovation with an investment of \$32.6M. This would extend the life of the LAC for another 25-plus years (What extra does this get us ie what does aligning to best practices mean). A significant portion of the IAF would still need to be constructed (either attached or elsewhere), resulting in a total project cost similar to the recommended Optimized New Build Option of \$173M. The lifecycle cost of this option would be higher based on additional investment needed in the LAC in the 25-50 year range.

**Q&A's Related to the Lawson & Fieldhouse****a) Question: Why are you recommending to demolish the Lawson?**

**Answer:** The condition of the Lawson warrants serious consideration for any investment when considering the long-term use of the facility. In addition to this, the Lawson will be extremely difficult to bring into alignment with best practices for aquatics, accessibility or sustainability.

**b) Question: If the Lawson gets demolished, won't there be a reduction in pool space?**

**Answer:** The IAF program areas in the feasibility study reflect an increase in pool space from current levels. The Lawson will remain open to provide competition and training pool space throughout construction, and when the IAF opens, the Lawson would then be decommissioned.

**Jurisdictional Research**

## **Engagement**

### **1. Public Engagement**

- Public Coded Survey – Nov 2021 - 2481 responses
- Public Open Survey - 1400 responses

### **2. Community Advisory Committee**

- Monthly meetings (8 Total)
- Members
  - Marj Walton – Swim Sask
  - Taya Amundson – Sask Artistic Swimming
  - Andrew Mitchell – Dive Saskatchewan
  - Dave Boan – Regina Water Polo
  - Rob Nelson – Regina Multi-Sport
  - Lisa Robertson – U of R
  - Sandra Jackle – REAL District
  - Chelsea Galloway – Economic Development Regina
  - Melissa Lerat – RTSIS
  - Dylan Morin – Accessibility Advisory Committee
  - Morris Eagles – North Central Community Association
  - Kathy Rodger – Age Friendly Regina
  - Lance Dudar – The Regina Intersectoral Partnership (TRIP)
  - Jennifer Roset – YMCA

### **iii. Other Engagement:**

- Held Group meetings with over 45 organizations related to inclusion and accessibility, aquatic spots, recreation, social and cultural organizations, BIDS and REAL

Adapted Recreation table

2. Age Friendly Regina
3. Canadian Mental Health Association
4. Cosmo Learning Centre & Muscular Dystrophy Regina Chapter
5. Dive Sask
6. Diving Plongeon Canada
7. Family Services Regina
8. Flatland Sports
9. Hopes Home
10. Individual Accessibility advocate
11. Individual swimmer with physical disability
12. Namerind Housing Corporation
13. Regina Catholic Schools
14. Regina Diving Club
15. Regina Housing Authority
16. Regina Immigrant Advisory Table
17. Regina Masters
18. Regina Mens Marlins
19. Regina Multi-Sport
20. Regina Open Door Society
21. Regina Optimist Dolphins
22. Regina Piranha Summer Swim Club
23. Regina Public Schools

24. Regina Synchronettes
25. Regina Transition House
26. Regina Treaty Status Indian Services
27. Regina Water Polo Association
28. RRLIP (The Regina Region Local Immigration Partnership Project)
29. Saskatchewan Artistic Swimming
30. Saskatchewan Health Authority
31. Silver Sage Housing Corporation
32. Spinal Cord Injury Saskatchewan
33. Swim Saskatchewan
34. The Big Sky Centre for Learning and Being Astonished
35. TransSask Support Services
36. TRiP (The Regina Intersectoral Partnership)
37. UR Pride
38. Water Polo Sask
39. YWCA Regina
40. Regina Public Library
41. RDBID
42. RWBID
43. RPS
44. Life Saving Society
45. Accessibility Advisory Committee
46. Zone Board and Community Association
47. YMCA
48. U of R Athletics and Leadership

#### iv. What we Heard

- Engagements shows top 2 priorities equal between: Recreation & Leisure and Sports Training/Competition
- Recreation & Leisure proposed: 40,000 ft<sup>2</sup> - 45,000 ft<sup>2</sup> waterpark
- Sports Training/Competition: 2 x 50m pools, dive tower and related support spaces
- Fitness and fitness studios are important.
- Complimentary amenities are needed such as: classroom space, multi-purpose space, food and beverage, leased spaces

#### Engagement Q&A's

##### c) Question: Will you engage with the community more on the detailed design?

**Answer:** Yes, further community and stakeholder engagement will occur in the detailed design phase.

##### d) Question: What engagement was done with the indigenous community?

**Answer:** A member of RTSIS was part of the CAC, RTSIS engaged with elders, and 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 design considerations of the IAF. A key vision for the facility is to advance reconciliation.



## **Site Considerations and Facility Size**

### **1. Sportplex vs. Yards site**

Could the yards site be explored for the IAF?

- Yes, Administration and the consultants for the IAF did focus their attention to the current site of the Sportplex, however in light of new information Administration believes its important to review the site addressed in the Arena presentation as well. We will share our feasibility study with Council in July and then will be asking for some time to do a review of the newly proposed location

### **2. Sportplex Site Considerations**

Why was the Sportplex site considered initially?

- A replacement of the LAC is required based on the assessment, so the team explored what that would look like on the current site both from a renovation perspective and doing a full rebuild
- The existing Sportplex site also presents efficiencies and synergies in staffing, programming and amenities by adjoining with Fieldhouse; and
- presents a central location with adjacencies to the City Centre core, the sport corridor and the REAL District and is located in the North Central Community

### **3. Site Analysis**

#### **Sportplex Site (18 acres)**

<b>Pro</b>	<b>Con</b>
Centralized location – revitalizes a core neighborhood in the community	Proximity to complimentary services and businesses – not within walking distance
Future expansion capability – Sportplex site has ability	Proximity to public outdoor spaces – limited outdoor spaces near the Sportplex site
Site is appropriately zoned	Regional partnership appeal – this location would not influence regional partnership potential
Parking + traffic impacts can be accommodated and influence future development adjacent	Environmental sustainability potential
Proximity to public indoor spaces – Fieldhouse and REAL District	
Proximity to public transit – Transit route services the site	
Re-use or sharing of existing facilities – Fieldhouse benefits by sharing amenities with IAF	

#### **Yards Site (17 acres)**

<b>Pro</b>	<b>Con</b>
Centralized location – closer to downtown	Future expansion capability
Proximity to accommodations – close access to downtown via pedestrian bridge, potential for hotel on the site	Parking + traffic impacts are challenging and costly (parking structure)

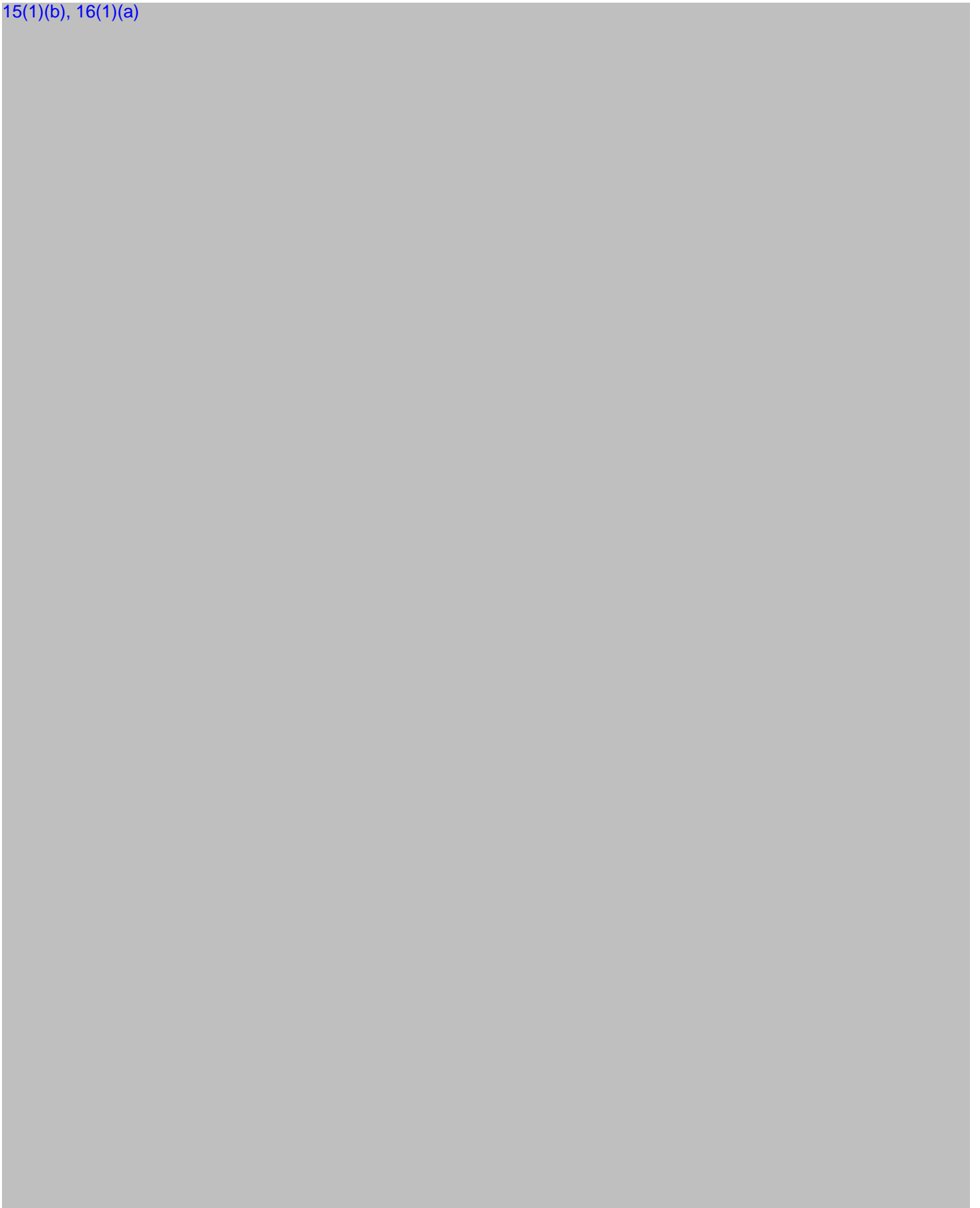
Proximity to complimentary services and businesses – food, fitness and retail are along Dewdney Avenue	Proximity to public outdoor spaces
Proximity to public transit – Dewdney served by Transit routes	Proximity to public indoor spaces
Economic Development potential – private development is attractive next to IAF	Proximity to schools
Environmental sustainability potential – a district energy solution is more viable at Yards	Regional partnership appeal
	Re-use or sharing of existing facilities

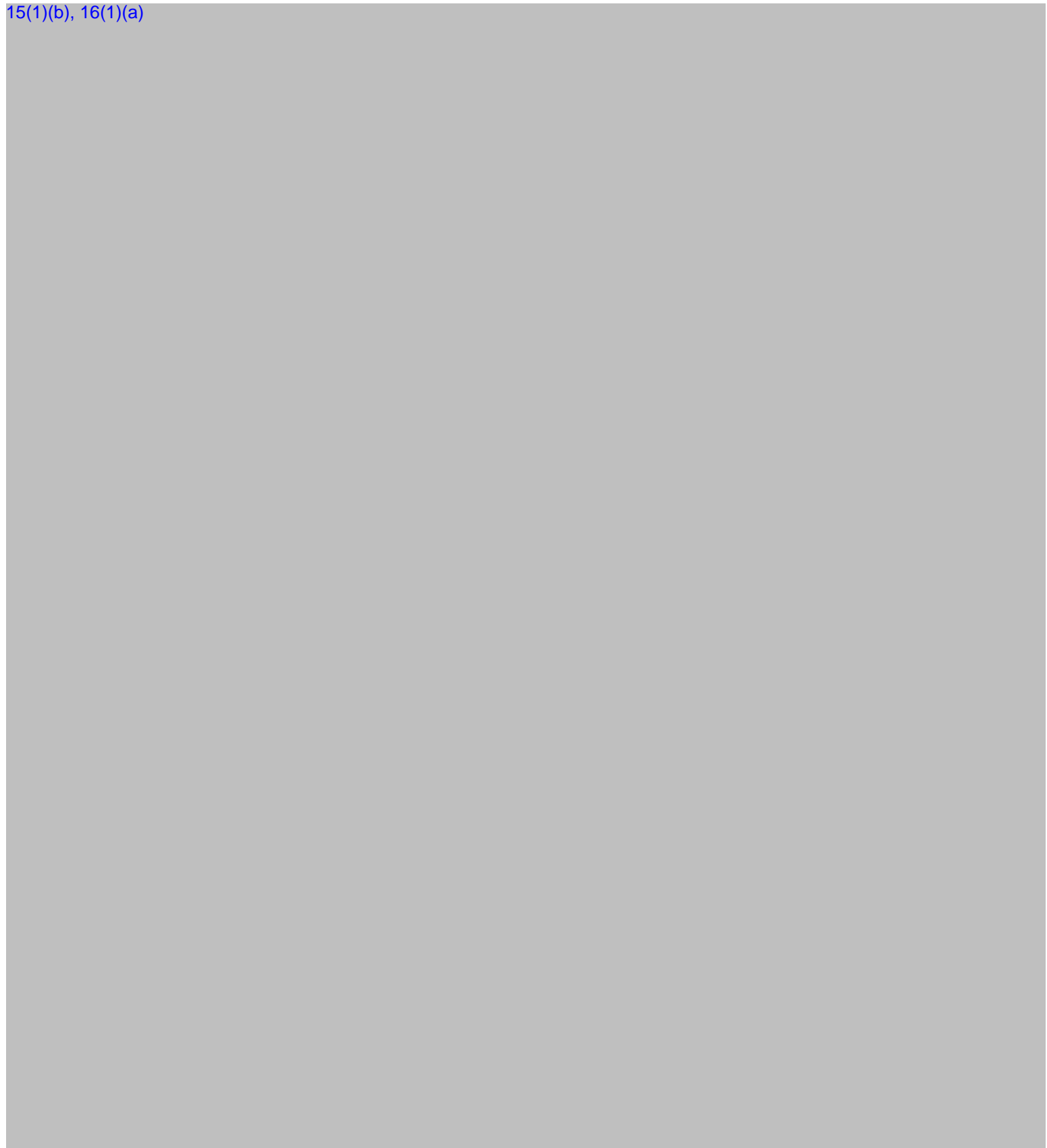
#### 4. Why is the Facility so Big

- Other City's have a suite of aquatic facilities that Regina doesn't have
- We have considered community needs beyond the aquatics program
- Need to consider the facilities that have closed like the YMCA Downtown and those that may consider closing in the future
- We are considering the growth of Regina in the design

15(1)(b), 16(1)(a)







## 5. Economic Impact

- During Construction:
  - Economic output: **\$235M**
  - GDP generation: \$115M
  - Employment: 886 full time jobs
- During Operations (annual, ongoing)
  - Economic output: **\$10.6M**
  - GDP generation: \$2.2M
  - Employment: 99 full time jobs (increase from approx. 30)

## 6. Projected Special Event hosting

- 10 regional events generates \$102,000 total into the local economy.
- 8 provincial events generates \$511,640 total into the local economy.
- 1 National event generates \$811,700 total into the local economy
- Totals \$1.4M annually

## Q & A's related to Finances

### F1 Question: Have the operating costs been reviewed and planned carefully?

**Answer:** Operating costs have been considered in a detail typical for a feasibility study and will be refined as the project progresses

### F2 Question: How much does the City subsidize aquatic sports? Non-aquatic sports? How does this compare to other municipalities?

**Answer:** Aquatics visits in Regina 2021 had a cost recovery of approximately 46% for the entire indoor pool portfolio. A complete analysis of cost recovery of other types of City recreation programs will be done over the next couple of years.

We have found that cost recovery varies depending on facilities in other cities. Some, like Edmonton, Lethbridge and Kelowna have indoor aquatics facilities that are operated by 3<sup>rd</sup> parties with higher cost recovery targets. In other instances, such as City of Windsor, their fees are more focused on cost recovery, but also ignore affordability of lower-income residents.

### F3 Question: How do the other options of functional and enhanced programs affect the economic impact analysis?

**Answer:** The difference would be indexed to the level of investment for the project and the operating costs of the project. An increase in investment of 25% is likely to result in an increase to the economic impact proportionately.

### F4 Question: How is the City of Regina going to afford this?

**Answer:** Funding approval for the construction phase of the project is not being requested at this time, but the total project costs based on the recommendations within the feasibility study are currently anticipated to be in the range of \$173M and will be refined as the design process continues.

The remaining costs for the project following the detailed design phase will require a combination of funding sources. These potential funding sources include the 10-Year Recreation and Culture Capital Plan, City debt, Servicing Agreement Fee contributions, dedicated mill rate and grants.

**F5 Question: How many lifeguards would be required to operate the IAF facility? Are there enough lifeguards in the City to meet this?**

**Answer:** Initial projections for peak hours would require approximately 15 lifeguards, while non-peak times could require approximately 9 lifeguards. The IAF will result in a significant increase to the lifeguards required, and the City will plan to mitigate the risk of not having lifeguards.

**F6 Question: 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 the subsidy doesn't change. Please explain?**

**Answer:** The current analysis is based on current fees, however a review of the fees and charges may result in a change to cost recovery.

**F7 Question: There is an escalated price to start building the IAF in 2024. Could it be built quicker to reduce those costs?**

**Answer:** It is typical for a project of this magnitude to include an escalation factor to cover the cost of future labour and material price increases. Market conditions will continue to be evaluated closer to the time of bid to mitigate any price uncertainty.

**F8 Question: Can the project be built in smaller phases to reduce cost, or extend the life?**

**Answer:** Yes, the project could be phased differently. Here are a few examples:

**Revised Phasing 1:** The IAF sport training and competition area could be reduced in size to one new 50m pool and investment made into the Lawson to extend its useful life for 10-15 years. In 10-15 years when the Lawson reaches its end of life, a second phase of the IAF could be built to deliver the remainder of the sport training and competition areas, with the Lawson being demolished at that time. **Add a cost and schedule info.**

## **Sustainability**

- The plan is for the IAF to align with the ESF and be net zero energy ready (NZER).
  1. 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.

15(1)(b), 16(1)(a)

- 15% premium estimated to achieve ESF goals, included in project estimate.
- Considers all-electric systems that are ready for clean grid or district energy.
- Passive techniques, such as very high performing building envelope is critical, and the best way to achieve savings.
- Carbon and emission considerations during construction period (including inputs to construction) as well as operations of the facility.

## **Sustainability Q&A's**

**Question: What is the facility incorporating to make sure it is net zero energy ready?**

**Answer:** The details will be developed as design progresses, but some considerations will include:

- high performing building envelope to minimize energy use (insulation)
- Use of site energy generation such as solar power and geothermal
- Provisions for future electrification of building systems (size of electrical service)

**Question: How will this project meet the goals of the Energy and Sustainability Framework?**

**Answer:** As the project moves into design, every aspect of the site and design considerations will be developed through the ESF lens. The IAF project team works closely with the City's Energy team, and will continue to do so as we move into design. The cost estimates include a 15% premium anticipated to achieve high performing buildings, and we believe the project is set up well to meet these goals.

**Question: What other innovative and bigger considerations are being reviewed?**

**Answer:** The IAF facility lends itself well to a district energy solution. This will be explored further as the project moves forward



## Project Delivery

- Design-Bid-Build is the recommended approach to deliver the IAF project

Project Delivery Method	Pros	Cons
<b>Design-Bid Build (Recommended)</b>	<ul style="list-style-type: none"> <li>• Most cost certainty, highly competitive bids</li> <li>• Lowest overall risk to owner</li> <li>• City admin very experienced</li> <li>• Cost certainty at time of construction award</li> </ul>	<ul style="list-style-type: none"> <li>• Longest construction schedule</li> <li>• Construction team has no influence in design</li> <li>• Contract price not vetted in market until tender</li> </ul>
<b>Construction Management</b>	<ul style="list-style-type: none"> <li>• Construction Manager involved as advisor during design.</li> <li>• Potential for accelerated construction schedule.</li> </ul>	<ul style="list-style-type: none"> <li>• Significant City admin time and staff resources required</li> <li>• Multiple contracts required with all sub-trades</li> </ul>
<b>Design-Build</b>	<ul style="list-style-type: none"> <li>• Single point of responsibility for schedule and cost certainty.</li> <li>• Potential for accelerated construction schedule</li> </ul>	<ul style="list-style-type: none"> <li>• Risk to project quality</li> <li>• City loses some control on design</li> <li>• Difficult for complex, phased projects on active site</li> </ul>
<b>Integrated Project Delivery</b>	<ul style="list-style-type: none"> <li>• Construction partner involved in design</li> <li>• Promotes coordination and alignment</li> </ul>	<ul style="list-style-type: none"> <li>• New to City admin</li> <li>• New to Regina market</li> <li>• High risk to City for cost over runs and insurance</li> </ul>

5. Options Matrix

OPTIONS MATRIX		Aquatic Competitive		Leisure	Community Support Other Programs		Sustainability	Accessibility	Construction Cost	Capital Optimised Operational Economic Spin-off	Pro/con				
		10-lane 50m competition tank	10-lane 50m dive tank enhanced competition standards		Enhanced support spaces	Support					Other Programs	Phasing Challenges	Future Demand	Expandability	Draw & Attraction
New Build	<b>ENHANCED</b>	International	10-lane 50m competition tank 10-lane 50m dive tank enhanced competition standards Enhanced support spaces	Accessible Waterlide 40,000-45,000sf				-25%> ~\$183M							
	<b>OPTIMIZED</b>	National	10-lane 50m competition tank 10-lane 50m dive tank	Accessible Waterlide 35,000-40,000sf				~-\$146.2M		Reviewed & Endorsed by the CAC					
	<b>FUNCTIONAL</b>	Regional	10-lane 50m competition tank 10-lane 25m dive tank	30,000-35,000sf				-25%< ~\$110M							
	<b>RENO + ADDITION</b>	National	8-lane 65m warmup tank (Lawson tank) 10-lane 50m competition tank	Accessible Waterlide 35,000-40,000sf				-25%< ~\$144.7M							

6. Program Summary

# Existing vs future facility program & growth



EXISTING

PROPOSED