

The Existing Aquatic Facility

The Sam Ketcham Pool was opened in 1981 and a renovation of some areas occurred in 2007, when new change rooms were added.

New change rooms were added in 2007 and built to accommodate a second floor. Major structural work was done to the columns in the pool, a full drain pipe break, which was the main cause for water loss at the time, was repaired, new mechanical water treatment / water softener equipment was installed, a new electrical service and panel was put in, the drain system was realigned from the storm sewer to the sanitary sewer.

The existing fitness area is small and is only accessible from the wet corridor creating health, maintenance and safe access concerns.

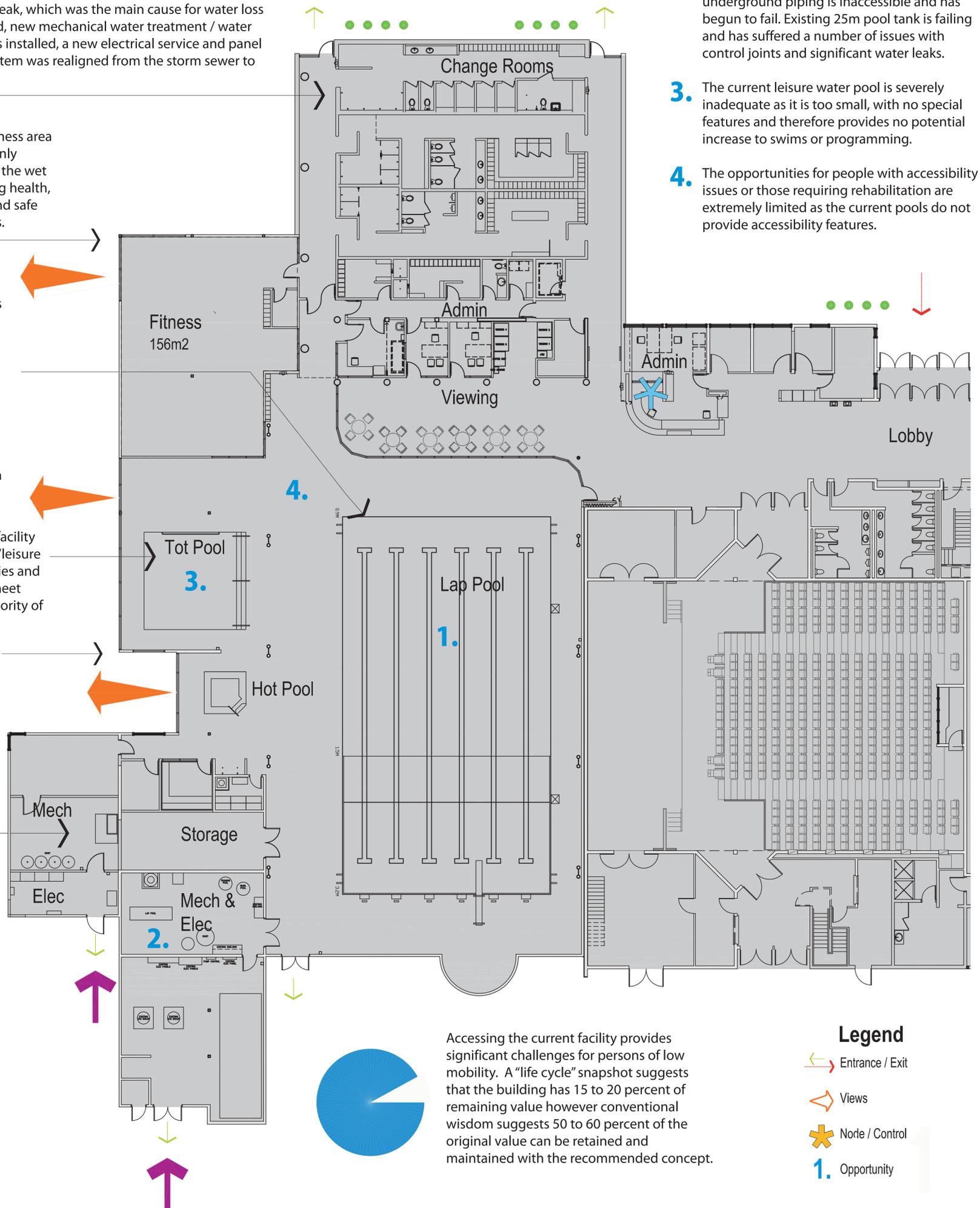
Existing 25m pool tank has suffered a number of issues with control joints and significant water leaks resulting in long shutdowns and expensive temporary repairs. Most mechanical systems for the main tank require complete replacement and underground piping is inaccessible and has begun to fail.

The current pool facility provides minimal "leisure water" opportunities and is inadequate to meet the needs of a majority of pool users.

Hot pool and tot pools require upgrades including full underground piping replacement. Priority upgrades include a secondary disinfection system, main drains and almost all associated mechanical room equipment.

Electrical upgrades- 35 year old motor control centre requires replacement. Most associated electrical systems require upgrading or replacement.

1. The existing pools are more than 30 years old and suffer from ongoing structural and mechanical failures. The main issue at this time is leaking from the main pool tank as well as continuous repair in other areas. Because the main pool tank must be rebuilt soon, there is an opportunity to upgrade and modernize both pools at the same time.
2. Most mechanical systems for the main tank require complete replacement and underground piping is inaccessible and has begun to fail. Existing 25m pool tank is failing and has suffered a number of issues with control joints and significant water leaks.
3. The current leisure water pool is severely inadequate as it is too small, with no special features and therefore provides no potential increase to swims or programming.
4. The opportunities for people with accessibility issues or those requiring rehabilitation are extremely limited as the current pools do not provide accessibility features.



Accessing the current facility provides significant challenges for persons of low mobility. A "life cycle" snapshot suggests that the building has 15 to 20 percent of remaining value however conventional wisdom suggests 50 to 60 percent of the original value can be retained and maintained with the recommended concept.

Legend

- Entrance / Exit
- Views
- Node / Control
- 1.** Opportunity