

**Site Assessments**

Although Beltline Aquatic & Fitness Centre and Inglewood Aquatic Centre both reside within the inner city, each facility has a unique physical structure and operating conditions. As they are fundamentally distinct facilities, each site assessment is described separately below.

**Beltline Aquatic & Fitness Centre**

This summary includes information based on previously completed reports including: a Hazardous Building Materials Assessment (2013), current Building Condition Assessment data (2017) and relevant Bylaw information.

Item	Description
Structural Age	Built in 1954, the building is close to end-of-life at 65 years. Repairs completed in 2018 revealed multiple new and existing cracks in the pool wall tile. The ensuing investigation revealed no structural issues but called for the cracks to be monitored. While there are no immediate structural issues or deficiencies, it has been recommended that regular structural inspections be carried out due to the age of the building.
Building Condition Assessment	<p>The 2017 Building Condition Assessment identified the need for additional investigation, including identifying the source of water leaks and studies to determine the condition of various building components (i.e. voltage distribution equipment, chimney, water utility piping, etc.). A high-level estimate for studies is \$51,000. Based on the age of the building, there is a risk that investigation could reveal additional required repairs.</p> <p>Major building components, such as the building envelope, HVAC, plumbing and electrical systems are dated. The assessment observed the building is nearing its electrical loading capacity and the original central distribution panel has exceeded its expected useful life. The equipment is being monitored and appears to be performing as intended, replacement of this system would need to be considered in the very near future.</p>
Critical Repairs	A facility maintenance project, completed on time and under budget, was required in 2016 to make critical repairs to Beltline in order to maintain level of service delivery. The decision to address Beltline’s facility maintenance needs was reconfirmed through project planning stages in 2017, with construction completed 2018.
Required Capital Lifecycle Investments	The deferred lifecycle maintenance required at the Beltline Aquatics & Fitness Centre is estimated at \$737,000, with an additional \$1.5 million (trade costs only) investment in lifecycle maintenance required over the next five years. Attention is needed in the main pool area including replacement of floor and wall tiles, waterproofing, and other pool accessories. Lifecycle replacement of electrical panels, sanitary and stormwater pipes and building envelope is also required.
Accessibility	There is limited potential to implement barrier-free design elements within the existing building configuration. Existing amenities are only accessible by stairs, limiting programming and use potential. Further analysis is required to estimate costs associated with major accessibility improvements. Logistical constraints exist as amenities are spread between multiple building levels and would require multiple elevator trips to access.

Expansion	There is limited expansion potential due the size of the land parcel. The building is also connected to the historic YWCA, a registered Provincial Historic Resource under the Province of Alberta Ministry of Culture and Tourism. Exterior renovations would be impacted by the need to protect the integrity of the adjacent heritage site.
Parking	Parking is currently limited with no means of expansion. There is limited potential to expand above ground parking without rebuilding the site.
Hazardous Building Materials (HBM) Abatement	An HBM Assessment was completed in 2013. The report identified the presence of hazardous materials typical of a 1950s building. Left undisturbed and unexposed (in a wall, floor or ceiling), HBMs are <u>not</u> a health risk. Any work to physically modify the facility would require an abatement strategy and additional costs for removal and disposal.
Non-Hazardous Building Code Misalignments	There are several building elements that do not meet current building code requirements. Misalignments with current code are permitted through 'grandfathering' (existing construction permitted to stay in place even though current standards are stricter). Any portion of work that is built new, modified or renovated would need to meet current code. Changes to the building classification could also require code renovations. While the building is safe and acceptable for use through 'grandfathered' approvals, redevelopment is challenged by the costs associated with updating and renovating the facility to meet current code.
Succession Rights	Any operational changes may fall under Union Succession Rights. If the ownership of a current City recreation facility was to change (leased or sold) and the new lease/owner continues to run the same type service on that land, this scenario would likely meet the criteria for a successorship under the Alberta Labour Relations Code. If the Labour Relations Board issues a successorship order, the successor will assume the bargaining rights and obligations of The City. The current unions will continue to be the bargaining agent of employees working for the successor. Existing certificates, collective agreements and proceedings under the Alberta Labour Relations Code will continue in effect and bind the successor.

**Note:** All dollar values noted are trade component values and do not represent complete project costs.

### Inglewood Aquatic Centre

This summary identifies potential constraints and opportunities for re-purposing Inglewood Aquatic Centre for operation by a third party. The summary includes information based on a Hazardous Building Materials Assessment (2013), a current Building Condition Assessment data (2017) and relevant Bylaw information.

Item	Description
Building Condition Assessment	Inglewood Aquatic Centre was built in 1963 as an outdoor swimming pool and was converted to an indoor pool in 1966. A recent Building Condition Assessment (2017) identified the need for repairs and renovations in the short term. For example, building envelope, roof assembly and interior space are experiencing water ingress problems resulting in some damage to the west exterior wall. The assessment observed the building envelope is in poor condition and needs upgrades. Substantial electrical improvements and interior renovations are also required. The assessment included a Class 5 estimate for repairs over the next five years totaling \$3.5 million (trade costs only).
Required Capital Lifecycle Investments	The deferred lifecycle maintenance required at the Inglewood Aquatic Centre is estimated at \$336,000. Up to \$3.7 million (trade costs only) of additional investment in lifecycle maintenance and repairs may be required over the next five years depending on the results of technical investigations. Critical components requiring immediate attention are electrical installations in the mechanical room, HVAC system exhaust and vents and building envelope. Building concrete and steel structure also required restoration and protection.
Hazardous Building Materials (HBM) Abatement	A Hazardous Building Materials Assessment was completed in 2013. The report identified the presence of hazardous materials typical of a building of this vintage. Left undisturbed and unexposed (in a wall, floor or ceiling), HBMs are <u>not</u> a health risk. Any work to physically modify the facility would require an abatement strategy and additional costs for removal and disposal.
Non-Hazardous Building Code Misalignments	There are some building elements that do not meet current building code requirements. Misalignments with current code are permitted based on 'grandfathering' (existing construction permitted to stay in place even though current standards are stricter). Any portion of work that is built new, modified or renovated would need to meet current code. This includes items related to occupancy, washroom count and barrier-free design.
Succession Rights	Any operational changes may fall under Union Succession Rights. If the ownership of a current City recreation facility was to change (leased or sold) and the new lease/owner continues to run the same type service on that land, this scenario would likely meet the criteria for a successorship under the Alberta Labour Relations Code. If the Labour Relations Board issues a successorship order, the successor will assume the bargaining rights and obligations of The City. The current unions will continue to be the bargaining agent of employees working for the successor. Existing certificates, collective agreements and proceedings under the Alberta Labour Relations Code will continue in effect and bind the successor.
Land Title	The property has a restrictive covenant on title where the use of the land by The City is restricted to a pool.  <i>"The City of Calgary covenants as follows:</i>

	<ol style="list-style-type: none"><li>1. <i>The City of Calgary shall not erect, or permit any person to erect, in and upon Lot Three (3) in Block E of Plan 2079 J.K. any building or any construction of any kind save only a public swimming pool for the use and enjoyment of the citizens of Calgary and of dressing-rooms, ticket offices and other such ancillary installations for the operation and embellishment of such swimming pool.</i></li><li>2. <i>If at any time The City of Calgary or any voluntary association operating the said pool ceases to operate the development on the said Lot Three (3) as a swimming pool, then The City of Calgary shall upon written request of Calgary Brewing &amp; Malting Co. Limited deliver up a registerable transfer of the said Lot Three (3) for the same price and consideration as that on which the said Lot Three (3) was transferred to The City of Calgary.</i></li><li>3. <i>The 'same price' would be approx. \$37K"</i></li></ol>
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