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Nomination Package for UBCM 2010 Community Awards

Category: Leadership and Innovation

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Project: Modernization of the Sam Lindsay Memorial Pool

Nomination Statement

The Sam Lindsay Memorial Pool was originally opened on June 9, 1971 and was named after Sam Lindsay, Mayor of Kitimat from 1960 to 1970. He was a driving force behind getting an indoor pool built to replace the decommissioned YMCA outdoor pool which closed in 1968.

Fast forward to 1985 and City Council was presented a report that the Sam Lindsay Memorial Pool by the year 2000 would need major renovations as facilities of its type generally have a life span of 30 – 35 years. From 1985 to groundbreaking in June, 2007, studies were completed on costs and grants were applied for. Architecture firms were investigated and finally City Council selected Cannon Design to design the pool and estimate costs for the project and Unitech Construction Management was selected as construction managers for the project. Ground broke on the project as mentioned in June, 2007 and doors officially reopened April 4, 2009.

The Project behind the Project

The Sam Lindsay Memorial Pool was opened on June 9, 1971 making the original pool 3 days shy of her 36 years old prior to shutdown. Apart from some minor updating in 1980, a whirl pool and sauna were added, when the adjacent Tamitik Arena was built; the main pool complex had stayed basically the same since opening.

The District of Kitimat undertook this project for the purpose of bringing new life to a well used municipal recreation facility that was in need of major mechanical systems replacement and updating; and in need of a major face lift in order to continue to serve the residences of Kitimat and the area for the next 25 - 30 years. In fact as work began on the demolition of the mechanical systems, major issues were found and the engineers reported the pool mechanical systems were very lucky to not have suffered a catastrophic failure prior to the shutdown.

Green features were added to the project as per Municipal Council's and the public's desire to work towards a greener environment. The measures undertaken for the greening of the facility will prove to not only save on green house emissions, but will save the District of Kitimat money in the overall operation of the complex.

As is noted in the previous section, ground broke on the Sam Lindsay Memorial Pool modernization on June 7, 2007. However, the efforts to get to this point were nothing short of what could be described as a marathon in organization, approvals, design and redesign for the new facility.

For the project to move ahead, it was important for three primary things to line up:

1. Public consultation on amenities for the facility
2. Grants to support the projects Green Initiatives
3. Referendum to secure borrowing power for the District of Kitimat

Public consultation was a crucial piece to the development of the modernization of the pool. With the assistance from Cannon Design, consultation meetings were held with the public throughout 2004.

The public meetings were met with great enthusiasm and great ideas. However, in all cases where there are a multitude of ideas and wants, many items in the end had to be cut for budget purposes. The priority items that came out in these discussions were that the community wanted a facility that was accessible to all ages from preschoolers to seniors and those with disabilities. Four design features that were identified were; family/disabled change rooms, zero entry, a kids spray park, a waterslide and pools with warmer temperatures for seniors and rehabilitation purposes. Although a little bumpy along the way, in the end all these features were eventually included in the new pool.

On the municipal side of design features it was important to include green and cost saving measures in the new design. Of priority was an ice plant heat recovery system, low flow showers and toilets, a Hi/Low Thermostatic Mixing Valve for the shower water temperature and Reverse Flow Heat Recovery. In addition, energy wise lighting, pumps and electrical systems also topped the list for the District of Kitimat.

With all these items included in the project and with the redesign/additional features it meant a net annual savings of \$68,000 on energy costs for the municipality with a simple payback of 7.5 years when the cost of installation is factored in. Also of note is that with the installation of this new “green” technology and high efficiency mechanical systems the District of Kitimat is able to reduce its CO2 equivalents emissions by 74% from 591,635kg to 149,930kg and its water consumption has been cut by 1.4 million litres per year. The Sam Lindsay Aquatic Centre is a facility that both the municipality and residents alike are very proud of and has become very much a show case for what is possible for a small town in Northern BC to accomplish.

Grants

In 2004, the District of Kitimat was successful in receiving a Federal/Provincial Infrastructures Grant at the same time as the study on the green initiatives was complete and the project was given the full go ahead by municipal council in early 2005.

In addition to the above, the District of Kitimat was successful in obtaining grant support from the Province of B.C. and low interest loans from the Federation of Canadian Municipalities. The Northern Development Trust Fund helped round out the funding from external sources. Prior to the above grants being received the first hurdle and really where the community spirit and passion for the pool project began to show, was on the lead up to the community referendum in May, 2005.

Referendum Process

As eluded to earlier, when the referendum was announced to the community it immediately began a stirring of passions in Kitimat. Some interested parties on the pro-pool side formed a group called “The Friends of the Pool”. This group was instrumental in getting the vote and education out about the project. The “Friends of the Pool” was extremely important advocate for the project as there was a very vocal although small minority group against the pool project. In the end though, 40 % of the eligible voters turned out for the referendum and 76% voted in favour of the project. This surprised many - not just at voter turnout, but by how positive the vote was. This proved that the grass roots work of the Friends of the Pool more than paid off as they were able to engage the public in the process.

Having such overwhelming support of the project was very uplifting to the community and gave clear direction to Mayor and Council.

Grand Opening April 4, 2009

The Sam Lindsay Memorial Pool had a soft opening on March 2, 2009, but officially reopened on April 4, 2009 to a new name, Sam Lindsay Aquatic Centre. On hand for the grand opening was; Member of Parliament – Nathan Cullen; Member of the Legislative Assembly – Robin Austin; Chief Councillor of Kitamaat Village Council – Steve Wilson; Kitimat Mayor Joanne Monaghan; Former Kitimat Mayor – Richard Wozney; Director, Northern Development Initiative Trust – David Pernarowski.

Also present were Chair of The Kitimat Advisory Recreation Commission – David Brown; Hereditary Chief of Kitamaat Village – Sammy Robinsons; Eylene Craven – Seniors Representative; Kailen Rigoni – Youth Representative; and the granddaughter of Sam

Lindsay – Maureen Boguski, who used the scissors from the original opening to help cut the ribbon on the new facility.

After the Fanfare

The Sam Lindsay Aquatic Centre now includes;

- Additional 6,300 square feet of pool space for a total of 36,100 square feet:
 - New public viewing area
 - Renovated shower system
 - Modern energy wise electrical systems
 - Modern energy efficient mechanical system
 - Redesigned change rooms
 - Five new family change rooms
 - Leisure pool with spray park
 - Lazy river
 - Waterslide
 - Refurbished hot tub
 - Tot pool
 - Redesigned 25 meter swim tank
 - Redesigned 10 meter teach tank
 - Redesigned Office Space
 - Storage Room
 - Handicapped accessible pools
 - Fifty person sauna

- Retrofitted Water Disinfection System

The new pool features a disinfection system call Pulsar which produces remarkable water clarity, colour and sparkle. The system eliminates the hazards of chlorine gas and liquid bleach, protects bathers, plaster and equipment and reduces chloramine odours dramatically.

In conjunction with the pulsar system there is a new UV system. The system helps eliminate chloramines and sanitizes the water at the same time. It destroys 99.9% of bacteria, algae and micro organisms, reduces chlorine and bromine use in the pools by 70%-85%, destroys chloramines that cause red-eye, chlorine smell and skin irritations. After passing through the UV system the water is near drinking water quality.

- Green mechanical systems include:

- Ice Plant Heat Recovery System – due to the proximity of one of the two facility ice arenas it was decided that the waste heat created from the ice plant could be captured and reused in the new pool facility to heat water used in pools, heating systems, showers and washrooms. It was estimated that the annual energy savings would be 7,191 GJ or \$96,600 (2004 dollars) of natural gas consumption. Although there would be an increase in annual electrical consumption estimated at 536,391 kwh or \$32,700 per year. Cost of installation was estimated at \$493,000. Simple payback 8.8 years.
- Low Flow Showerheads – reduces the amount of water required when showers are operated by the introduction of air into the water stream while still delivering an even full spray. It was estimated that annual energy savings would be 395 GJ or \$5,300 (2004 dollars) of natural gas consumption. No increase in annual electrical consumption. Cost of

installation was estimated at \$8,800. Simple payback was estimated at 1.7 years.

- Hi-lo Thermostatic Mixing Valve – is a unit that provides constant water temperature to the shower system when the showers call for low or high consumption depending on the demand. It is estimated that annual energy savings will be 430 GJ or \$5,800 (2004 dollars) of natural gas consumption. No increase in annual electrical consumption. Cost of installation was estimated at \$6,500. Simple payback is estimated at 1.1 years.
- Reverse Flow Heat Recovery – Recent innovations in the heat recovery field have led to very efficient “Reverse-Flow” heat recovery units. The unit provides two heat exchanger cassette banks and a two-position damper. The exhaust air and outside airstreams flow through the two individual cassettes. While the exhaust air is directed over one cassette, the other cassette is transferring energy to or from the incoming fresh air with the energy stored from the previous cycle. It is estimated that annual energy savings would be 2620 GJ or \$35,150 (2004 dollars). There would be no increase in electrical consumption. Cost of installation was estimated at \$281,900. Simple payback is estimated at 8 years.
- Modernized HVAC system allowing for constant air temperatures and continues exchange of fresh air moving through the facility increasing the air quality of the facility.
- The retrofit project also included new electrical technologies and design features such as energy wise light fixtures, lighting and machinery timers, appropriate insulation, energy wise pumps or other mechanical equipment and appropriate electrical equipment “Energy Wise” electrical system (lights, pumps, motors) reducing electrical consumption.

By adding these amenities and through the process by which the project was completed, the Sam Lindsay Aquatic Centre has become a true community pool. The pool will serve all segments of Kitimat’s population for many years to come and is quickly becoming a regional draw as well while serving as a template for what is possible for a small community to accomplish while leading the way on green initiatives.

Social/Economic Benefits

The social benefits of this Sam Lindsay Aquatic Centre to Kitimat, Kitamaat Village and the entire region are numerous. The new pool facility has given Kitimat an infusion of positive energy at a time when things on the economic front are not so positive. The pool facility has really rounded out the services that the Tamitik Sports Complex now offers. A participant can go ice skating, and then play squash or racquet ball, or work out in the fitness room and then go for a relaxing soak in the hot tub all at one location. The ability of the pool facility to be the social hub of Kitimat has greatly increased with the renovations. There is more deck space for social areas and even a coffee and tea area for adults watching their children and for the lane swimmers to relax in after their exercise and play cards and socialize with friends and family. This type of positive social

benefit to a small rural community like Kitimat is something you can not put a price tag on.

With the new amenities the new pool provides it now can serve the demographic spectrum in Kitimat from the very young to the very old; from the very active to persons to persons with a disabilities that need assistance; from a person recovering from injury or illness to persons taking part in the local swim club, swim lessons or aquafit classes. The Sam Lindsay Aquatic Centre is not only the envy of the region, but quickly becoming destination for recreation through out the North West.

Since the opening on April 4, 2009, the Aquatic Centre has not only seen the communities of Kitimat and Kitamaat Village embrace the new facility, but the whole region as well. At the Aquatic Centre schools and recreation groups from Terrace to New Aiyansh, from Smithers to Hazelton and Kitsumkalum to Prince Rupert visit the pool for group day trips. On any given weekend the pool is drawing patrons from as far away as Prince Rupert and Smithers which are a 2.5 and a 3 hour drive (just under and over a 400km round trip respectfully) from Kitimat. This “new” type of patronage will hopefully have positive economic implications for our community for many years to come as they visit other attractions/businesses and spend money in the community. The renovation and update to the pool has truly cemented the Kitimat Recreation Department as an economic development partner/generator in Kitimat.

The new pool facility has created the equivalent of 3.25 new direct full time permanent jobs, numerous part time jobs and 4 indirect full time jobs for our community. In addition it is anticipated that annual visits will top 160,000 to the facility each year. Many of those coming from out of town as visitors on day trip excursions, hockey tournaments, figure skating competitions and multitude of other community events which will again increasing the economic spin off of the Aquatic Centre. This new potential for revenue for the community of Kitimat could not have come a better time with the local pulp and paper company having shut down in February of 2010.

Conclusion

The Sam Lindsay Aquatic Centre has grown from just a community facility into a regional facility that will be serving patrons from around the North West and beyond for years to come. Providing the District of Kitimat with an unique new way to market itself while assisting in driving economic development for Kitimat and Kitamaat Village. However the Aquatic Centre lasting legacy on person to person level will be its ability to promote and provide for living a healthy and active lifestyle for all ages and levels of ability.