

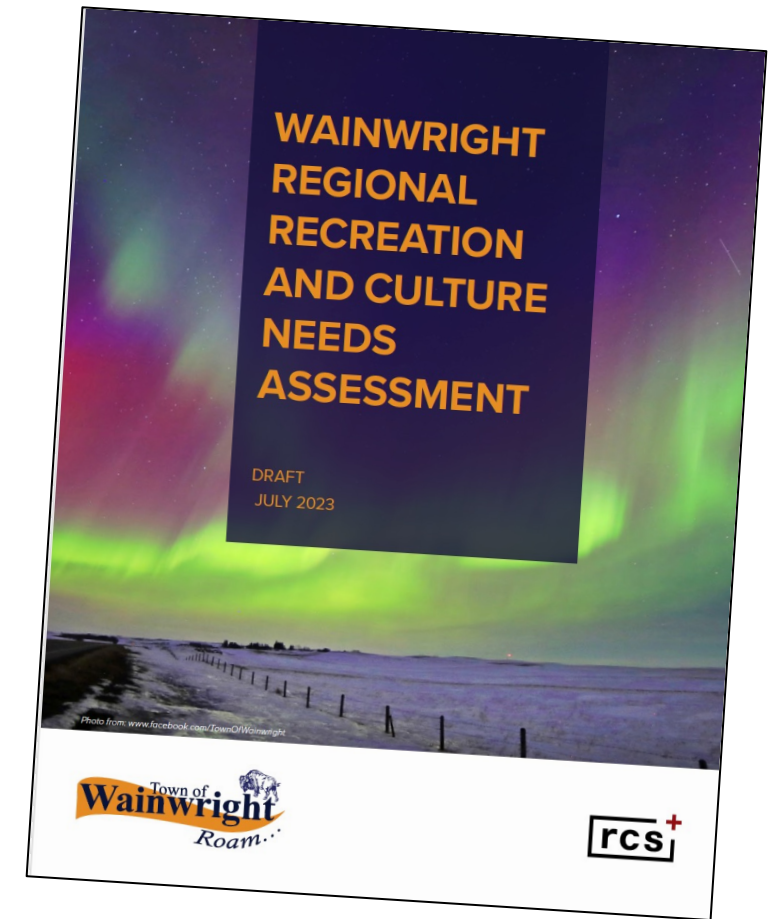
Wainwright Indoor Pool Feasibility Study

Summary – June 2024

Introduction

The Wainwright Regional Recreation & Culture Needs Assessment (2023) identified an indoor pool as a high priority for future investment.

The Wainwright Recreation Master Plan (2024) includes strategic direction to invest in recreation infrastructure to meet the needs of Town residents.





Proposed Facility Plan

A proposed facility program (list of required spaces) has been developed based on a variety of inputs:

- **Community feedback** gathered as part of the Needs Assessment planning project.
- **Leading practices** in the aquatic sector including demand for leisure experiences, spontaneous recreation opportunities and supporting health and wellness.
- Recent planning examples and **case studies** from comparable communities to Wainwright, such as Drayton Valley, Innisfail and Lac La Biche.



Facility Program

Space	Description
Program tank	25 m tank 8 lane, 3m diving board, with consideration for therapeutic purposes
Leisure tank	Zero depth entry and waterslide with space for shallow area splash features with consideration for therapeutic purposes
Hot tub	Medium sized (20 - 30 capacity) with consideration for therapeutic purposes
Steam room	Standard size
Deck social space	With space for potential seating
Deck storage	Wet storage space
Change facilities	Gender and universal
Lifeguard office and room	Space for desk, storage, locker, change room / shower
First aid	Space for desk, storage, treatment
Mechanical	Pool mechanical
Viewing area	Area off of the main pool with temporary seating



Concept Options

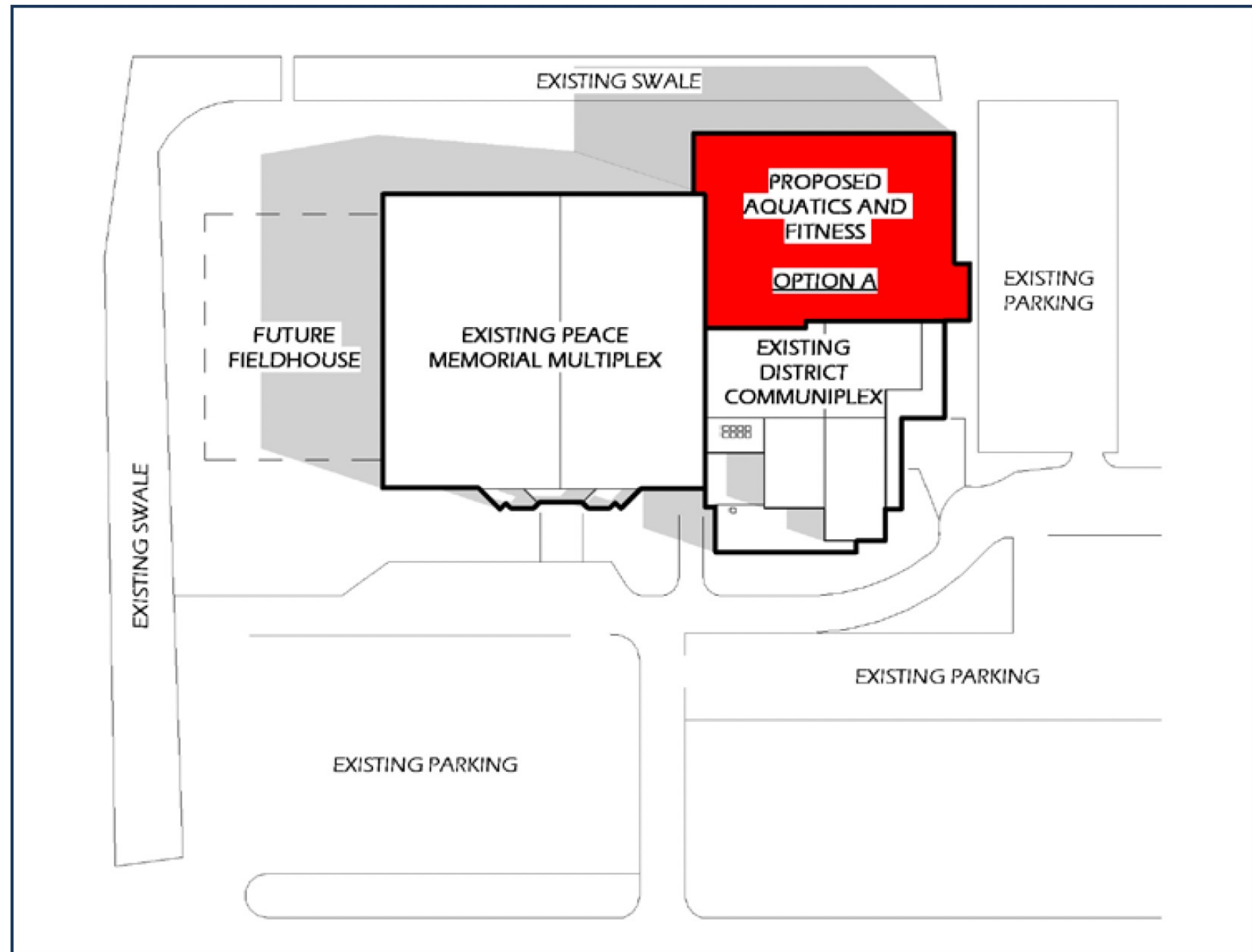
Based on the facility program developed, two concept options were created for consideration.

Both options involved adding to existing recreation facilities in Town.

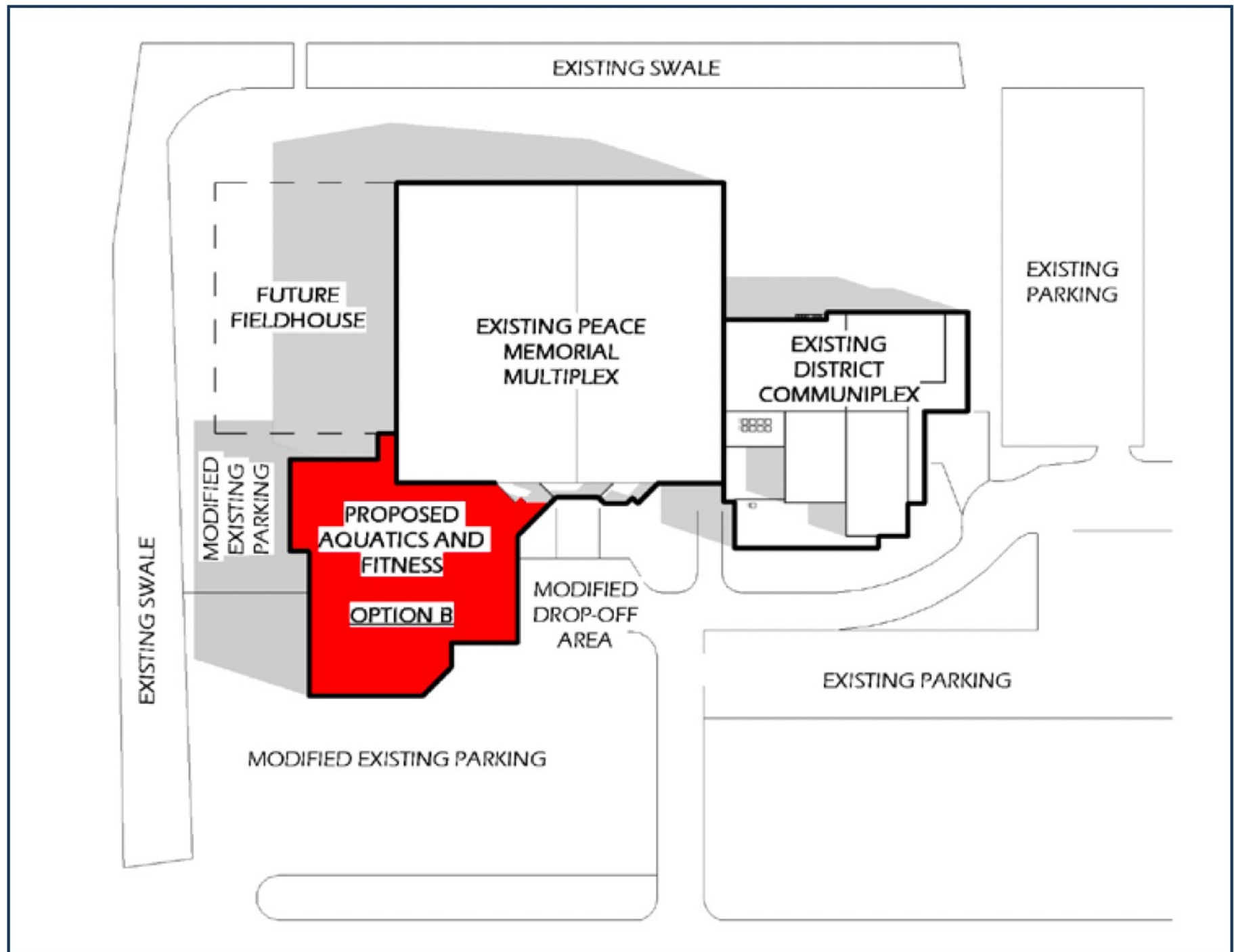
A Status Quo option was also included which entails completing necessary upgrades at the existing pool to ensure its long term operation.

Each option included some concept plans as well as capital and operational cost projections.

Option A Site Plan



Option B Site Plan



Capital Cost Estimates

	Option A	Option B	Status Quo
Size (square meters)	4,940	4,540	2,040
Construction cost	\$30,426,244	\$27,715,147	\$13,148,000
General requirements and fees (16.5%)	\$5,020,330	\$4,572,999	\$2,169,420
Location factor (20%)	\$7,089,315	\$6,457,629	\$2,629,600
Scope contingency (10%)	\$4,253,589	\$3,874,578	\$1,314,800
Construction contingency (5%)	\$2,339,474	\$2,131,018	\$657,400
Total project value (2023 construction market)	\$49,128,953	\$44,751,371	\$19,919,220
Service level enhancement	Yes	Yes	No



Next Steps

The next steps for this potential project include:

- Direction from Council on how/if to move forward based on financial feasibility
- Detailed design, construction and business planning
- Grant application, partnership development and fundraising

Community Input

Investment in one of these options (including the Status Quo) will be significant and will have property tax implications.

In order to help Council decide whether or not this potential project is feasible, they would like to understand if residents are supportive of the project and property tax increases.

Please complete the feedback form to share your opinion!



Acknowledgement

Town of Wainwright Council and Staff
Wainwright Parks and Recreation Board
Community members and organizations

Thank you!