REGIONAL DISTRICT OF CENTRAL KOOTENAY

Salmo & Area G Recreation Commission
OPEN MEETING AGENDA

7:00 pm
Monday, November 27, 2023

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

Attending Remote:

Join by Video

https://nelsonho.webex.com/nelsonho/j.php?MTID=m73670a6e0b1627478c234bc3ef8dde29

Meeting number (access code): 2772 707 9883
Meeting password: YgM3baXpr72

Join by Phone
1-604-449-3026 Canada Toll (Vancouver)

Meeting number (access code): 2772 707 9883

Meeting Location
Held by remote meeting

COMMISSION MEMBERS

Director H. Cunningham	Area G
Director D. Lockwood	Village of Salmo
Commissioner M. MacDonald	Village of Salmo
Commissioner M. Cain	Village of Salmo
Commissioner I. McInnes	Area G
Commissioner J. Leus	Area G
Commissioner S. Chew	School District No. 8

STAFF

Joe Chirico	General Manager, Community Services
Melanie Loutit	Community Meeting Coordinator

1. CALL TO ORDER

Chair Lockwood called the meeting to order at [Time] p.m.

2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the indigenous peoples within whose traditional lands we are meeting today.

3. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

That the Agenda for the Monday, November 27, 2023 Salmo & Area G Recreation Commission meeting be adopted as circulated.

Carried/Defeated/Referred

4. RECEIPT OF MINUTES

The September 11, 2023 meeting did not reach Quorum. May 15, 2023 Recreation Commission No. 7 minutes have been received.

5. STAFF REPORTS

5.1 Salmo & District Recreation Programming Update

Commission Report dated November 27, 2023 from Tia Wayling, Regional Programming Manager, re: Salmo & Area G Programming Update, has been received.

5.2 Salmo & District Recreation Quarterly Update

Commission Report dated November 27, 2023 from Ryan Ricalton, Nelson & District Community Complex Facility Manager, re: Salmo & District Recreation Quarterly update, has been received.

6. NEW BUSINESS

6.1 October 2023 Financial Reports for S218, S225 and S230

The October 2023 financial reports for S218 Salmo Valley Youth & Community Centre-Salmo and Area G, S225 Swimming Pool- Salmo and Area G and S230 Recreation Commission NO. 7 – Salmo and Area G have been received.

7. CORRESPONDANCE

7.1 2023-20024 Youth Dotmocracy Results

The e-mail dated November 20, 2023 from Youth Coordinator Salmo re: 2023-2024 Youth Dotmocracy results have been received.

8 OLD BUSINESS

8.1 Basketball Court Update

Commissioner Chew to provide the Commission with a verbal update re: Basketball Court Update.

8.2 Salmo Pool Upgrade Review

Joe Chirico, General Manager of Community Services to provide a discussion with Commissioners re: Salmo Pool Upgrade Review and how the 2023 pool renovation project fits in to entire scope of work required. The Salmo Valley Swimming Pool Assessment from Cover Architectural Collaborative Inc. was distributed.

9 PUBLIC TIME

The Chair will call for questions from the public at [Time] p.m.

10 ADJOURNMENT

MOVED and seconded,
AND Resolved:

That the Salmo Area G Recreation Commission meeting be adjourned at [Time].

Carried/Defeated/Referred

REGIONAL DISTRICT OF CENTRAL KOOTENAY

Salmo & Area G Recreation Commission
OPEN MEETING MINUTES

7:00 pm
Monday, May 15, 2023

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote (hybrid model).

Attending Remote:

Join by Video
https://nelsonho.webex.com/nelsonho/j.php?MTID=md9617cb163c3da9383cd7e5971acd507

Meeting number (access code): 2774 407 9668
Meeting password: fR3pnNRX3a3

Join by Phone
1-844-426-4405 Canada Toll Free
+1-604-449-3026 Canada Toll (Vancouver)

Meeting number (access code): 2774 407 9668

Meeting Location Held by remote meeting

COMMISSION MEMBERS

Director H. Cunningham	Area G
Director D. Lockwood	Village of Salmo
Commissioner M. MacDonald	Village of Salmo
Commissioner J. Leus	Area G
Commissioner S. Chew	School District No. 8

MEMBERS ABSENT

Commissioner M. Cain	Village of Salmo
Commissioner I. McInnes	Area G

GRANT APPLICANT REPRESENTATIVES

Melanie Cox	Salmo & Area Supportive Housing Society
Patti Bishop	Salmo & Area Supportive Housing Society
Christine Stewart	Director, Salmo Childcare Society
Howard Grant	President, Nelson District Rod & Gun Club

Hoge Tyler	Nelson District Rod & Gun Club

STAFF

Joe Chirico	General Manager, Community Services
Pearl Anderson	Community Meeting Coordinator

5 out of 7 voting Commission/Committee members were present – quorum was met.

1. CALL TO ORDER

Chair Lockwood called the meeting to order at 7:10 p.m.

2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT

We acknowledge and respect the indigenous peoples within whose traditional lands we are meeting today.

3. ADOPTION OF AGENDA

MOVED and seconded,
AND Resolved:

That the Addenda for the Monday, May 15, 2023 Salmo & Area G Recreation Commission meeting be adopted with the following amendments:

- Item 5.2 – Salmo Pool Architectural Renovations Contract Award – the recommendation is amended by deleting "S225" and replacing it with "S230"; and
- Item 5.7 – Addition of the letter (via email) dated April 28, 2023 from Lianne Sanche Marleau re: 2023 Spring Grant Request.

Carried

4. RECEIPT OF MINUTES

The February 13, 2023 Recreation Commission No. 7 minutes have been received with the following amendment – deletion of Commissioner M. MacDonald as present.

COMMISSIONER PRESENT: Commissioner MacDonald joined the meeting at 7:22 p.m.

5. NEW BUSINESS

5.1 Salmo Valley Youth and Community Centre Update

The Salmo Valley Youth and Community Centre update provided by Laura Stavast has been received.

5.2 Salmo Pool Architectural Renovations Contract Award

Considered was the Commission Report dated May 3, 2023 from AJ Evenson, Senior Project Manager, re: Salmo Pool Architectural Renovations Contract.

Moved and seconded,
AND Resolved that it be recommended to the Board:

That the Board award the contract for the Salmo Pool Architectural Renovations to North Mountain Construction Ltd.; and that the Chair and Corporate Officer be authorized to sign the necessary documents to a maximum value of $100,800.00 plus GST; AND FURTHER, that the cost be included in the 2023 Financial Plan for S230 Recreation Commission No. 7 – Salmo and Area G.

Carried

5.3 Salmo Pool Upgrades Status Report

The Commission Report dated February 1, 2023 from AJ Evenson, Senior Project Manager, re: Salmo Pool Upgrades Status Report has been received.

5.4 Quarterly Financial Reports for S225 and S230

The quarterly financial reports for S225 and S230 presented by Joe Chirico, General Manager of Community Services, have been received.

5.5 Decision Making Framework

Information regarding the decision making framework when contemplating numerous projects competing for RDCK support as presented by Joe Chirico, General Manager of Community Services, has been received.

5.6 Regional District of Central Kootenay Procedure Bylaw No. 2576, 2019

The Regional District of Central Kootenay Procedure Bylaw No. 2576, 2019 has been received.

5.7 Grant Deliberations

Spring 2023 Grant Applications

Organization	Amount
Salmo & Area Supportive Housing Society	$ 1,350
Salmo Childcare Society	$15,000
The Nelson District Rod & Gun Club`	$30,000

The letter (sent via email on April 28, 2023) from Lianne Sanche Marleau requesting grant funds has been received.

MOVED and seconded,
AND Resolved:

That Lianne Sanche Marleau be contacted by staff to advise of the correct grant application process with staff assistance to complete the application if Ms. Marleau so desires.

Carried.

Grant applicant representatives were permitted 5 minutes to address the Commission regarding their grant applications.

Information presented by Christine Stewart, Director of the Salmo Childcare Society, and Howard Grant, President, Nelson District Rod and Gun Club, has been received.

MOVED and seconded,
AND Resolved:

That Salmo & Area G Recreation Commission No. 7 disburse Spring 2023 Grant Funds up to a maximum amount of $6,500; AND FURTHER, that Salmo & Area G Recreation Commission No. 7 disburse the remaining 2023 grant funds in the Fall.

Carried

Moved and seconded,
AND Resolved that it be recommended to the Board:

That the Board approve the payment of the following grants from the Recreation Commission No. 7 – Salmo & Area G Service S230:

Organization	**Amount**
Salmo Childcare Society	$2,000
The Nelson District Rod & Gun Club`	$2,000

Carried

Chair, I, Director Cunningham, wish to declare at this time that I am not entitled to participate in the discussion or vote on the next item of business on the meeting agenda, that is Item 5.7 – Spring 2023 Grant Applications – Salmo & Area Supportive Housing Society by reason that I am a Director on the Salmo & Area Supportive Housing Society and that I wish to leave the meeting at this time and request that the minutes record my leaving the meeting for the reasons stated.

Commissioner Cunningham left the meeting at 8:24 p.m.

Information presented by Melanie Cox and Patti Bishop, Salmo & Area Supportive Housing Society, has been received.

Moved and seconded,
AND Resolved that it be recommended to the Board:

That the Board approve the payment of the following grant from the Recreation Commission No. 7 – Salmo & Area G Service S230:

Organization	
Salmo & Area Supportive Housing Society	$ 500

Carried

Commissioner Cunningham returned to the meeting at 8:36 p.m.

6. PUBLIC TIME

The Chair called for questions from the public at 9:01 p.m.

7. ADJOURNMENT

MOVED and seconded,
AND Resolved:

That the Salmo Area G Recreation Commission meeting be adjourned at 9:03 p.m.

Carried

Digitally approved,

_____
Diana Lockwood, Chair

RECOMMENDATIONS TO THE BOARD OF DIRECTORS

1. *That the Board award the contract for the Salmo Pool Architectural Renovations to North Mountain Construction Ltd.; and that the Chair and Corporate Officer be authorized to sign the necessary documents to a maximum value of $100,800.00 plus GST; AND FURTHER, that the cost be included in the 2023 Financial Plan for S230 Recreation Commission No. 7 – Salmo and Area G.*

2. *That the Board approve the payment of the following grants from the Recreation Commission No. 7– Salmo & Area G Service S230:*

Organization	***Amount***
Salmo Childcare Society	*$2,000*
The Nelson District Rod & Gun Club`	*$2,000*

3. *That the Board approve the payment of the following grant from the Recreation Commission No. 7– Salmo & Area G Service S230:*

Organization	
Salmo & Area Supportive Housing Society	*$ 500*

Commission Report

Date of Report:	November 27, 2023
Date & Type of Meeting:	November 21, 2023, Salmo & Area G Recreation Commission
Author:	**Tia Wayling, Regional Programming Manager**
Subject:	SALMO & AREA G PROGRAMMING UPDATE
File:	0520-50-RC7
Electoral Area/Municipality	Village of Salmo & Area G

SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is to provide a programming update on the 2024 plans for the Village of Salmo & Area G.

SECTION 2: BACKGROUND/ANALYSIS

The 2024 program planning for the Village of Salmo and Area G in 2024 has a heavy focus of providing certification programs in order to support pool operations in the summer. There will also be new opportunities for youth activities and outdoor pursuits for families and adults.

Some of the programming team members met with Nyla and Laurie at the SVYCC to gain a better understanding of SVYCC's mandate as well as the areas where the Community Services can help fill the gaps in delivering recreational services to the public. There was also discussion on how both organizations could work together to provide programs that individuals can apply for further subsidy as well as better advertising, specifically around leadership development (Home Alone and Babysitting courses) and Advanced Aquatic Award programs to support pool operations in the summer.

Below is a snapshot of some of the plans the programming team will be budgeting for in 2024:

Winter/Spring 2024

- Spring break camps
- Standard 1st Aid
- CPR-C
- Firearms Safety Course
- National Lifeguard, Bronze Medallion and Bronze Cross
- Fitness programs
- Babysitting & Home Alone Courses
- Drop-in sports
- Fitness Centre operations

Summer/Fall 2024

- Summer camps
- Swim Lessons
- Physical activity programs for 8 years and under
- Adult Social Programs
- Regional Park self-guided exploration program “Search for Sasquatch”
- Drop-in Sports
- Fitness Centre operations

In order for these new and returning programs to see improved success, the Programming Team will be exploring ways to increase reach to the people in the area. Working with the SVYCC to collect data on youth programming preferences will also be a priority.

SECTION 3: DETAILED ANALYSIS

3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan:	☐ Yes	☒ No	**Financial Plan Amendment:**	☐ Yes	☒ No
Debt Bylaw Required:	☐ Yes	☒ No	**Public/Gov’t Approvals Required:**	☐ Yes	☒ No

N/A

3.2 Legislative Considerations (Applicable Policies and/or Bylaws):

N/A

3.3 Environmental Considerations

N/A

3.4 Social Considerations:

N/A

3.5 Economic Considerations:

N/A

3.6 Communication Considerations:

N/A

3.7 Staffing/Departmental Workplace Considerations:

3.8 Board Strategic Plan/Priorities Considerations:

N/A

SECTION 4: OPTIONS & PROS / CONS

N/A

SECTION 5: RECOMMENDATIONS

This report is to be received for information only.

Respectfully submitted,

Tia Wayling, Regional Programming Manager

CONCURRENCE

Joe Chirico – General Manager of Recreation

Trisha Davison – Regional Manager of Recreation and Client Services

Commission Report

Date of Report:	November 27, 2023
Date & Type of Meeting:	November 27, 2023, Salmo & Area G Recreation Commission
Author:	**Ryan Ricalton – NDCC Facility Manager**
Subject:	SALMO & AREA G RECREATION COMMISSION
File:	0520-50-RC7
Electoral Area/Municipality	Village of Salmo & Area G

SECTION 1: EXECUTIVE SUMMARY

The purpose of this report is to provide an update on the various service areas within the Salmo and District Recreation Department (SDRD).

SECTION 2: BACKGROUND/ANALYSIS

2.1 General Updates

Project Update

- Salmo Pool Project
    - The Salmo Pool project is 95% complete with both contractors achieving substantial completion.
    - A new pool circulation pump is currently on order – anticipated installation date as Early in Spring as Possible
    - Project Management is pricing out an electrical service upgrade that is required for the new pool chemical feed equipment. 2 options are being considered:
        - new electrical service and meter to the pump house,
        - a service upgrade to the change room building with a new 60amp subpanel and wiring to the pump house,
    - Final Equipment Commissioning will occur when the new pump is installed
    - The Mechanical contractor has agreed to begin the warranty timeline for all mechanical equipment at the time of commissioning

2.2 Staffing

Fitness and Gymnasium Staffing

The SDRD recruiting efforts for staffing the fitness center and drop in gymnasium opportunities has been successful. SDRD currently has a full complement of staff to ensure coverage for of all existing hours of operation, in the Fitness Center and for Gymnasium Drop in Opportunities.

Aquatic Staffing Outlook

The SDRD and other RDCK recreation services continue to be challenged by the lack of experienced aquatics supervisory staff. Regional staff are working on training and mentorship plans to develop current staff levels and certifications with the goals of getting back to pre-pandemic staffing and operating hours.

- Several Salmo and Area G community members who are either currently employed in aquatics in another community, or recently certified, have expressed interest in working at the Salmo Pool in the 2024 Season.
- Staff will continue to foster these relationships and point interested community members towards the no cost training program.

- Future training opportunities will continue to leverage funding for new and prospective employees and internal staff for certifications and enhanced qualifications

SECTION 3: DETAILED ANALYSIS

3.1 Financial Considerations – Cost and Resource Allocations:

Included in Financial Plan: ☐ Yes ☒ No **Financial Plan Amendment:** ☐ Yes ☒ No

Debt Bylaw Required: ☐ Yes ☒ No **Public/Gov't Approvals Required:** ☐ Yes ☒ No

3.2 Legislative Considerations (Applicable Policies and/or Bylaws):

N/A

3.3 Environmental Considerations

N/A

3.4 Social Considerations:

N/A

3.5 Economic Considerations:

N/A

3.6 Communication Considerations:

N/A

3.7 Staffing/Departmental Workplace Considerations:

Ongoing recruitment efforts are intended to return to pre-pandemic staffing levels and hours of operation.

3.8 Board Strategic Plan/Priorities Considerations:

Managing our facilities in a sustainable manner.

SECTION 4: OPTIONS & PROS / CONS

N/A

SECTION 5: RECOMMENDATIONS

No recommendation. The report is received for information only.

Respectfully submitted,

Ryan Rieta

Ryan Ricalton – NDCC Facility Manager

CONCURRENCE

Craig Stanley, Regional Manager – Operations & Asset Management

Joe Chirico, General Manager of Community Services 

Regional District of Central Kootenay
Unaudited Service Statement

S218 Salmo Valley Youth & Community Centre-Salmo and Area G

Period: October 2023

REVENUE

Account		Workorder		Current Month	Year To Date Actuals	Total Year Budget	Budget Remaining	Budget Utilization
41010	Requisitions			0	74,452	74,452	0	100%
41020	Grants in lieu of Taxes			0	182	0	(182)	0%
49100	Prior Year Surplus			0	220	140	(80)	157%
Revenue				0	74,854	74,592	(262)	100%

OPERATING EXPENSES

Account		Workorder		Current Month	Year To Date Actuals	Total Year Budget	Budget Remaining	Budget Utilization
55020	Operating Supplies			0	0	0	0	0%
57010	Grants			0	63,000	73,000	10,000	86%
Operating Expenses				0	63,000	73,000	10,000	86%

CAPITAL EXPENSES

Account		Workorder		Current Month	Year To Date Actuals	Total Year Budget	Budget Remaining	Budget Utilization

NON-OPERATING EXPENSES

Account		Workorder		Current Month	Year To Date Actuals	Total Year Budget	Budget Remaining	Budget Utilization
59510	Transfer to Other Service - General Admin. Fee			0	975	975	0	100%
59530	Transfer to Other Service - Community Services Fee			0	617	617	0	100%
Non-Operating Expenses				0	1,592	1,592	0	100%

Total Service				0	10,262	0		

Regional District of Central Kootenay
Unaudited Service Statement

S225 Swimming Pool-Salmo and Area G

Period: October 2023

REVENUE

Account		Workorder		Current Month	Year To Date Actuals	Total Year Budget	Budget Remaining	Budget Utilization
41010	Requisitions			0	59,934	59,934	0	100%
41020	Grants in lieu of Taxes			0	246	0	(246)	0%
49100	Prior Year Surplus			0	51,267	51,203	(65)	100%
Revenue				0	111,448	111,137	(311)	100%

OPERATING EXPENSES

Account		Workorder		Current Month	Year To Date Actuals	Total Year Budget	Budget Remaining	Budget Utilization
54030	Contracted Services			3,615	6,570	0	(6,570)	0%
55020	Operating Supplies			167	254	0	(254)	0%
Operating Expenses				3,782	6,823	0	(6,823)	0%

CAPITAL EXPENSES

Account		Workorder		Current Month	Year To Date Actuals	Total Year Budget	Budget Remaining	Budget Utilization

NON-OPERATING EXPENSES

Account		Workorder		Current Month	Year To Date Actuals	Total Year Budget	Budget Remaining	Budget Utilization
59100	Accumulated Operating Surplus			0	0	16,545	16,545	0%
59500	Transfer to Other Service			0	0	93,000	93,000	0%
59510	Transfer to Other Service - General Admin. Fee			0	975	975	0	100%
59530	Transfer to Other Service - Community Services Fee			0	617	617	0	100%
Non-Operating Expenses				0	1,592	111,137	109,545	1%

Total Service				(3,782)	103,032	(0)		

Regional District of Central Kootenay
Unaudited Service Statement

S230 Recreation Commission No.7-Salmo and Area G

Period: October 2023

REVENUE

Account		Workorder		Current Month	Year To Date Actuals	Total Year Budget	Budget Remaining	Budget Utilization
41010	Requisitions			0	170,342	170,342	0	100%
41020	Grants in lieu of Taxes			0	557	0	(557)	0%
42025	Sale of Services - Specified			1,929	4,641	28,085	23,444	17%
42030	User Fees			0	(105)	0	105	0%
42035	User Fees - Specified			2,763	28,234	27,000	(1,234)	105%
42045	Rental Income - Specified			0	191	0	(191)	0%
43020	Grants			0	3,062	0	(3,062)	0%
43025	Grants - Specified			0	121,149	121,150	1	100%
44010	Penalties & Fees			0	30	0	(30)	0%
44020	Investment Income & Interest			0	29	0	(29)	0%
45500	Transfer from Other Service			0	0	131,000	131,000	0%
49100	Prior Year Surplus			0	92,290	90,000	(2,290)	103%
Revenue				4,692	420,420	567,577	147,157	74%

OPERATING EXPENSES

Account		Workorder		Current Month	Year To Date Actuals	Total Year Budget	Budget Remaining	Budget Utilization
51010	Salaries			7,055	65,898	121,413	55,515	54%
51020	Overtime			0	166	379	213	44%
51030	Benefits			1,543	13,168	29,804	16,636	44%
51050	Employee Health & Safety			0	120	202	82	59%
52010	Travel			0	478	1,005	527	48%
52020	Education & Training			378	448	7,472	7,024	6%
52030	Memberships, Dues & Subscriptions			0	189	289	100	66%
53020	Admin, Office Supplies & Postage			0	190	1,869	1,678	10%
53030	Communication			236	2,493	2,525	32	99%
53040	Advertising			0	2,565	3,798	1,232	68%
53050	Insurance			0	2,234	2,500	266	89%
53060	Bank Charges			0	460	500	40	92%
53080	Licence & Permits			0	309	1,272	963	24%
54030	Contracted Services			0	2,427	7,080	4,654	34%
55010	Repairs & Maintenance			440	1,321	6,000	4,679	22%
55020	Operating Supplies			(1,016)	2,097	5,888	3,790	36%
55025	Chemicals			0	0	3,500	3,500	0%
55030	Equipment			227	1,785	10,353	8,568	17%
55040	Utilities			64	429	8,000	7,571	5%
55060	Rentals			867	8,667	15,000	6,333	58%
57010	Grants			0	4,500	14,000	9,500	32%
Operating Expenses				9,794	109,944	242,848	132,905	45%

CAPITAL EXPENSES

Account		Workorder		Current Month	Year To Date Actuals	Total Year Budget	Budget Remaining	Budget Utilization
60000	Capital Expenditures			129,035	199,148	205,125	5,977	97%
Capital Expenses				129,035	199,148	205,125	5,977	97%

NON-OPERATING EXPENSES

Account		Workorder		Current Month	Year To Date Actuals	Total Year Budget	Budget Remaining	Budget Utilization
59100	Accumulated Operating Surplus			0	0	8,000	8,000	0%
59500	Transfer to Other Service			0	5,598	17,025	11,427	33%
59510	Transfer to Other Service - General Admin. Fee			0	19,864	19,864	0	100%
59520	Transfer to Other Service - IT Fee			0	5,516	5,516	0	100%
59530	Transfer to Other Service - Community Services Fee			0	69,199	69,199	0	100%
Non-Operating Expenses				0	100,177	119,604	19,427	84%

Total Service				(134,137)	11,151	(0)		

From: Youth Coordinator Salmo <youthcoordinator@svycc.ca>
Sent: Monday, November 20, 2023 3:44 PM
To: Mayor Diana Lockwood <mayor.lockwood@salmo.ca>
Subject: 2023-24 youth dotmocracy results

These Results are based on the contribution of 63 Salmo Valley Youth ages 12-18.
Each youth received 5 dots and placed them on their areas of interest
Some put all 5 dots on one priority which shows to us which priorities some individuals are very passionate about!
Next year we will have youth put one dot each on their top 5 priorities so we can gain stats that more accurately reflect individual youth priorities . As well we plan to have either a bit of a presentation regarding each category or a description so they understand which each of the categories stands for.

1. **Fitness and Recreation ~ 93**
2. **Out of town trips~38**
3. **Volunteer opportunities~31**
4. **Arts Programming~ 26 =**
5. **Outdoor Activities~24**
6. **2SLGBTQ+ supports~18**
7. **Gaming~ 17**
8. **Cooking programs ~17**
9. **Job readiness~13**
10. **Environmental leadership and Stewardship ~8**
11. **Mental Health Supports~8**
12. **Stem activities~6**
13. **Life skills development~5**
14. **Multigenerational interaction ~3**
15. **Community Engagement ~ 2**
16. **Mentorship~2**
17. **Connecting with other Networks ~ 1**
18. **Leadership~1**
19. **Strengthening the cultural identity of youth~1**

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Salmo Youth Program Coordinator
Salmo Valley Youth Network
youthcoordinator@svycc.ca
ph~ 250.357.2320
cell ~250.509.1455

SALMO VALLEY SWIMMING POOL ASSESSMENT

REVISED

PREPARED FOR:

Regional District of Central Kootenay

DATE: February 12, 2021

cover Architectural Collaborative Inc

www.coverac.ca
p. 250.354.4445

ROCKY POINT ENGINEERING LTD.

master pools

CONTENTS

BACKGROUND

Project Scope

Cover Architecture was retained to complete a condition assessment of the Salmo Valley Swimming Pool and associated buildings located at 303 7th Street, Salmo, BC. This condition assessment is based on the visual findings of the pool and facilities readily apparent on May 14th, 2020 and the requirements of the following:

- BC Building Code 2018
- Pool Regulation- Public Health Act- BC Reg 296/2010
- BC Guidelines for Pool Design- Version 2 June 2014 by Health Protection Branch, Ministry of Health
- BC Fire Code
- ASHRAE 62.1-2001 Ventilation for Acceptable Indoor Air Quality
- Guideline for Mitigating Suction Hazards in Pools- June 2014- Health Authority Recreational Water Council

The individuals on site were Ryan Ricalton of the RDCK, Graeme Leadbeater and Narelle Sookorukoff of Cover Architectural Collaborative Inc., Scott Lineker of Master Pools, and Mirko Slivar of Rocky Point Engineering Ltd.

This assessment report is intended to assist the Regional District of Central Kootenay (RDCK) and other stakeholders in the property with facility and budget planning information.

This report provides an evaluation of the existing pool basin, circulation system, and buildings sufficient to understand the critical issues for immediate maintenance and repairs, as well as a longer term outlook of the modifications and renovations that would be required to extend the life span, usability, and sustainability of the building.

There are no existing drawings, operating schematics, or specifications for the pool basin, services and accessory buildings and structures. Drawings and other information provided have been from provided measurements and observations.

An intial report was submitted to the RDCK on August 28, 2020. Recently, Cover Architecture was asked to provide this Revised Report is a result of the RDCK's decision to move the project away from a strategy of short-term minor renovations to a more holistic and long-term approach. This Revised Report reflects this decision, and several sections from the previous report have been omitted, with revisions included in **red**.

Note: As per the BC Guidelines for Pool Design, all pool repairs and alterations require a construction permit, unless a health officer waives the requirement for one. The information reported in this assessment does not constitute direction to complete any work on the buildings, pool basin, or circulation system without all required construction permits in place. All requirements for the annual operating permit, along with the corresponding Pool Data Sheet and Pool Safety Plan, are still to be submitted and approved by the Interior Health Authority.

An Electrical Engineer was not a part of the condition assessment team. The BC Electrical Code should be followed for all renovations moving forward.

Existing Use

The Salmo Valley Swimming Pool and associated property is owned by School District 8, and the Regional District of Central Kootenay acts as the operator of the facility as of 2019. In order to ensure the successful long-term operation of the pool facility, all decisions on renovations are to be approved by the School District, the RDCK, as well as the Village of Salmo prior to beginning any work.

The pool and changeroom facilities are located on the property of legal description LOT 8, BLOCK 24, PLAN NEP622A, DISTRICT LOT 206A, KOOTENAY LAND DISTRICT within Electoral Area G of the RDCK.

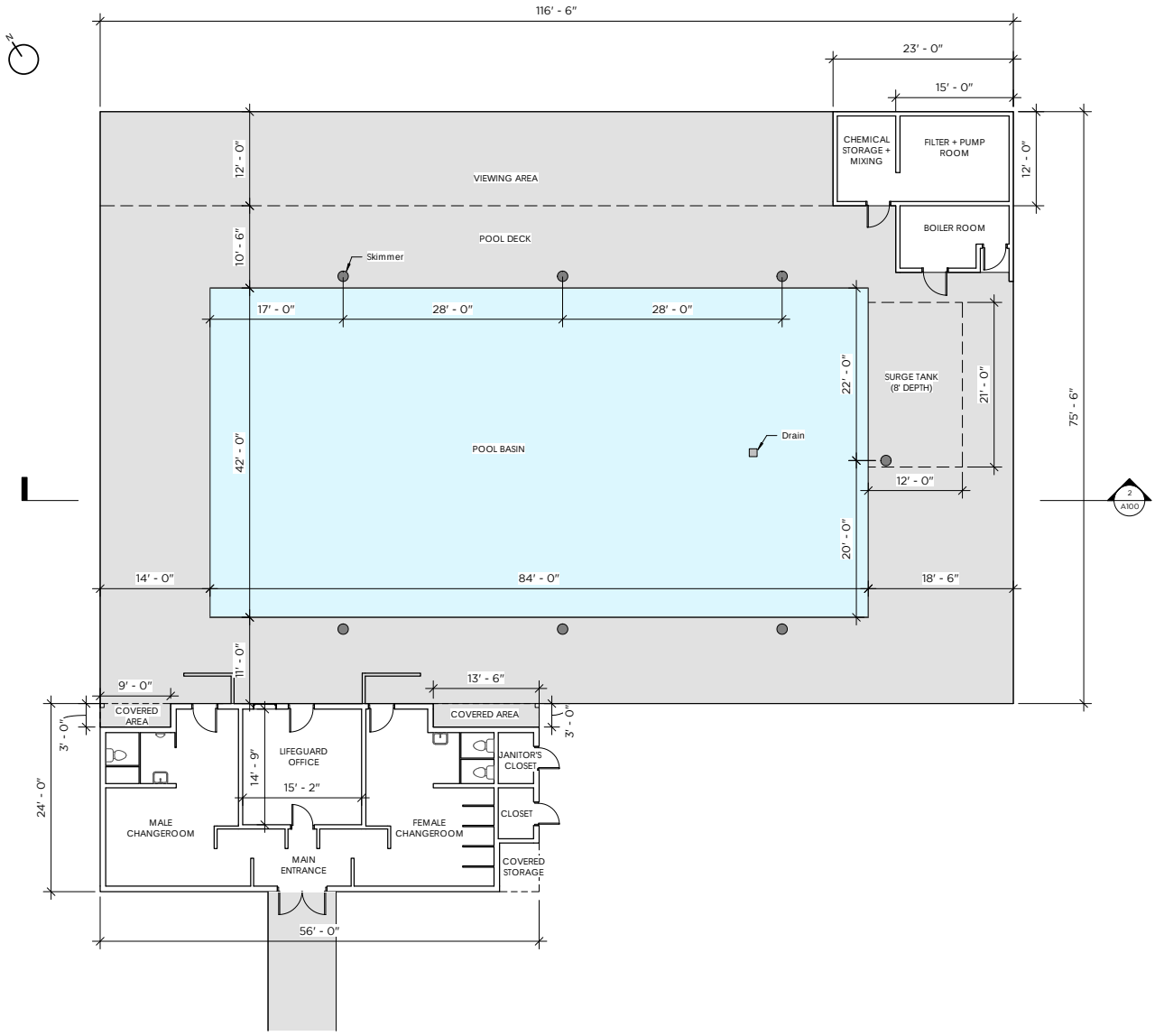
The land is 0.825 acres in size, on a flat site located within approximately 250ft of the Salmo River to the southeast. The pool basin and changerooms were constructed in 1967. The basin is 42' x 84' and changeroom building is approximately 24' x 56', and consists of a male and female change and washroom area, a lifeguard office, and storage areas accessed from the exterior of the building.

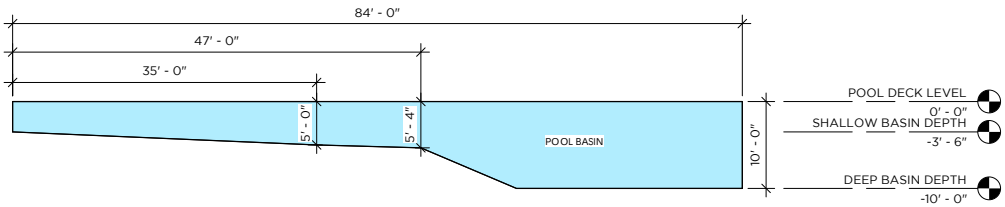
The Salmo Valley Swimming Pool is currently closed to programs, but generally has swimming lessons and public swimming during the summer months.

The pool had been empty for approximately one week at the time of the site visit, according to Ryan Ricalton of the RDCK. There was no evidence of water ingress (apart from some recent rain water pooling of approximately 8" in the deepest portion of the pool). The pool was estimated to be approximately 122,000 gallons in volume.

It is unknown whether perimeter weeping tile is in place around the basin. However, there is no known termination or sump pump for this system, which leads us to believe it does not exist or passively drains to an underground rock pit or drainage field.

CURRENT STATE





Bather Load

The Bather Load Calculation (as per the BC Guidelines for Pool Design)= (D/27)+(S/10)

Where D= area of pool in sq ft where water depth is greater than 5ft
Where S= area of pool in sq ft where water depth is less than 5ft

The Salmo Valley Swimming Pool = 42' x 84' (approx. 35' less than 5', and 49' greater than 5')

(2,058sq ft/27)+(1470 sq ft/10)= 77+147= **224 people**

However, in conversation with Interior Health, the Authority Having Jurisdiction ("AHJ"), it was discussed that the bather load identified by the BC Guidelines for Pool Design far exceeds the actual usage of the pool. It was suggested that an actual bather load of **100 persons**, as identified as the maximum usage by the RDCK Representative, may be appropriate in this case.

This is a preliminary discussion of leniency from the requirements within the Pool Regulation and this assumption would need confirmation by the AHJ.

Pool Circulation

The existing pool appears to operate via gravity flow from the skimmers and main drain through equalization to a large surge tank. The circulation pump draws water out of the surge tank and water equalizes through gravity back to this tank. The surge tank itself is considered a confined space and Worksafe BC protocols must be followed when entering this space. As such, the tank was observed from the openings at pool deck level.

This system appears to be a very safe system, from the standpoint of entrapment due to suction outlets, as there does not seem to be a direct suction connection to a pump within the pool basin. It does have some operating complications without an easy method of controlling where the flow comes from into the surge tank; skimmers versus main drain.

Buildings

Municipal water services the property with a 2 inch line to the equipment room's southeast wall, which is then piped to the changeroom building. RDCK representative indicated that this 2" pipe from the Equipment Room to the property line is galvanized piping. The changeroom building is connected to the municipal sewer system, but the pool itself is not. Pool drainage is pumped to grade.

There is natural light into the changeroom areas through four high windows in each of the rooms. There are electric radiant heaters on the ceilings (one per changeroom and one in the office) to provide a heat source.

There are a substantial number of concrete curbs built-up around the changing areas to direct water to floor drains.

KEY FINDINGS

POOL DESIGN

PRIORITY LEVEL

- **HIGH**
- **MEDIUM**
- **LOW**

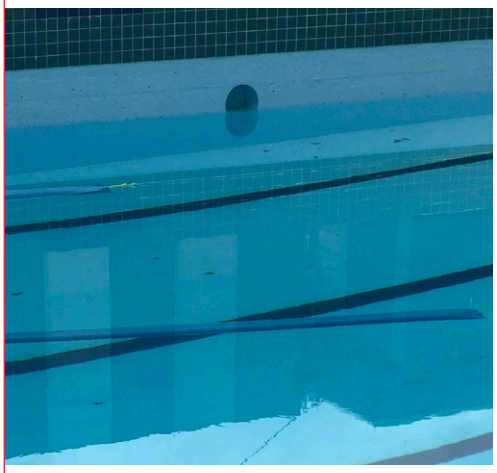
Throughout the Key Findings portion of the assessment, there will be a red, yellow, or green indicator next to the section title. High/medium/low priority levels represents the consultant team's recommended urgency for improving the current conditions. High priority items should be addressed in the short term, within 1-2 years. Medium priority, while important, should be addressed following high priority items. Low priority are those that are pending either maintenance or not considered detrimental to the function or safety of the pool at this time.

LIFE SAFETY

Abandoned Light Fixture Recesses

There are existing recessed cylindrical openings in the basin sides where previous underwater light fixtures once were located. The fixtures have since been removed, leaving recesses that are classified as entrapment hazards. These openings should be filled in with concrete to prevent any objects or persons from becoming entangled or entrapped under the water level.

However, if it is desired to have more night swimming opportunities this may be a reason to have underwater lighting once again. The openings could be retrofitted and have new lights installed. In lieu of the underwater lights, overhead lighting is an alternative option to sufficiently light the pool at night. Whether the choice is to fill in the openings or add back light fixtures, the openings should not remain as they are currently.



Pool Enclosure/Gates

As per the BC Guidelines for Pool Design, the purpose of the controlled-access barriers surrounding the pool is primarily to reduce the risk of drowning, especially for young children, as well as to restrict access and help to mitigate the contamination of water from foreign materials.

The current enclosure surrounding the pool is chain link fencing of between 7'7" and 8'3" in height. This exceeds the 5 foot height requirement, but fence repair is required in other design areas.

There are significant gaps at the bottom of the fencing in several locations. The gap needs to be reduced to less than 4 inches above the ground all around the perimeter so a small child is not able to get underneath.

The top of the fence needs to be at least 5 feet away from any objects that can facilitate climbing. Any stacked lumber or other materials should be moved away from the fence.

There are currently two gates exiting the pool deck, one near the Equipment Room, and one near the Viewing Area. Pool fence gates should be self-closing, self-latching, and lockable. The latch should also be at a height of at least 4.5 feet above the ground, and on the inside of the pool enclosure. If the height is less than 4.5 feet, the latch should be protected by a solid material with a radius of at least 18 inches, to prevent a child being able to reach through the fence. The gates should swing outwards from the pool area, and the current gates do swing in this direction. These requirements are currently not met by the existing gates.

Pool Lighting

Light levels must be sufficient to illuminate all portions of the pool. It was noted that there have been occasional night swimming events held at the Salmo Valley Swimming Pool. Additional safety measures should be implemented if further night swimming will take place. The requirments set out in the Occupational Health and Safety Regulation (4.64-4.69) as well as the ***Engineering Society Standard IESNA RP-6-01, Sports and Recreational Area Lighting*** should be followed for all areas.

Underwater lights should be installed if sufficient illumination levels are not possible to provide even light distribution across the pool area and minimize glare. The BC Guidelines for Pool Design indicate a maintenance of at least 15 ft candles at all points 30" above the water surface and 10 ft candles of illumination on the deck and changroom areas. Emergency lighting should also be required for outdoor pools used at night.

CODE/HEALTH

Hose Bibs

There is a requirement for hose bibs to be provided in sufficient numbers to allow for cleaning throughout the pool area. All hose bibs are also required to be complete with a vacuum breaker to prevent backflow.

Currently there is only 1 hose bib, located adjacent to the changing rooms, and it is without any backflow protection. Depending on the hoses available onsite, it would be recommended to provide another hose bib adjacent to the mechanical equipment building. This new hose bib, as well as the existing one should be provided with proper vacuum breakers.

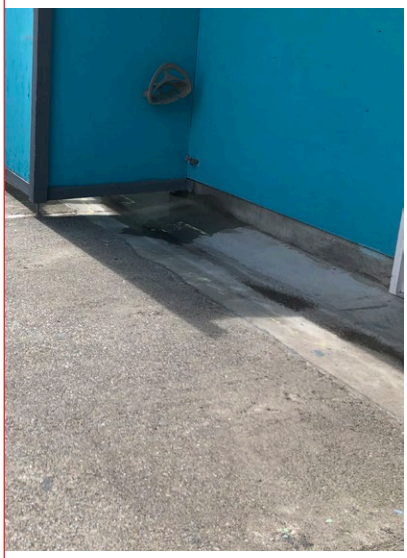
Pool Deck and Deck Drains

There is sufficient clearance for a minimum continuous walkway around the pool on the pool deck. A four foot minimum should be maintained when the pool is in use, keeping any play features or other obstructions from encroaching on this space.

It appears that there is adequate slope of the pool deck to prevent water from draining back into the pool from splashing, rain runoff, or deck cleaning. This was confirmed by

RDCK representative on site from his experience at the pool while in use. The majority of the pool deck slopes to drain on adjacent landscaping. The deck in front of the change room building slopes to a long concrete trough leading to two drains. It was confirmed by the RDCK that these drains flow to a rock pit that is currently clogged. As a result, these drains frequently become blocked and cause pooling of water in front of the building. This same blocked drain is connected to the floor drain inside the lifeguard office in the building.

The current design guidelines require deck drains to be not more than 25 ft apart and also to not handle a deck area greater than 400 sq. ft. Based on a calculated deck area of approximately 4,864 sq. ft., there is a requirement for at least 12 deck drains. Currently there are only 3 deck drains provided and they are all located adjacent to the changing rooms. Additional deck drains shall be provided and they shall be located around the entire pool deck area.



Pool Basin and Depth Markings

As per the BC Guidelines for Pool Design, the pool basin surfacing should be slip-resistant where the water depth is less than 5 feet, including lane markers. There should be a smooth bottom surface where the depth is greater than 5 feet. The slope of the basin floor should not exceed 1 in 12 for water depth less than 5 feet, and 1 in 2 when greater than 5 ft.

Pool depth needs to be greater than 6.5 feet for safe deck-level diving. It appears that the NO DIVING marker on the pool deck is at 5 feet. There should be either a lifeline placed at the 6.5 foot depth to designate this boundary, or a 4 inch wide marking strip of contrasting colour placed down the sides and across the floor of the pool at 6.5 feet deep.

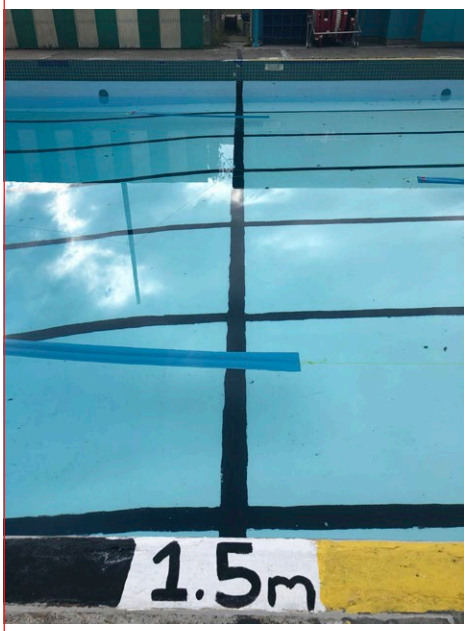
There is a portable springboard diving board at the east end of the basin. There is signage indicating that there is no diving allowed and only feet first off the board, as the pool depth is only 10 feet in this location.

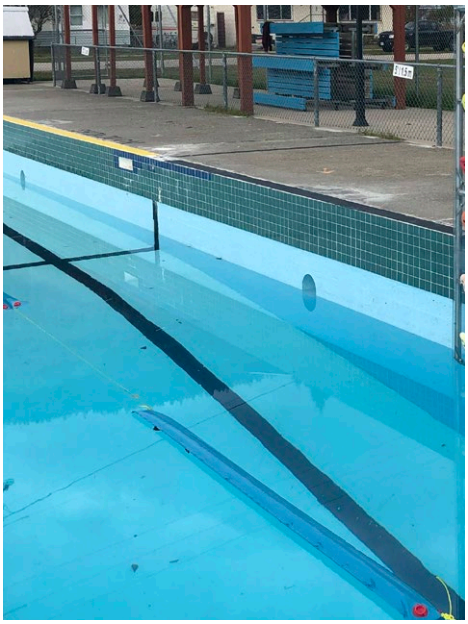
The BC Guidelines for Pool Design refer to the Federation Internationale de Natation Amateur (FINA)'s Facility Rules for allowable depths of diving, which indicate a required depth of 3.4m (11 feet) for 1m springboards.

POOL DESIGN

BC Guidelines for Pool Operation includes details on portable diving stands, as does CSA Standard CSA-Z614 Children's Playspaces and Equipment.

Depth markings are required at maximum and minimum depths and in 1 foot increments between the shallow depth and the point of break inclusive, and at intervals of no more than 25 feet on the periphery of the pool's edge.





Accessibility

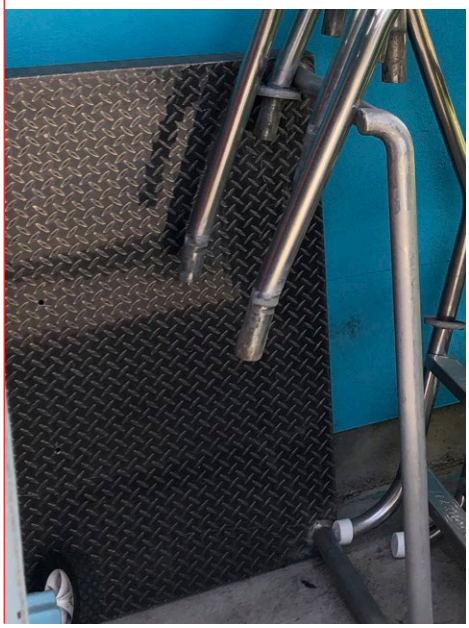
Access for those with disabilities is a requirement of the BC Building Code for all public facilities rated as Group A, Division 3, which includes pools. This access should include external access, changing and toilet facilities, and a way to enter and exit the pool safely. The BC Guidelines for Pool Design indicate wheelchair access around the deck, and also storage space for mobility aids such as walkers, canes and wheelchairs near the pool entrance. Seating areas along the pool deck are helpful for those that may tire from walking long distances.

The RDCK representative indicated that the RDCK had purchased a lift to provide pool access to those with disabilities. The lift is yet to be installed but is a substantial investment for the Salmo Valley Swimming Pool. As a guideline, the lift should be removed when not in use, so as not to present a hazard to swimmers in the pool.

The current access to the pool is primarily by ladders (one at each of the four corners of the pool). Where pools are to be used by the elderly, young children, or those with mobility issues, stair access should be provided, and meet the BC Guidelines for Pool Design, Section 4.6. There is currently a portable stair attachment to provide this access; however, the railings are quite loose and require repair or replacement.

Entrapment Hazards: Tot Dock

The Salmo Valley Swimming Pool brings out a tot dock at certain times to provide shallower water for toddlers in the pool. It is important to provide access for small children at the pool, and with the low end at a depth of 3'6" the tot dock provides this raised platform. These types of features can contribute to entrapment issues if it is possible to get underneath them.



MECHANICAL/ CIRCULATION SYSTEM

The pool mechanical system has been updated since the original installation, however is a concern for whether it will meet BC standards for adequate turnover time. The pool was not operational during our visit so the actual flow rate the system is operating at is not available. Based on the recorded volume of the pool, to achieve a 4 hour turnover it will require a flow rate of 506 gpm or a 6 hour turnover would require 338 gpm. The BC standard requires a 6 hour turn minimum and the industry goal is for a 4 hour turnover.

Existing filter capacity is 424 gpm and the pump curve for this model shows it should operate in the range of 400 - 440 gpm based on 50 - 60 ft of head. Based on the observations and pool capacity, it appears the system will meet the circulation requirements, but not the 4 hour turnover target.

LIFE SAFETY

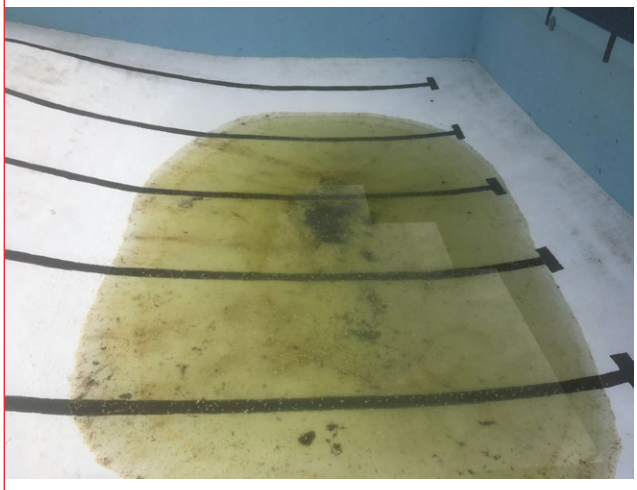
Water Velocity/ Main Drain

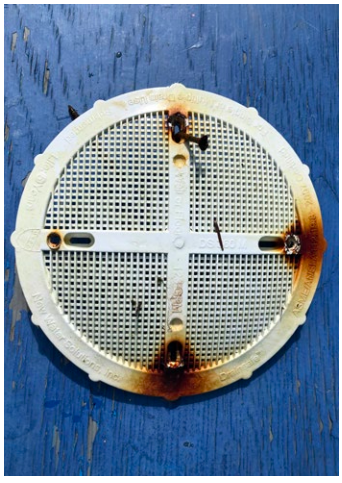
The maximum permitted water velocity through any drain is 1.5 ft/sec at the design flow rate. Based on a design flow rate of 338 US gpm, this requires a minimum 10" diameter drain (for a single drain). The current main drain (New Water Solutions model DS 360) is only sized for a flow rate 123 gpm. The main drain shall either be increased in size or be configured for 2 main drains to meet the water velocity requirement.

It is engineering best practice to have a minimum of two drains installed in a pool, spaced at least 36 inches apart. This prevents a body from being able to completely cover both drains at the same time, and create a vacuum effect.

The BC Guidelines for Pool Design indicate that any open drain or flat grating that the body can cover completely, combined with a plumbing layout that allows for a build-up of suction if the drain is blocked, can result in a hazard.

From the design team's on site investigations, it appears that the main drain is not connected to a pump, but is rather passively draining into the surge tank. This arrangement would not lend itself to producing a significant build up of suction, but this assumption needs to be tested in order to ascertain how the system will behave in this scenario.





The BC Guidelines for Pool Design make concessions for pool retrofits, understanding the difficulty in installing additional main drains after the original construction. The suggestions are:

1) Installing a side/vertical mounted suction fitting, as long as the main drain line and suction fitting are interconnected and the velocity through the suction fitting is less than 46 cm/sec (1.5 ft/sec) at the design flow rate.

2) Installing onto the main drain line an air line (anti-suction system), supplemental vacuum relief system, or automatic pump shutoff that will relieve the suction if the intake gets blocked.

3) Converting the drain plumbing into a gravity drainage system.

If the main drain were to remain as is, the assumption that it is not connected to a pump and only passively draining to the surge tank must be confirmed. The water velocity through the drain while the pool is operating must also be confirmed to not exceed the maximum permitted for the design flow rate. These numbers can not be confirmed without the pool being operational and actual flow rates measured.

The Health Authority Recreational Water Council's ***'Guideline for Mitigating Suction Hazards in Pools'*** also indicates options for dealing with common suction entrapment issues in existing swimming pools. In all cases, velocity through the drain covers must be less than 1.5 ft/s.

The short term recommendations for a single main drain and multiple skimmers is 1) to install VGB compliant drain cover or enlarge the main drain or 2) to block the main drain; ensure the skimmer covers are vented and the velocity over the skimmer weirs are no more than 5 USgpm/inch (7.5L/min/cm). The Salmo Pool cover appears to have the VGB label and certification, but has a life of 5 years from installation and is appearing worn and in need of replacement.

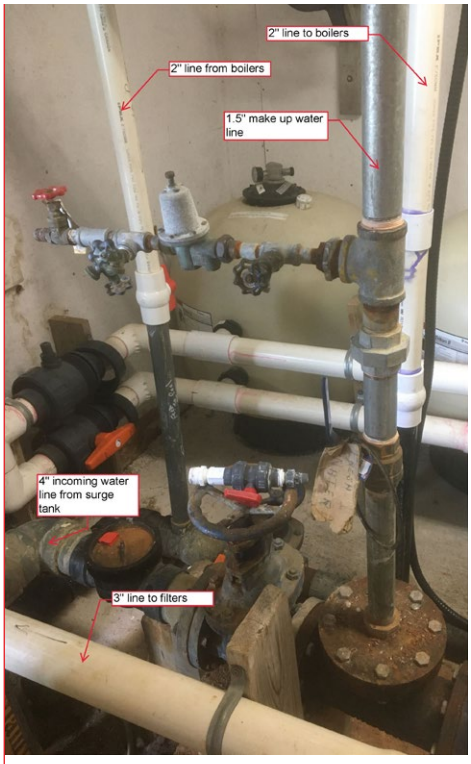
The *Guideline for Mitigating Suction Hazards in Pools*' recommended long-term options are to 1) install proper multiple main drains, or 2) install a VGB compliant drain cover and sump together with a Safety Vacuum Release System. The multiple drain solution is inherent in the larger pool renovation option proposed by the design team.

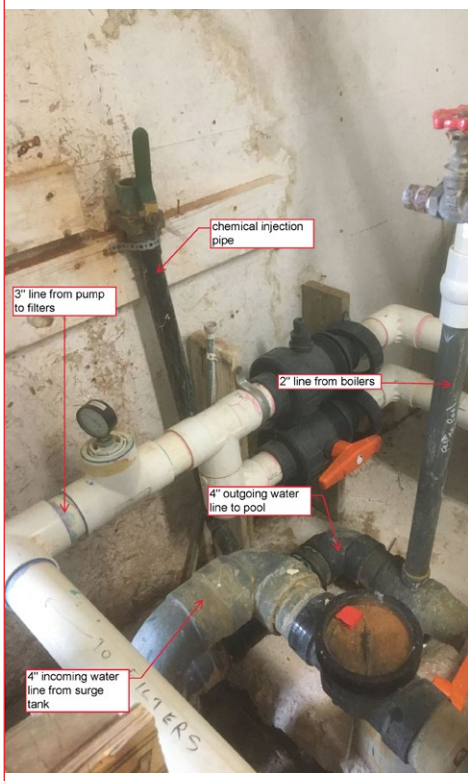
Pipe Velocity/ Sizing

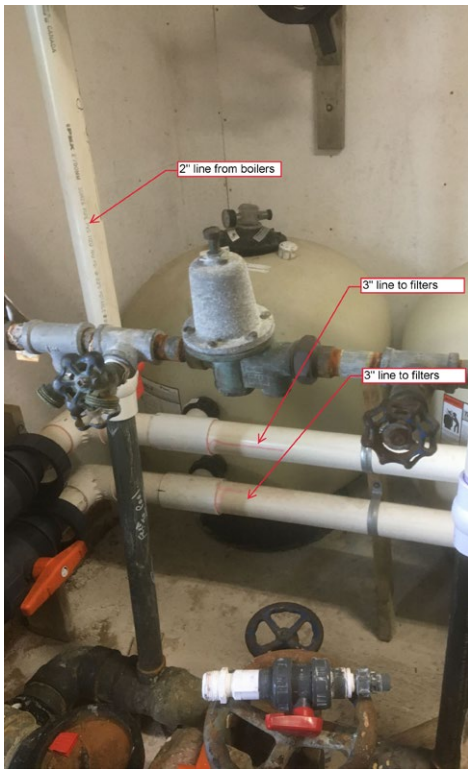
The piping systems are undersized, primarily on the suction piping side. The maximum permitted water velocity in supply pipes is 10 ft/sec and in suction pipes it is 6 ft/sec. Based on a design flow rate of 338 US gpm, this requires a minimum supply pipe of 4" diameter and a minimum suction pipe of 6" diameter.

It is our understanding that existing pipes are both 4" diameter. The existing supply pipe is adequately sized (strictly based on code requirements) but the suction line should be increased to a minimum of 6" diameter. Ideally, if piping were to be upgraded our recommendation is that the suction piping should be increased to 8" piping and the supply piping to 6" piping. These pipe sizes would allow the system to operate at either a 4 or 6 hour turnover without exceeding velocity standards.

MECHANICAL/ CIRCULATION SYSTEM







cover

CODE/HEALTH

Design Flow Rate

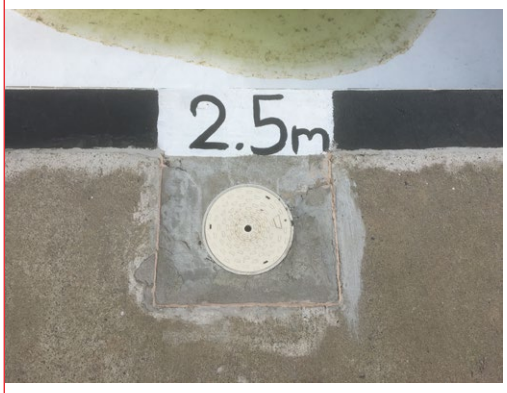
The design flow rate for a public pool is based on a maximum turnover period of 6 hours (rate of 4 or more turnovers per 24 hour period). This pool has a reported volume of approximately 122,000 US gal. Based on this volume, a maximum turnover of 6 hours works out to a minimum design flow rate of 338 gpm. The pump curve for the existing pump indicates that it should operate in the range of 400 - 440 gpm based on 50 - 60 ft of head. This would indicate that the existing pump is adequate for code compliance. The current industry standard though, is for a turnover period of 4 hours and this works out to a design flow rate of 506 gpm, for which the existing pump is undersized.

Gutters and Skimmers

Pool gutters and skimmers shall be designed to collect 100% of the pool design flow rate. A skimmer system is permitted to be used provided the pool area is less than or equal to 1,830 sq. ft. The existing pool has a surface area of approximately 3,528 sq. ft. and therefore it requires a perimeter overflow gutter system to be compliant. This pool with the existing skimmer system connected to the surge tank will not adequately skim the pool to meet the standard.

RDCK confirmed that the two skimmers furthest from the surge tank have limited flow, but are not clogged. This finding is consistent with the assumption that they are gravity fed to the surge tank.

Conversion to a full overflow gutter system should be planned as part of an overall pool refurbishing project.



Pool Inlets

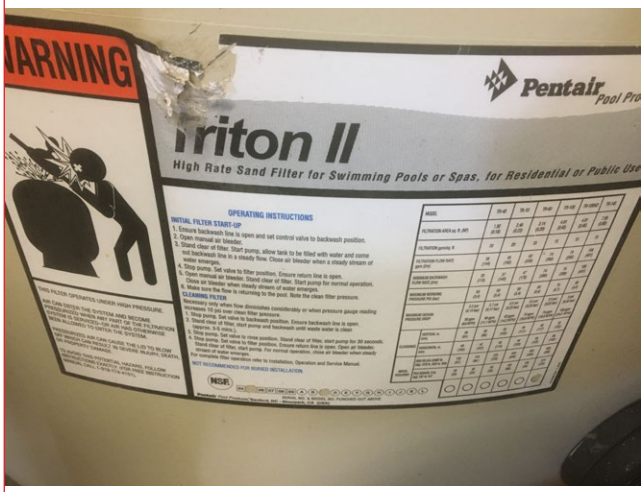
Under the current design guidelines, a pool shall be complete with one inlet fitting for each 12,000 US gal of pool volume. Based on a pool volume of 122,000 US gal, this works out to a requirement of 11 inlet fittings. Currently the pool only has 8 inlets and therefore, 3 additional fittings shall be provided.

Hydrostatic Relief Valve

All pools that are not designed to resist hydraulic uplift should be provided with a hydrostatic relief valve. We currently have no design information to confirm what criteria the pool was designed to but it has been confirmed that there is no hydraulic relief valve currently installed. Even though there has been no reported problem associated with uplift, it would be prudent to install a relief valve during any major upgrade.

Filtration

Currently there are 4 filters installed. They are Triton II sand filters, model TR-140 with a design filtration rate of 106 US gpm each (x 4 = 424 gpm). Based on a design flow rate of 338 gpm, the 4 filters are adequate but based on the industry standard flow rate of 506 gpm, then 1 additional filter should be provided.



The Equipment Room does not have sufficient space to place this additional filter in line with the existing four, as they go wall to wall with only a couple of inches between. However, along the east wall there is an abandoned pump that could be removed and the fifth filter could potentially fit there. Confirmation of measurements, placement, and measurements should be confirmed prior to undergoing this work.

Equalization Fittings

As indicated in the BC Guidelines for Pool Design, skimmer equalization fittings can pose a suction hazard. Any equalizer lines that end below the water line should be rendered inoperable (the Salmo Valley Swimming Pool's end approximately 1 foot below water level).

Due to the gravity flow to the surge tank from the skimmers, there doesn't appear to be sufficient suction to constitute an entrapment issue here, but these fittings should still be removed. One suggestion for this from Master Pools is to install concrete flush on the pool side, and fit a threaded plug on the top.

The BC Building Code classification of the building is considered an Assembly occupancy. It will be designated as Group A, Division 3 for the purposes of this assessment. The building is permitted to be of combustible construction as it is not more than one storey, and is under 1,250m² and facing two streets.

The bather load of 224 persons will be used as the Occupancy Load for considerations pertaining to the BC Building Code.

LIFE SAFETY

Emergency Lighting

The BC Guidelines for Pool Design require a minimum of 10 ft candles of illumination in areas of the change rooms.

All electrical devices must be installed in accordance with the BC Electrical Code, including ground fault circuit interrupters (GFCIs) wherever near water.

As a minimum lighting requirement, the BC Building Code 2018 states that for an exit, a public corridor, or a corridor providing access to exit for the public, shall provide illumination to an average level not less than 50 lx at floor level, with the minimum value not to be less than 10 lx.

There did not appear to be any emergency lighting in or around the buildings. It is our recommendation that lighting be brought up to code standards.

Emergency Lighting should be provided to an average level of illumination not less than 10 lx at floor in a Group A, Division 3 occupancy, and never less than 1 lx. An emergency power supply shall be provided to maintain the emergency lighting required from a power source such as batteries or generators that will continue to supply power in the event that the regular power supply to the building is interrupted. This should be maintained for at least 30 min. If self-contained emergency lighting units are used, they shall conform to CSA C22.2 No. 141, “Emergency Lighting Equipment.”

Exiting and Signage

The BC Building Code 2018 must be followed for all exit requirements. A minimum of two exits and egress doorways located so that one doorway could provide egress from the room if the other door becomes inaccessible due to a fire, shall be provided for every room intended for an occupant load more than 60. As each room in the changeroom building has two independent exits, this has been met.

A minimum clear width of an exit corridor shall be 1.1m and a doorway must maintain 800mm. Doors must open in the direction of exit travel and meet door hardware requirements noted in BCBC 2018. Locking, latching and other fastening devices on a principal entrance door to a building as well as those on every exit door shall include release hardware complying with Clause 3.8.3.8.(1)(c) to permit the door to be readily

opened from the inside with not more than one releasing operation and without requiring keys, special devices or specialized knowledge of the door-opening mechanism. If a door is equipped with a latching mechanism, a device that will release the latch and allow the door to swing wide open when a force of not more than 90 N is applied to the device in the direction of travel to the exit shall be installed on every exit door from a floor area containing an assembly occupancy having an occupant load more than 100.

For a building having an occupant load more than 150, every exit door shall have an exit sign. The exit sign must be visible on approach and meet all requirements of 3.4.5.1 in BCBC 2018.

The exits in the buildings require upgrading to meet code requirements. Doors should swing in the direction of exiting, have proper signage installed for the changeroom building, and have hardware that is more easily opened in case of emergency.

Chemical Storage Room

The Equipment Room houses the pool disinfection equipment and chemicals. The RDCK representative indicated that they are in the process of removing and disposing of aged and unused chemicals in this area. The storage, handling and use of hazardous substances shall be in conformance with provincial regulations, municipal bylaws and the BC Fire Code 2018. An inventory of all dangerous goods and their classifications should be done to ensure safe storage practices.

It is our recommendation that this area, as well as the Janitor's closet, be ensured to meet all BC Fire Code 2018 requirements for chemical storage rooms. This includes, but is not limited to the following:

Clearances (3.2.2.3)- maintain not less than 1m between the top of storage and the underside of the roof deck

Storage limits (3.2.7.1)- inventory the amount of dangerous goods and ensure they are under the maximum allowable for small quantity exemption

Prohibition of open flames or spark producing devices (3.2.7.2)- ensure 'No Smoking' signs are located near both the chemical storage room and janitor's closet.

Ventilation to prevent build up of gases or chemical fumes (3.2.7.3)- if any of the products being stored in either area are capable of releasing flammable or toxic gases or vapours under normal ambient conditions, a ventilation system to exhaust such gases outdoors is required.

Separation distances from other chemicals (3.2.7.6)- following an inventory of chemicals in each room, ensure there is no storage of dangerous goods that will react with other dangerous goods housed in the same area

Fire protection and suppression systems (3.2.7.9) - sprinklering of these areas is not required due to the small areas of the spaces, as long as dangerous goods are properly stored and separated from other occupied areas.

Spill containment (3.2.7.11 and 3.2.7.17)- spill control protocols should be followed. There should be a curb added to the chemical mixing area to prevent any spillage from entering the adjacent room.

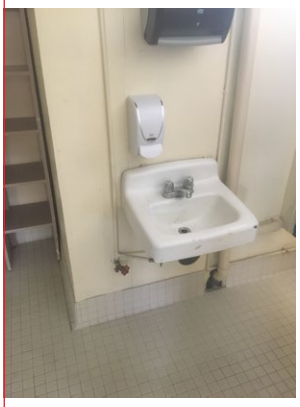
Beyond the minor improvements noted above to increase the level of safety in the chemical storage areas, the remaining deficiencies would be best addressed with a building renovation and/or addition at the time of the more comprehensive pool revitalization renovation. This renovation could be informed by the space requirements of the new pool disinfection equipment and circulation system.

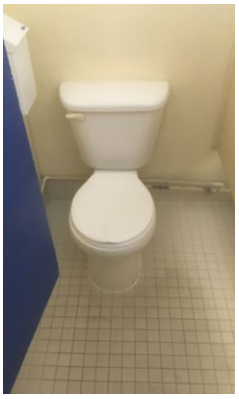
CODE/HEALTH

Plumbing Fixtures/ Accessibility

For the occupant load of 100 persons (per tentative leniency discussed previously), the BC Building Code 2018 requires 1 male water closets and 2 female. Sink requirements are for at least 1 lavatory in a room with 2 water closets or urinals, and at least one additional lavatory for each additional 2 water closets or urinals. Both the male changeroom and the female changeroom would require one sink each.

Currently there are two toilets and one sink in each of the washrooms, with one urinal in the male washroom. None of the stalls meet BCBC 2018 requirements for accessible toilet facilities. The sinks also do not meet code requirements for type of fixture, no protection on the piping below the sink, heights of soap and paper towel dispensers, etc.

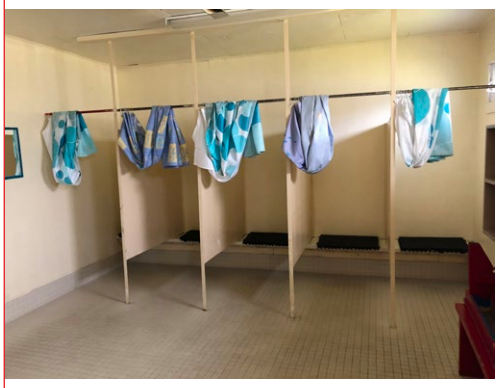


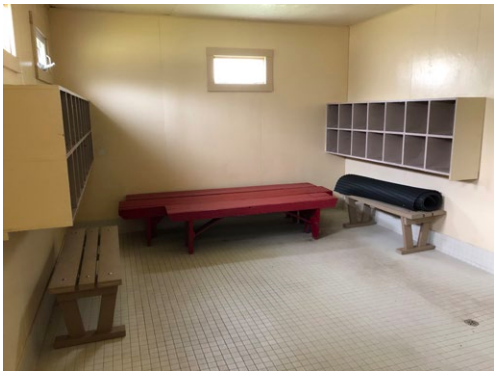


The BC Public Health Act- Pool Regulation requires a minimum of 2 male showers and 2 female showers, based on this occupant load, which is met by the existing facility.

The BC Building Code 2018 requires that a minimum of 1 accessible water closet, 1 accessible lavatory, and 1 accessible shower is provided for each gender, or shared within a universal facility. Currently, none of these accessibility requirements are met.

There should also be an accessible changing stall included in the change areas. There are five existing private change stalls in the Women's changeroom and a group changing area in the Male changeroom.

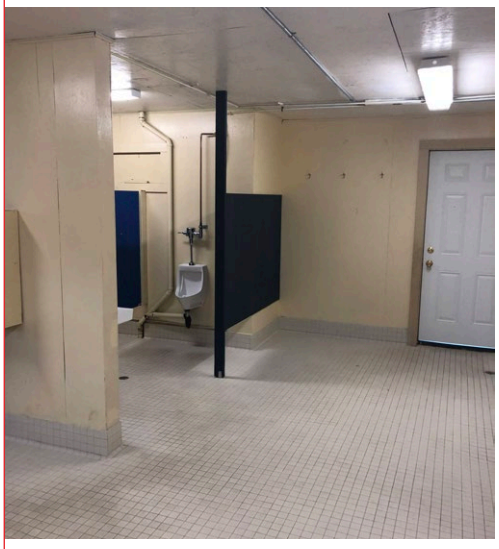




Change Room Floor Space

The minimum change room area required for each bather is 3.44 sq ft. With a bather load of 224 persons, this area would be 771 sq ft. This area does not include gang showers, washrooms, halls, exits and entrances. The available amount at the Salmo facility is approximately less than half of this minimum floor area.

Due to the lack of available space within the existing changeroom building, Cover proposes an addition to the existing building as a strategy to deal with the inadequate washroom and change area space. One option would be to convert the current building into one change area and office space, with the addition housing the other change area.



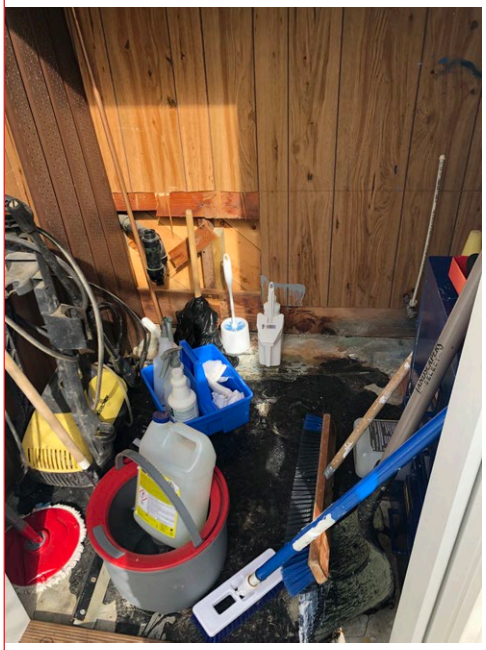
Change Room Ventilation

The current design guidelines require that changerooms be ventilated to minimize condensation. The existing changerooms currently have no mechanical ventilation (no exhaust and no ventilation supply). Based on a seasonal use building that is not intended to be occupied during the winter, natural ventilation is permitted under the BC Building Code. Nonetheless, exhaust fans should be provided for the toilet areas as good industry practice. The make up air for these fans can be passive through open windows or louvers but mechanical exhaust should be provided as a minimum.

Janitor's Closet Fire Rating

A room or space within a floor area for the storage of janitorial supplies shall be separated from the remainder of the building by a fire separation having a fire-resistance rating not less than 45 min.

Smoke detectors should be installed throughout the building, as well as within the Janitor's Closet and Equipment Room. BC Fire Code 2018 requirements for smoke detectors as well as portable extinguishers are to be met for all areas of the pool and supporting buildings.



Flooring

Flooring within the pool area, including changerooms, washroom areas, and the pool deck are required to have durable, impervious, non-slip flooring. The concrete pool deck, and 2x2 tile surfaces in the change room generally meet these requirements. The coefficient of friction of the tiles is unknown. Pool staff should be consulted on whether there are a high number of slips in the change rooms, and a tile slip resistance treatment can be added to the existing tiles if deemed necessary.

The flooring should also be free of tripping hazards and uneven surfaces. There should be a minimum uniform slope to drain of 1 in 50. The existing change rooms have numerous curbs applied to help direct water to drains from shower areas, however, this has created a very uneven walking surface throughout the change room facility. The flooring should also be coved at the walls for ease of cleaning. Adjusting this floor would require significant work to build-up certain areas to better direct water to existing drains.

It was confirmed by the RDCK representative that the floor drains in the changerooms all drain well and are connected to the municipal sewage system.

Pool Disinfection Equipment

Under the current design guidelines, pool disinfection equipment shall be automatic. Acceptable forms of automatic disinfection include chlorine gas injection, sodium hypochlorite injection or adjustable erosion feeders. Currently, this pool uses a pumped calcium hypochlorite disinfection method with no indication of any automatic feed system in place. Current industry standard would include an upgrade to a fully automatic liquid chlorine with pH controller system. This upgrade could be completed as a separate phased piece of work, or as a part of the overall pool revitalization.

Equipment Room Housekeeping Pads

The existing pumps and boilers are mounted directly on the floor slab. Per design guidelines, pumps and/or other electrical equipment should be installed on a minimum 3" housekeeping pad

Pool Boilers

Currently there are 2 LAARS Lite 2 boilers (399,000 btuh input each) serving this pool. Based on their serial numbers, they were built in 2001 and are therefore approximately 19 years old. This is well beyond the typical life of a commercial pool boiler (approximately 10 - 15 years) and both boilers should be considered for replacement.

Equipment Room Building Envelope

The structure of the Equipment Room is showing signs of deterioration and disrepair, with some visible holes in the siding and signs of rot. Security to the building should be improved to better block openings and windows.

Budgeting for some significant repairs or replacement of this building should be included once investment in upgrading the mechanical equipment housed within the building occurs. The size of this building would be most efficiently designed once the new pool disinfection and circulation equipment have been chosen.

PROPOSED PROJECT

INTRODUCTION

To prioritize the necessary renovations, the most important are life safety concerns. The safety of the public is paramount, and subsequent to that is focusing on the longevity and sustainability of the building and pool.

Although it is ideal to bring the building in line with the safety requirements of the BC Building Code, BC Guidelines for Pool Design, and other standards referenced in this report, this can be nearly impossible in a construction of this age. The BCBC allows for some leniency with regards to renovating existing buildings, as long as the end result is a safer building than was there previously.

As mentioned in the Current State section of this report, the bather load identified in the BC Guidelines for Pool Design far exceeds the actual usage of the pool. Based on discussion with Interior Health and usage numbers provided by the RDCK Representative, the Proposed Project presented here has been designed based on a bather load of **100 persons**.

The design team has suggested repairs and improvements that can be implemented at the Salmo Valley Swimming Pool to address both life safety and code requirements, as well as user experience and accessibility. A summary of the key findings can be found on the following page, with a Proposed Project option, cost estimation, and schedule phasing following.

PRIORITY LEVEL

- HIGH
- MEDIUM
- LOW

POOL DESIGN

- Light Fixture Recesses
- Pool Enclosure/ Gates
- Pool Lighting
- Hose Bibs
- Pool Deck and Deck Drains
- Pool Basin/ Depth Markings
- Accessibility
- Entrapment Hazards: Toys

CIRCULATION SYSTEM

- Water Velocity/Main Drain
- Pipe Velocity/ Sizing
- Design Flow Rate
- Gutters and Skimmers
- Pool Inlets
- Hydrostatic Relief Valve
- Filtration
- Equalization Fittings

BUILDINGS

- Emergency Lighting
- Exiting and Signage
- Chemical Storage Room
- Plumbing Fixtures/ Accessibility
- Changeroom Floor Space
- Changeroom Ventilation
- Fire Separations (Janitor's Room)
- Flooring
- Pool Disinfection Equipment
- Equipment Room Housekeeping Pads
- Pool Boilers
- Equipment Room Building Envelope

Design & Phasing

To ensure uninterrupted operations of the pool, there needs to be careful consideration for project phasing. The Proposed Project outlined below includes two phases with upgrades to the existing pool basin and mechanical systems, and renovation of the existing Changeroom Building. The proposed work for the Phase 1 - Pool will be completed outside of the Pool Operating months in the Fall and Spring, while the work for Phase 2 - Changeroom Building can continue through the Winter as well, with the foundations for the addition poured in the Fall. A detailed schedule, as well as cost estimation, can be found in the following sections. This description of the work identifies key aspects of the Proposed Project within these respective phases, and aims to provide a safer environment, compliant mechanical circulation system, an accessible facility, and to be able to serve the commununity well into the future.

Within Phase 1 - Pool it is proposed that the existing pool basin and mechanical system be upgraded. The majority of the pool circulation system does not meet code or design guideline requirements for water velocity, pipe velocity and sizing, inlet numbers, design flow rate, etc. Renovations within this phase would include:

- cutting the top 12" (approximately) off the pool to replace with a stainless steel perimeter gutter system
- new main drain outlets (to meet ANSI requirements)
- new return inlet system

In addition to the circulation system upgrade, the full interior would be lined with a PVC membrane system c/w lane markings, end targets, etc. The pool would be refreshed and revitalized for a minimum 25 year life cycle.

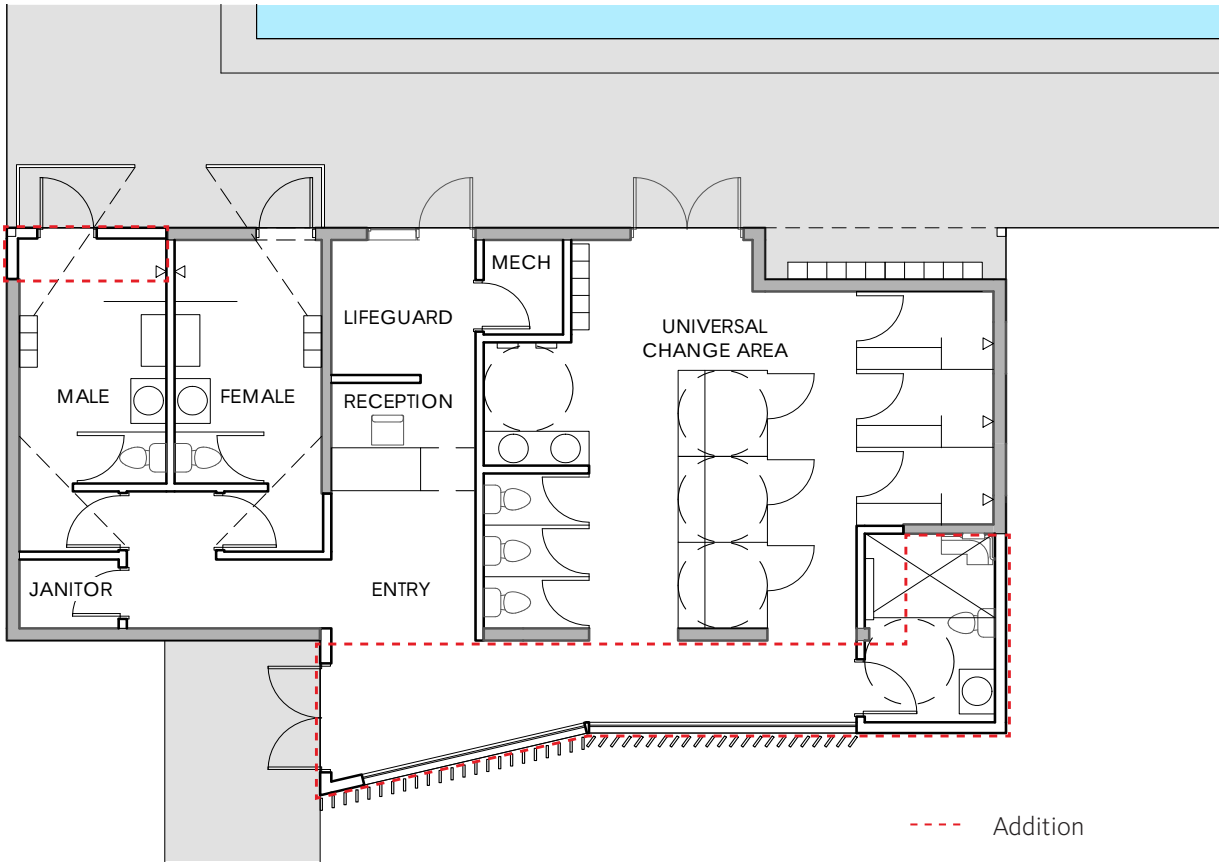
The pictures below illustrate the before, during, and after of a renovation by Master Pools to a similar pool in size and style.

Improvements to the equipment room and chemical storage area would be to purge all unnecessary hazardous materials and chemicals, ensure safe chemical storage clearances and amounts, create a proper curb for the chemical mixing area, and increase security of the building itself. The pool disinfection equipment should also be upgraded to a fully automatic liquid chlorine with pH controller system. The exterior shell of the building would be renovated/upgraded to ensure the new circulation equipment is protected.

Phase 2 - Changeroom Building is a proposed renovation and addition to the existing Changeroom Building. The Changeroom Building requires substantial renovation to meet BC Building Code requirements. The major changes that would need to occur are to make the building accessible to those with disabilities. The number of washroom fixtures is already below code requirements; however, neither changeroom offers an accessible washroom. To renovate the existing changerooms and have them meet any accessibility standards will be difficult due to the lack of available space. Each washroom would need to be renovated to provide an accessible washroom stall, or as an alternative, a central universal washroom could be added.

The Proposed Project presented here includes an addition to the front of the building of approximately 300SF, which creates a welcoming entrance and provides circulation space to a new Universal/Family Changeroom area within the existing building footprint. The Schematic Design Plan on the following page outlines the addition and presents a renovated plan that meets a bather load of 100 persons, as discussed previously. Some key features and improvements to the existing facility include:

- Universal Changeroom area to better serve users with accessibility needs, families, and a diverse community. The Universal Changeroom area meets all privacy requirements and is user friendly.
- Number of fixtures to meet code and health act requirements, including accessibility.
- Entry that is inviting and functional, with windows for natural lighting.



Per the Health Act and BC Guidelines for Pool Design, the required Changeroom area and number of fixtures is permitted to be distributed between Universal, Male, and Female change areas. In the Proposed Project design, separate Male and Female Changerooms are provided, in addition to the new Universal/Family Changeroom, and include the necessary fixtures and privacy features.

Additionally, the Janitor's closet should have adequate fire separation from the remainder of the building and emergency lighting and exit signage should be added. Ventilation to the changeroom facility should be implemented for the health of the visitors and longevity of the building itself.

* an increase of 5% for pool construction and 10% for general construction from the time of the last report has been added to the budget based on current market conditions.

Cost Breakdown

Phase 1 - Pool

• New Perimeter Gutter System and Circulation System (including new pump and additional filter)	$615,000
• New PVC Membrane Liner System	$42,000
• Connect deck drains to municipal sanitary 10%	$3,300
• Fencing/ Gates (repairs and some replacement) 10%	$11,000
• Equipment Room Upgrades	$15,000- $45,000
Estimated Phase 1 Subtotal	**$685,000- $715,000**

Phase 2 - Changeroom Building:

• Renovation to existing building (1250 SF @ $100- $125/SF)	$125,000- $156,250
• Addition to existing building (300 SF @ $200-$225/SF, uninsulated, single wythe CMU construction)	$60,000- $67,500
• Site work	$25,000
Estimated Phase 2 Subtotal	**$210,000- $250,000**
Estimated Phase 1 & 2 Combined Subtotal	**$895,000- $965,000**
25% Contingency	$225,000- $240, 000
20% Soft Costs	$180,000- $193,000
Estimated Grand Total:	**$1,300,000- $1,400,000**

Cost Estimation Summary

The value of the estimated renovations to create an improved pool facility for Salmo is well under the threshold that would cause us to recommend a completely new construction. The total cost for a comparable new facility is in the $1.95-$2.2 million range. The strategy we have laid out for this important community recreational hub would allow for a drastically improved user experience for decades to come.

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Salmo Pool Renovation

Proposed Project Schedule