



**Central Coast**  
REGIONAL DISTRICT

## **CENTRAL COAST REGIONAL DISTRICT**

### **Request for Proposal #11/19**

### **Design-Build Services - Outdoor Swimming Pool**

**Closing Location:**

Central Coast Regional District Office  
626 Cliff Street  
Bella Coola, British Columbia  
V0T 1C0

**Closing Date and Time:**

The Central Coast Regional District Pass requires three (3) complete copies of each proposal be received by 2:00pm local time February 11, 2020

**Contact Person:**

Ken McIlwain  
Operations Manager  
Phone: (250) 799-5291  
E-mail: [pwm@ccrd.ca](mailto:pwm@ccrd.ca)

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## 1.0 Summary of the Requirement

### 1.1 Objective

The Central Coast Regional District (CCRD) is seeking proposals for the renewal of the Centennial Pool in Hagensborg, BC. This project will involve the design and construction of an outdoor swimming pool and the renovation/construction of the pool building in Hagensborg, British Columbia. The goal is to receive proposals that meet the mandatory requirements of the RFP, enter into negotiations with the Proponent that submits the highest ranked proposal, and enter into a **CCDC 14 2013 Design-Build Stipulated Price Contract** for the design and construction of the project described in detail in this RFP.

### 1.2 Project Overview

The community of Hagensborg is nestled in the Bella Coola Valley, in the heart of the Central Coast of British Columbia and in the traditional territory of the Nuxalk Nation. The Bella Coola Valley is home to approximately 2000 residents. Further information about the Central Coast and the Bella Coola Valley can be found on the CCRD website [www.ccrd.ca](http://www.ccrd.ca) and Bella Coola Valley Tourism Association website <https://bellacoola.ca/>.

The CCRD is responsible for the operation of the existing Centennial Pool which was constructed in 1967. More recent upgrades included a change room/office building constructed in 2001.

Flooding in 2010 caused the existing pool basin to float and resulted in significant damage to the pool tank. The pool has continued to operate seasonally for the months of May, June, July and August.

A condition assessment of the pool facility was commissioned in 2016 and examined various components of the facility for compliance with health regulations and WorkSafe BC. Repair/upgrade options were presented (report is available to proponents upon request). A decision was made to seek grant funding to undertake a major renewal of the facility.

Grant funding has been secured to undertake the renewal of the Centennial Pool Facility. **The total funding available for the project is \$3,309,400. The CCRD is reserving \$300,000 for project management, contingency, incidentals, site improvements and a septic system.**

**This leaves \$3,009,400 available for design and construction (inclusive of provincial sales tax).**

Over the past several years the CCRD has undertaken concept design work and public engagement over the renewal of the Centennial Pool facility. Appendix “B” to this RFP contains 3 concept designs developed ‘in-house’ at CCRD by the Operations Department and Pool Commission. The concept work built on earlier pool concept design work completed by Architectural Firm Carsacadden Stokes McDonald Architects and focused on integration of renovations to the building facility to meet the deliverable requirements from grant funders of constructing a training area, new mechanical room and renovations to the change rooms.

There was also a desire to engage the public with respect to priorities around extra features. All concept designs show the same proposed renovations to building layout, however the pool configurations/features differ between options. A public survey was conducted to assess preferences around added leisure features over and above the mandatory 25 meter, 4-lane pool. The majority of respondents (50%) favored a separate warmer tots pool (OPTION 2), 32% favored a lazy river option (OPTION 3) and 18% favored a leisure area joined to the lane area (OPTION 1).

It is important to note that the concept designs as presented have not received technical review by an architectural or engineering firm for viability, completeness and adherence to the B.C. building code, B.C. government regulations or the B.C. Guidelines for Pool Design. The concept designs are presented solely as a means of sharing with potential project proponents the outcome of collaborative work between the CCRD, Pool Commission and public. They are intended only as a starting point for proponents. We encourage proponents to demonstrate innovation, value-for-money, and flexibility in their project proposals.

### **1.3 Overview of the Proposal Requirements**

Proponents will be expected to provide proposals that address the terms of this RFP and the criteria outlined in Section 6 of this RFP. In doing so, Proponents shall keep in mind the following mandatory proposal requirements and negotiable proposal considerations.

## Mandatory Requirements

- The footprint of the outdoor pool and building design must be contained within the designated area on Appendix "A" of this RFP.
- Proponent pricing proposals must not exceed \$3.0 million (inclusive of provincial sales tax), and must include all costs associated with the design and construction of this project (with the exception of those mentioned in later sections of this RFP).
- Proponents are responsible for verifying the sufficiency of their proposed design, materials and construction schedule with Vancouver Coastal Health Authority who will ultimately issue the required pool facility construction permit to the proponent: The contact information for the Public Health Engineer is as follows:

*Michael Wu, P.Eng., FEC*  
Public Health Engineer  
Vancouver Coastal Health  
Phone: 604-675-3860  
E-mail: [Michael.Wu@vch.ca](mailto:Michael.Wu@vch.ca)

Please note that there is no municipal building permit required for construction in the Central Coast Regional District, however the Proponent/contractor will be expected to adhere to the BC Building Code. Electrical and gas installation permits are required.

If the Proponent proposes a waterslide that is subject to regulation under the BC Safety Standards Act, then they will be responsible for obtaining an installation permit from Technical Safety BC, and a successful Acceptance Inspection whereby the CCRD can receive an operating permit for the water slide feature.

- Proponents will provide a proposed project schedule and budget for the following two scheduling options:

- 1) Option #1 - If possible, a project/construction schedule that does not require the loss of an entire pool operating season.
  - 2) Option #2 - The most cost-effective, value-driven project/construction schedule, providing for no more than one pool operating season (i.e. May long weekend to September long weekend) to be lost.
- Proponents will provide a conceptual design, proposal, and budget for a new outdoor pool that **must include at a minimum** the following features:
    - Complete design, engineering, permits, construction and commissioning of a new outdoor pool facility under the BC Public Health Act and B.C. Guidelines for Pool Design Version 2.
    - 4-lane (25 meter) lap pool area (fully accessible ramp/zero entry access).
    - 10-15 person hot pool with ramp for full accessibility. If the ramp option is prohibitively expensive or presents excessive design/operating challenges, then the CCRD would consider the supply and installation of a commercial grade ADA compliant pool lift for people with limited mobility. The original concept design as approved by grant funders shows a ramp access, so this is the preference if possible.
    - A new energy efficient mechanical/filtration/heating system for the pool.
    - New fencing around the pool area, **preferably like that used at the Abbotsford Centennial Outdoor Pool.**
    - Covered seating/viewing area for approximately 30-40 adults. The seating can be inside the fence line but must have separate access so people are not tracking dirt or contaminants into the public bathing areas.
    - At minimum, a renovation to the existing pool building to add a new mechanical room, a new chemical room,

approx. 400-600 sqft training/meeting room/staff room, change room renovations/updates to meet bather load and code requirements, a ramped main entry for accessibility, **insulate building envelope for year-round use**, install wall thermostat controlled baseboard heating in common areas, instant hot water system for showers, relocate waterline from curbstop valve (North-east of front entrance) to inside heated building envelope and an enlarged front lounge area to include an information display kiosk. (Note: this is a minimum requirement for one of the grants that is funding this project).

**OR:** If a better outcome can be achieved by replacing the entire building and still stay within the project budget, then please provide this option. If selecting this option, please keep in mind that due to grant deliverables, we must include a +/- 400-600 sqft training/meeting area and an information kiosk in the front and be **suitable for year-round use**. This option would also allow the elevation of the building, pool tank, decks etc. to be raised to help address water table issues.

- The contractor will be required to provide plans and drawings, and final conformance/as built drawings signed and sealed by a Professional Engineer registered with the Association of Professional Engineers and Geoscientists of B.C. or an Architect registered with the Architectural Institute of B.C.. If the Proponent proposes to use 'out of province' design professionals who don't meet the definition of "project design professional" as defined in Section 1.1 of the B.C. Guidelines for Pool Design Version 2 2014, then they must provide evidence that this is acceptable to Vancouver Coastal Health Authority.

### Negotiable Considerations

- Leisure pool area
- Tots pool area

- Lazy River
- Water Slide
- Play features, climbing wall
- Automatic doors to enhance accessibility
- Heating of pool decks and extra water heater capacity to allow future year round use of facility
- Aesthetics of the design
- Proposed construction materials for the new outdoor swimming pool.
- Proposed mechanical systems for the new outdoor swimming pool. Please note that there is **no Natural Gas service available**. Propane, diesel (furnace fuel) and electricity fired heating options will be considered.
- Proposed heating system for pool building (i.e. in-floor, electric baseboard, forced air)
- The excavation and removal of the existing pool and related buildings & mechanical systems, excepting any portion thereof that is deemed salvageable for ongoing use. **The CCRD will entertain completing this work to help reduce risk to the proponent.** The CCRD operates the local landfill.
- Pool Depth: The general consensus among stakeholders is that we would like a full deep end to the pool that will allow diving from a 1-meter platform or diving board, or at a minimum diving from the pool deck. It is recognized that there are water table challenges that might make this difficult, prohibitively expensive and/or unadvisable. Currently there is a hydrostatic relief valve attached to the main drain and in the spring, when the pool basin is pumped and cleaned, there is typically 30 cm of water in the bottom that remains due to the static water table. Even when the valve is closed, water infiltrates through a couple cracks making it difficult to repaint surfaces.



A recent site survey (Appendix C) was completed this fall to support the geotechnical assessment report (Appendix D). Survey hubs were established throughout the property and then during the excavation of test pits, the elevation of the static water level was recorded using the survey control previously established. Proponents should take time to examine the site survey and elevations, as well as geotechnical observations to satisfy themselves of ground conditions.

- Septic: the CCRD anticipates the necessity for installation of a new septic system at the south end of the property. In order to reduce complications and risk for proponents, the CCRD is willing to assume liability for installing sewer drain/pumping works (if needed) from a common drainage point on the south east corner of the building and design and install a septic system.
- The contractor will be responsible for connecting the backwash system for the pool filtration unit into the existing piping that leads to a drain pit just west of the existing mechanical shed. If there is a requirement to upgrade or move this drain pit, then CCRD will assume liability for this.
- If overhead power lines on the west side of the property need to be moved, CCRD will assume liability for this cost. If the CCRD undertakes the demolition works, then cost for power disconnection will rest with the CCRD, otherwise all hydro hook-up costs will be the responsibility of the contractor.
- As a general comment, if there are building site issues/uncertainties that are forcing the proponent to build in a lot of contingency into their budget, then CCRD is willing to consider taking on certain portions of the project. This may also simplify the costing portion of proposal preparation.

## 2.0 Request for Proposal Terminology

Throughout this Request for Proposal, terminology is used as follows:

**“Contract”** means the written agreement resulting from this Request for Proposal executed by the Central Coast Regional District and the Contractor;

**“Contractor”** means the successful Proponent to this Request for Proposal who enters into a written Contract with the Central Coast Regional District;

**“Will”, “Shall”, “Must”, “Mandatory”, or “Required”** means a requirement that must be met in order for a proposal to receive consideration;

**“Proponent”** means an individual or a company that submits, or intends to submit, a proposal in response to this Request for Proposal;

**“Should”, “Desirable”, or “Ask”** means a requirement having a significant degree of importance to the objectives of the Request for Proposal.

### 3.0 Request for Proposal Process

#### 3.1 RFP Schedule

The following is the proposed Schedule for the selection process:

RFP Issued for Design-Build Services	December 27, 2019
RFP Response Deadline	February 11, 2020
RFP Response Evaluation	Feb 11-21, 2020
Negotiation with Preferred Proponent	Feb 24-March 6, 2020
Award Contract for Design-Build Services	March 9-13, 2020
Services Commence	Negotiable

#### 3.2 Enquiries

All enquiries to this Request for Proposal are to be directed, in writing or by e-mail, to the following contact person. Information obtained from any other source is not official and should not be relied upon. Enquiries and responses will be recorded and may be distributed to all Proponents at the Central Coast Regional District’s option.

**Contact Person:**

Ken McIlwain  
Operations Manager  
Phone: (250) 799-5291  
Fax: (250) 799-5750  
E-mail: [pwm@ccrd.ca](mailto:pwm@ccrd.ca)

**A site viewing of the facility is optional and can be scheduled by contacting the CCRD representative.**

### 3.3 Closing Date & Location

Proposals to be considered by the Central Coast Regional District shall be received by 2:00pm Local Time on February 11, 2020:

**Closing Location:**

Central Coast Regional District Office  
626 Cliff Street, Bella Coola B.C.

### 3.4 Number of Proposals

Proponents are requested to submit three (3) complete copies of their proposals on or before the official closing date outlined herein. Proposals must not be sent by facsimile, compact disc, or other electronic means. Proposals and their sealed envelope should be clearly marked with the name and address of the Proponent, the Request for Proposal number, and the title **Design-Build Services - Outdoor Swimming Pool Facility**.

### 3.5 Late Proposals

Late proposals will not be accepted or considered, and will be returned to the Proponent.

### 3.6 Evaluation & Selection

Each of the evaluation criteria that are detailed in Section 6 of this RFP will be evaluated using a numerical scale outlined below.

**Rating 5: Excellent** - Exceeds the requirements of the criterion in superlative and beneficial ways.

**Rating 4: Very Good** - Exceeds the requirements of the criterion in some minimal value added way.

**Rating 3: Good** - Meets the requirements of the criterion.

**Rating 2: Average** - Adequately meets most of the requirements of the criterion. May be lacking in some areas that are not critical.

**Rating 1: Poor** - Addresses some of the requirements of the criterion at a minimum level. Lacking in some critical areas.

**Rating 0: Unsatisfactory** - Proposal does not satisfy the requirements of the criterion in any manner.

The Central Coast Regional District intends to enter into negotiation for a Design-Build Services Contract with the Proponent with the highest total scoring proposal.

## **4.0 Proposal Preparation**

### **4.1 Proponent Credentials & Qualifications**

- Proponents must be able to demonstrate significant previous experience undertaking projects of this nature, scope and size. Proposals should clearly demonstrate the corporate stability of the proponent and key partners and the ability to carry a project of this size.
- Due to the requirement for engineering/ design services, and both building and pool construction, it is anticipated that proponents may partner with other firms to submit a proposal. In such an instance, there can be only one proponent and the other partners will be considered sub-contractors. The qualifications, experience and key personnel of critical subcontractors should be included. The proponent must be willing to take full responsibility for work undertaken by all of their subcontractors.
- Proponents shall outline their ability to obtain bonding and at what cost to the Regional District.
- Proponents are to include the name and the credentials of key individual(s) within their organization who would be assigned to this project.
- Proponents are to include a list of similar projects undertaken by the organization, key subcontractors and the individuals assigned to each project.
- Proponents shall include five (5) references for similar sized projects with similar levels of complexity.
- Proponents are to include other relevant information necessary to support their proposal.

### **4.2 Proposal Content**

In addition to the content listed above, submissions should include the following:

- A concept plan of the proposed facility, in as much detail as possible, should include: pool/hot pool dimensions and depths, deck dimensions.
- The proposed building floor plan and major fixtures and drain locations/types (e.g. trench drain for showers).
- At a minimum, the concept plan should include a plan view and elevation view of the proposed facility. Relevant site factors like the property lines should also be shown.

- There is currently parking at the front (North side) and rear (South) sides of the facility. Proponents should continue to show parking at the front and rear of the facility, or an alternative within the designated area in Appendix A. Access to the rear of the facility is currently through the Royal Canadian Legion driveway/parking to the east of the pool. Septic is expected to be located along south edge of property.
- Technical specifications around bather capacity, pool volumes, and design turn-over rates should be included.
- A comprehensive list of all mechanical equipment to be included in the construction including filters, pumps, heaters, water treatment system, flow meters, warning system and control systems.
- If including a waterslide, include layout drawing, indicating length, height, slope, pipe/pump sizing and other factors deemed relevant.
- For other value-added features, provide as much detail as possible.
- For the building, list in as much detail as possible, construction techniques that demonstrate commitment to quality.
- List in detail as many of the materials/fixtures proposed as possible (e.g. Hardy Board exterior siding, Roxul insulation); specify proposed flooring material(s) (e.g. epoxy, tile), interior/exterior walls & ceiling materials, roofing product, change room and bathroom fixtures, lighting, heating, ventilation, sounds proofing, bathroom/changing stall doors and walls (plastic v.s. sheet metal), **lockers, built in desks/counters/cabinets.**
- Specify design efforts around accessibility/barrier free.
- Specify design efforts around energy conservation.
- Demonstrate how the Proponent will achieve quality control, project supervision, supervision of subcontractors.
- Explain how site safety will be maintained (e.g. construction fencing, signage)
- Explain your company's philosophy and experience around dispute resolution.
- Demonstrate that construction techniques and facility design are compatible with the climate of the Bella Coola Valley and the fluctuations in the water table. Impacts of climate change are expected to exacerbate fluctuations in the ground water table.

- Demonstrate/explain how the pool facility can be easily winterized each fall. With the existing pool, blowing out lines and adding antifreeze has been a struggle due to airlocks etc.
- Explain what and for how long the various project components will be warrantied and how your company will undertake warranty work in a timely manner.
- **Clearly specify if the CCRD is expected to be responsible for works/project aspects that have a financial cost/resource associated with them such as excavation, disposal of excavate material or supply of aggregate etc.**

#### **4.3 Value Engineering, Construction Technology and Pool Systems**

Public facilities are costly to build and operate. Scoring of proposals will take into account how designs propose to add value through proven and innovative construction techniques that will maximize the lifespan of the facility and minimize operation and maintenance costs.

The CCRD would like to maintain the option of one day enclosing the outdoor pool and creating a year-round facility. The proposal should avoid designs that would make this extremely difficult or impossible. If there are aspects to the design that would make future enclosure easier, please include these in the Proposal.

#### **4.4 Signing Proposals**

The proposal must be signed by the person(s) authorized to sign on behalf of the Proponent and to bind the Proponent to statements made in response to this Request for Proposal.

#### **4.5 Alternative Solutions**

If alternative solutions are offered, Proponents must submit it in a separate proposal by the closing date. This proposal is subject to all the same requirements, terms, and conditions outlined in this Request for Proposal.

#### **4.6 Irrevocability of Proposals**

By submission of a clear and detailed written notice, the Proponent may amend or withdraw its proposal prior to the closing date and time. Upon closing time, all proposals become irrevocable. By submission of a proposal, the Proponent agrees that should its proposal be deemed successful, the Proponent would enter into a Contract with the Central Coast Regional District.

#### **4.7 Language**

All responses to this Request for Proposal must be in English.

#### **4.8 Proponent's Expenses**

Proponents are solely responsible for their own expenses in preparing and submitting a proposal, as well as for any subsequent interviews and negotiations with the Central Coast Regional District (if any). If the Central Coast Regional District elects to reject all proposals, the Central Coast Regional District will not be liable to any Proponent for any claims, whether for costs or damages incurred by the Proponent in preparing the proposal, loss of anticipated profit in connection with any final Contract, or any other matter whatsoever.

#### **4.9 Limitation of Damages**

Further to anything else stated herein, the Proponent, by submitting a proposal, agrees that it will not claim damages for any reason whatsoever relating to the Contract or in respect of the competitive process. The Proponent, by submitting a proposal, waives any claim for loss of profits if no agreement is made with the Proponent. By submitting a proposal, the proponent waives any right to contest, in any proceedings or action, the right of the CCRD to accept or reject any proposal in its sole and unfettered discretion.

#### **4.10 Firm Proposals**

Unless subsequent negotiation of proposal terms are agreed upon, the proposal terms and conditions outlined in the proposal must be firm for 60 days following the closing date.

#### **4.11 Currency and Taxes**

Currency references are to be made in Canadian dollars. Goods and Services Tax and Provincial Sales Tax shall be clearly identified where applicable.

#### **4.12 Proposal Format**

The following format should be followed in order to provide consistency in Proponent responses and evaluations.

- a) Title Page showing the Request for Proposal number, Proponent's name and contact information
- b) Introduction signed by the person(s) authorized to sign on behalf of, and bind the Proponent to, statements made in the proposal

- c) Table of Contents
- d) A short (1-2 page) summary of the key features of the proposal.
- e) The body of the proposal, which addresses information requested and criteria to be evaluated in this RFP (see Section 6 of this Proposal for details on the evaluation criteria)
- f) Information as requested in Section 4.1 & 4.2 and any additional information deemed relevant and important to the Proposal

## **5.0 Additional Terms and Conditions**

### **5.1 Liability for Errors**

The Central Coast Regional District has used considerable efforts to ensure an accurate representation of information in this Request for Proposal. The information contained in this Request for Proposal is supplied as a guideline for Proponents. The information is not guaranteed or warranted to be accurate by the Central Coast Regional District, nor is it necessarily comprehensive or exhaustive. Nothing in this Request for Proposal is intended to relieve Proponents from forming their own opinions and conclusions with respect to the matters addressed in this Request for Proposal.

### **5.2 Agreement with Terms**

By submitting a proposal, the Proponent agrees to all the terms and conditions of this Request for Proposal.

### **5.3 Modification or Termination of the Request for Proposal**

The Central Coast Regional District reserves the right to modify the terms of the Request for Proposal at any time at its sole discretion. Such modifications will be communicated to all Proponents through formal addendums.

The Central Coast Regional District reserves the right to cancel this RFP or reject any and all proposals submitted. Furthermore, the Central Coast Regional District shall not be obligated in any manner to any Proponent whatsoever until a written agreement has been duly executed relating to an approved proposal.

### **5.4 Ownership of Proposals and Freedom of Information**

All documents, including proposals, submitted to the Central Coast Regional District become property of the Central Coast Regional



District. They will be received and held in confidence by the Central Coast Regional District, subject to the provisions of the Freedom of Information and Protection of Privacy Act.

**5.5 Business License**

A business license is not required in the Bella Coola Valley.

**5.6 Laws of British Columbia**

Any Contract resulting from this process will be governed, construed, and interpreted in accordance with the laws in affect in the Central Coast Regional District, in the Province of British Columbia, Canada.

**5.7 Insurance**

The Contractor shall, without limiting its obligation or liabilities, and at its own expense, provide and maintain throughout the Contract term, Comprehensive General Liability and property damage insurance in an amount not less than five million dollars (\$5,000,000) per occurrence. The Proponent's Liability Insurance Policy must identify that coverage includes the installation of swimming pools and waterslides and that the Central Coast Regional District is included as an additional named insured. The Contractor will provide the Central Coast Regional District with evidence of the required insurance in the form of a completed Certificate of Insurance immediately following execution and delivery of the Contract.

**5.8 Compliance with Laws and Worker's Compensation Board of B.C.**

The Contractor will give all the notices and obtain all the licenses and permits required to perform the Contract. The Contractor will comply with all laws applicable to the performance of the Contract, and comply with the requirements of the Workers Compensation Act, amendments thereto, or any successor legislation, and shall upon notice of the Central Coast Regional District provide evidence of such compliance.

**6.0 Criteria to be Included & Evaluated in the Proposal**

Proponents will be reviewed based on the following criteria. The weighting to be used for each of the criteria is outlined as follows:

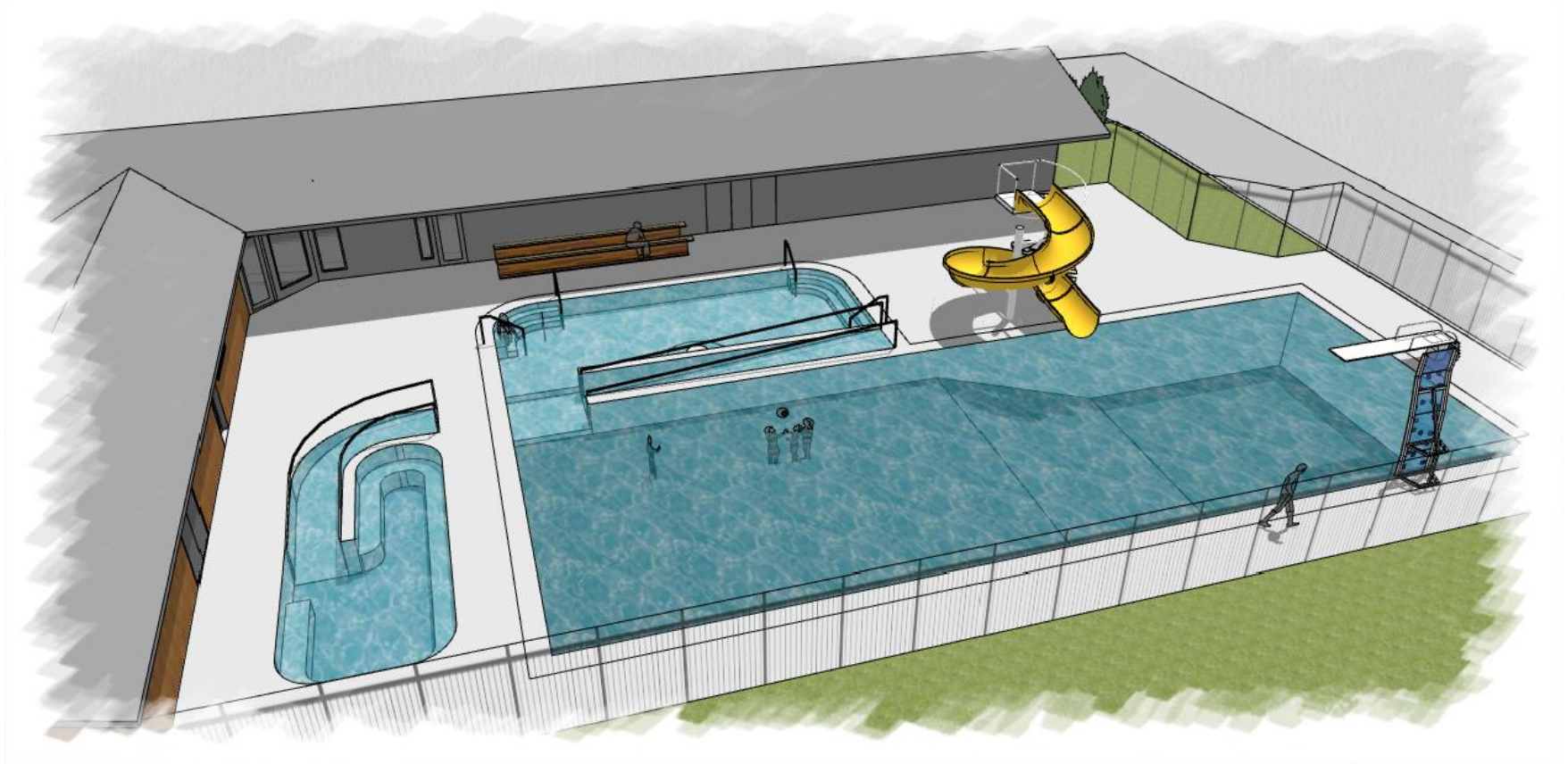
<b>CRITERIA</b>	<b>WEIGHT (A) 1 to 5</b>	<b>RATING (B) 0 to 5</b>	<b>SCORE A x B</b>
<b>1. Qualifications of the Team</b>			
Experience of the proposed team (years/type of experience)	5	0	0
References for the proposed team			
Ability to demonstrate completion of similar projects			
Proponent and partners financial/corporate stability and ability to carry a project of this size			
Ability/cost to offer bonding			
<b>2. Financial Value to the Regional District</b>			
Ability to deliver value for money	5	0	0
Ability to achieve cost certainty			
Design elements to reduce Operating/Maintenance costs			
Quality of the proposed finishes and construction materials			
CCRD roles/responsibilities/liability			
<b>3. Non-Financial Value to the Regional District</b>			
Creativity and aesthetic value of design	5	0	0
Ability to meet public needs/desires			
Proposal completeness and overall presentation			
Proposed project schedule / ability to avoid disruption to pool operations			
<b>TOTAL SCORE</b>			0

- The CCRD may consider any criteria in addition to those listed in section 6.0 in its evaluation. This consideration is the sole and unfettered discretion of the CCRD.
- The CCRD reserves the right to accept a proposal other than the highest evaluated score without stating reasons.
- The CCRD reserves the right to accept or reject any and all proposals and to waive irregularities and informalities at its discretion.
- In a Proponents proposal, the suggestion or requirement for CCRD partnering or assuming responsibility for aspects for the project will become part of the evaluation but will in no way bind the CCRD in any way until a final contract is negotiated and signed.

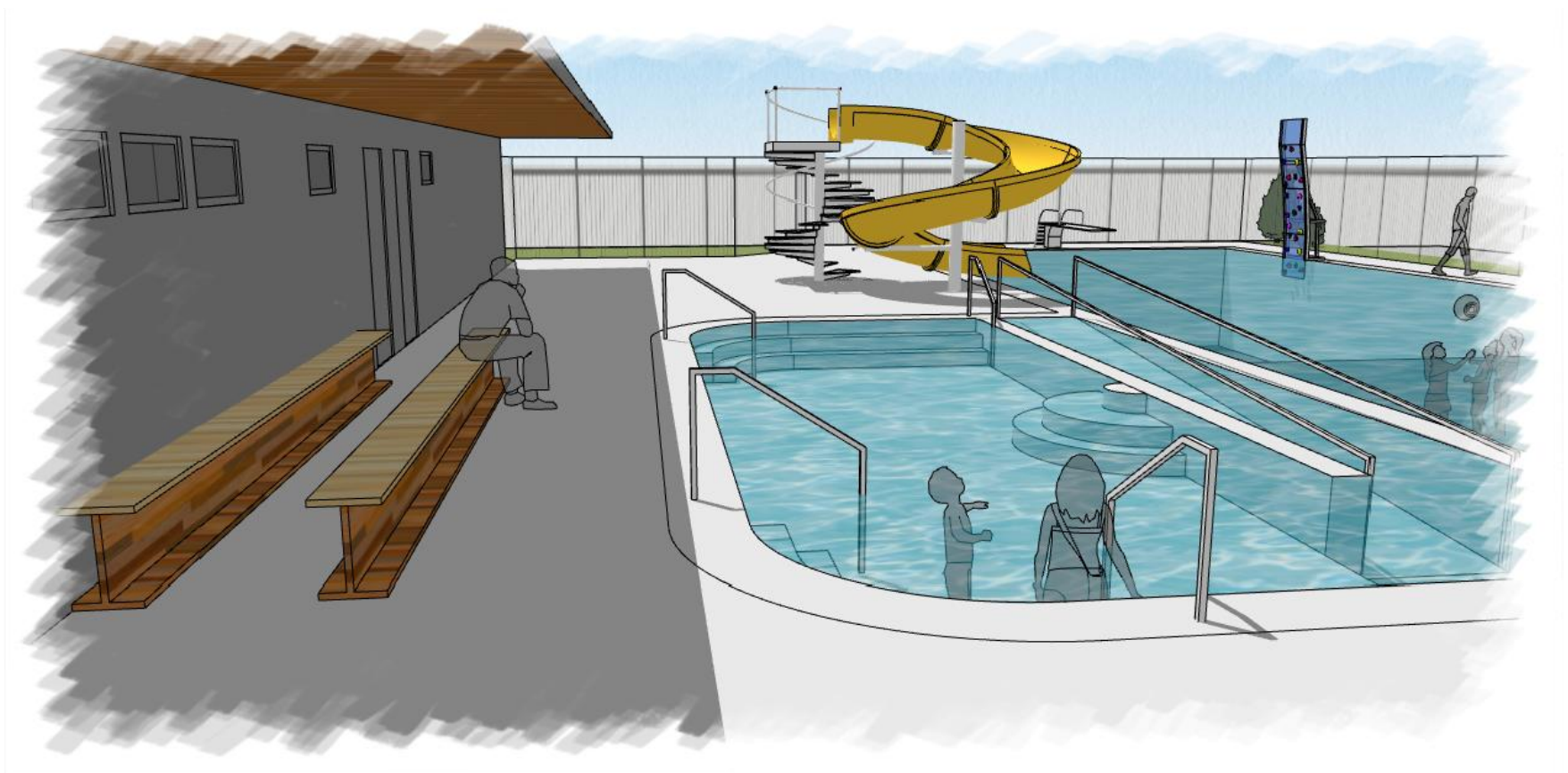
## 7.0 Appendix A - Approximate Pool Development Site



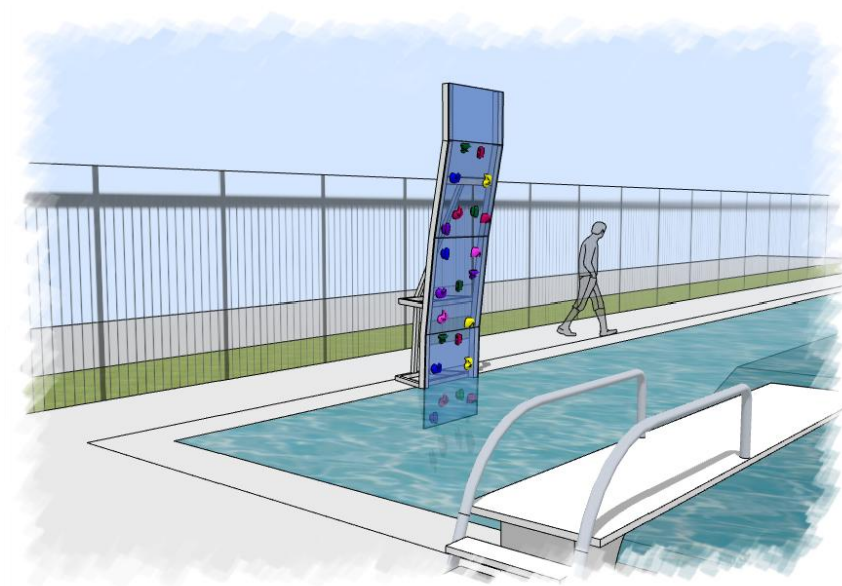
## **8.0 Appendix B - Concept Designs**



Overhead view, looking east.



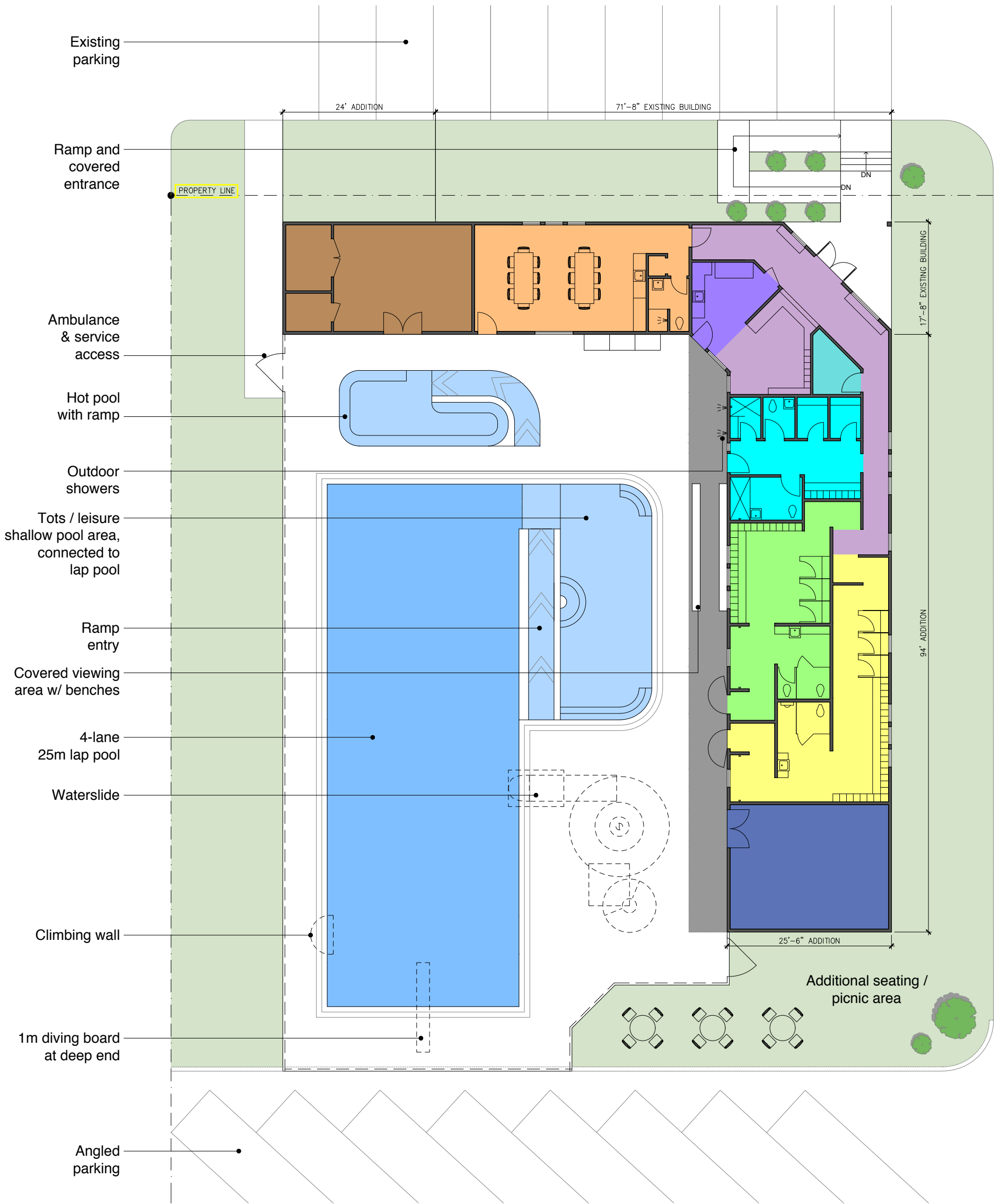
Leisure pool and covered viewing area.



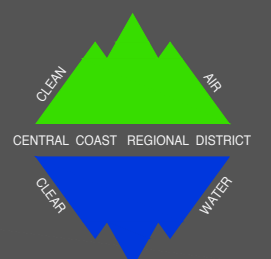
Aquatic climbing wall at deep end of lap pool.

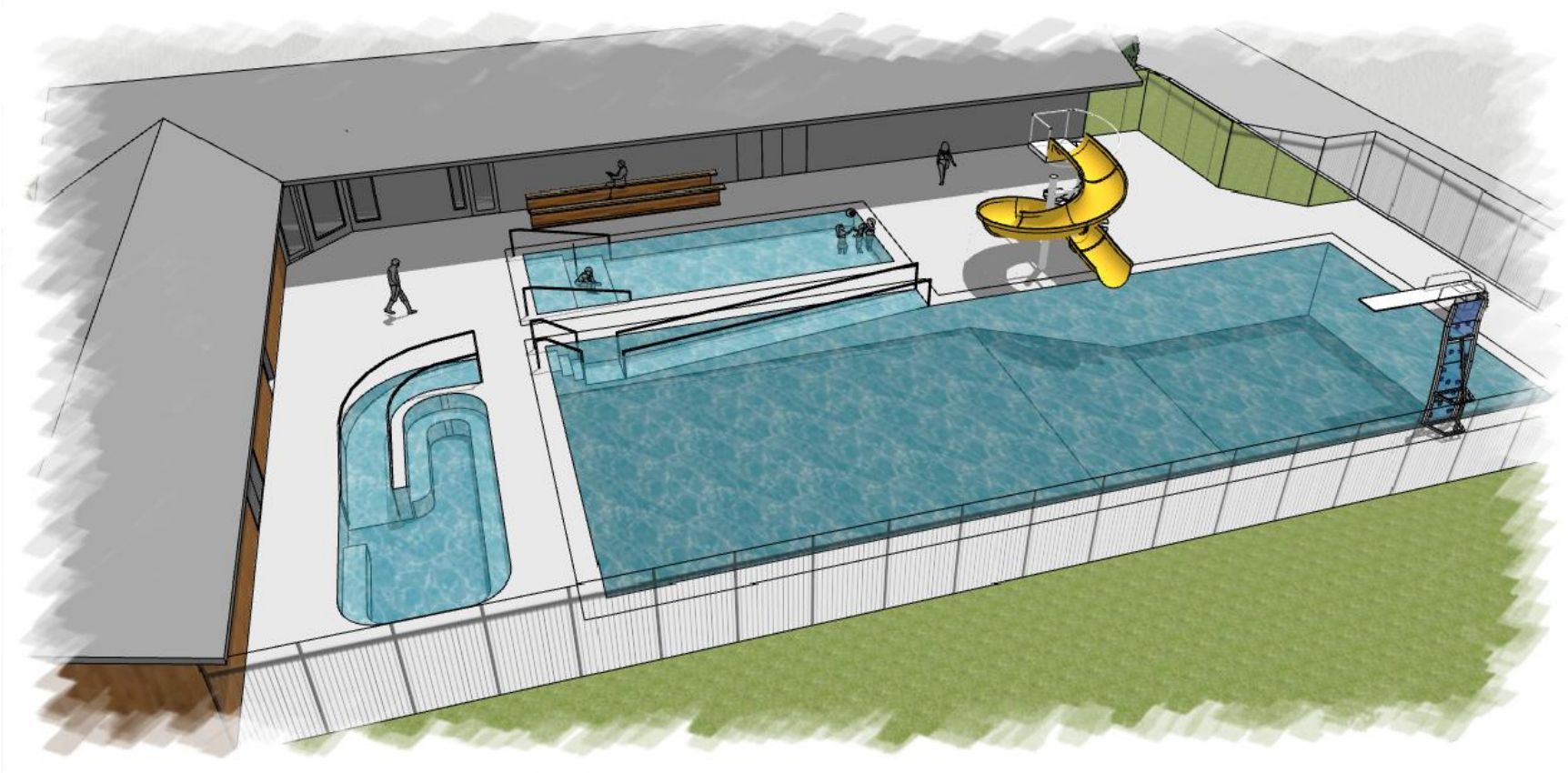
## Option 1: leisure pool over

This pool design option includes a shallow tot / leisure pool area with a fountain water feature. The larger lap pool and the leisure pool area are connected and have the same water temperature.

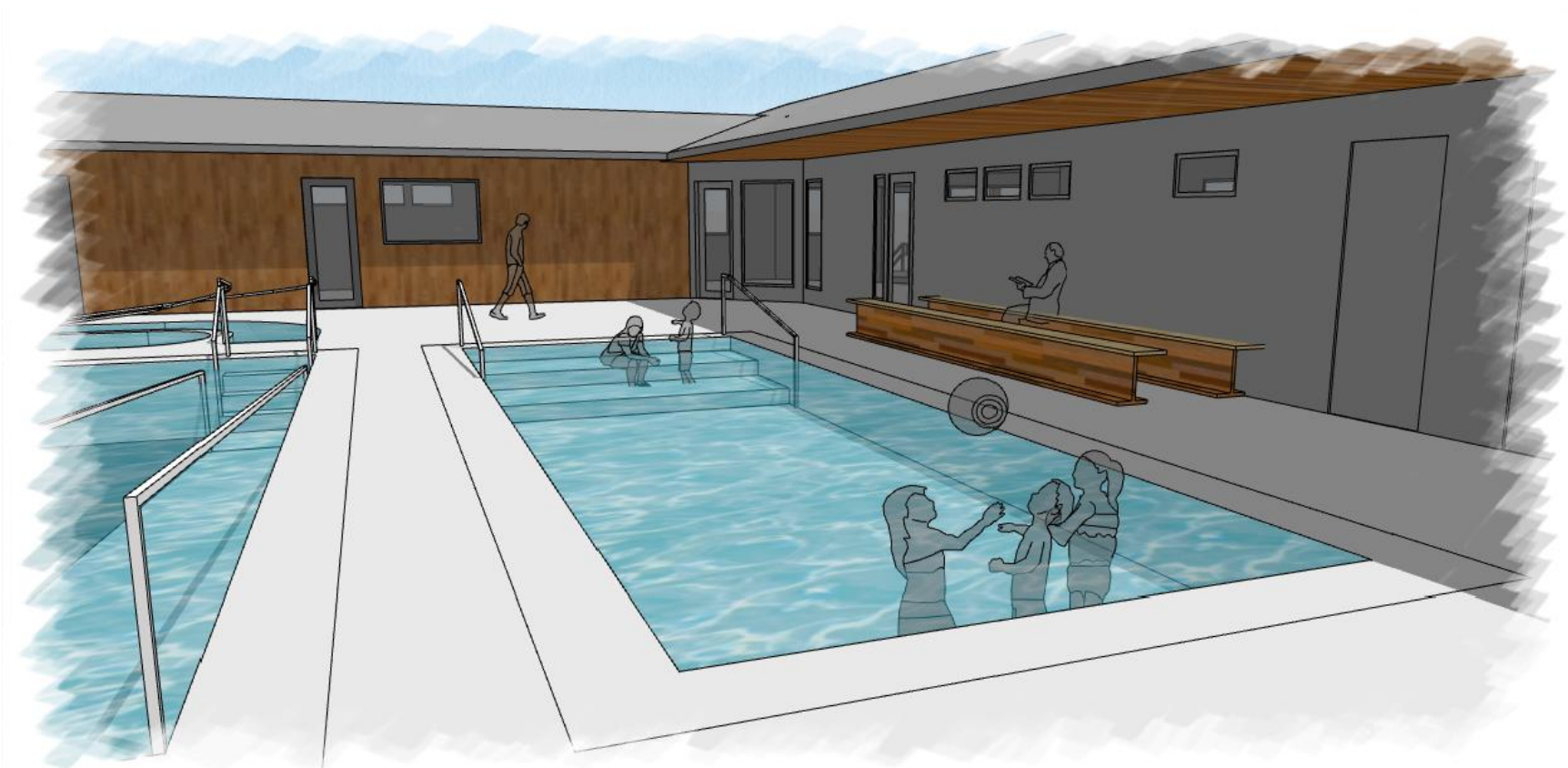


- FRONT DESK / LOBBY
- FIRST AID / LIFEGUARD ROOM
- TRAINING / MULTIPURPOSE ROOM
- FAMILY / UNIVERSAL CHANGE ROOMS
- CHANGE ROOM - MALE
- CHANGE ROOM - FEMALE
- JANITORIAL CLOSET
- MECHANICAL & CHEMICAL ROOMS
- POOL EQUIPMENT STORAGE





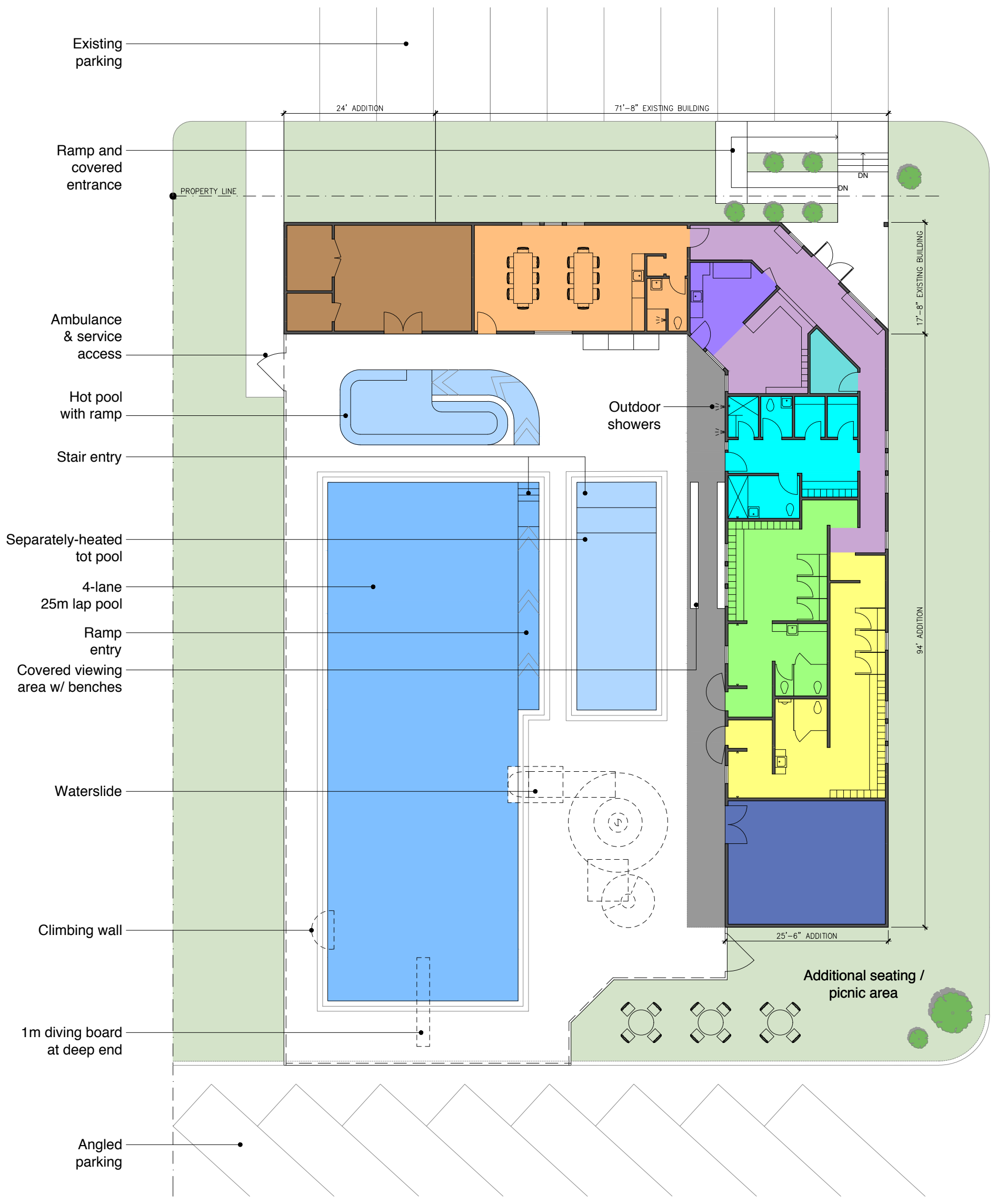
Overhead view, looking east.



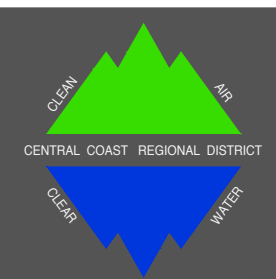
Tot pool and covered viewing area.

## Option 2: separate tot pool

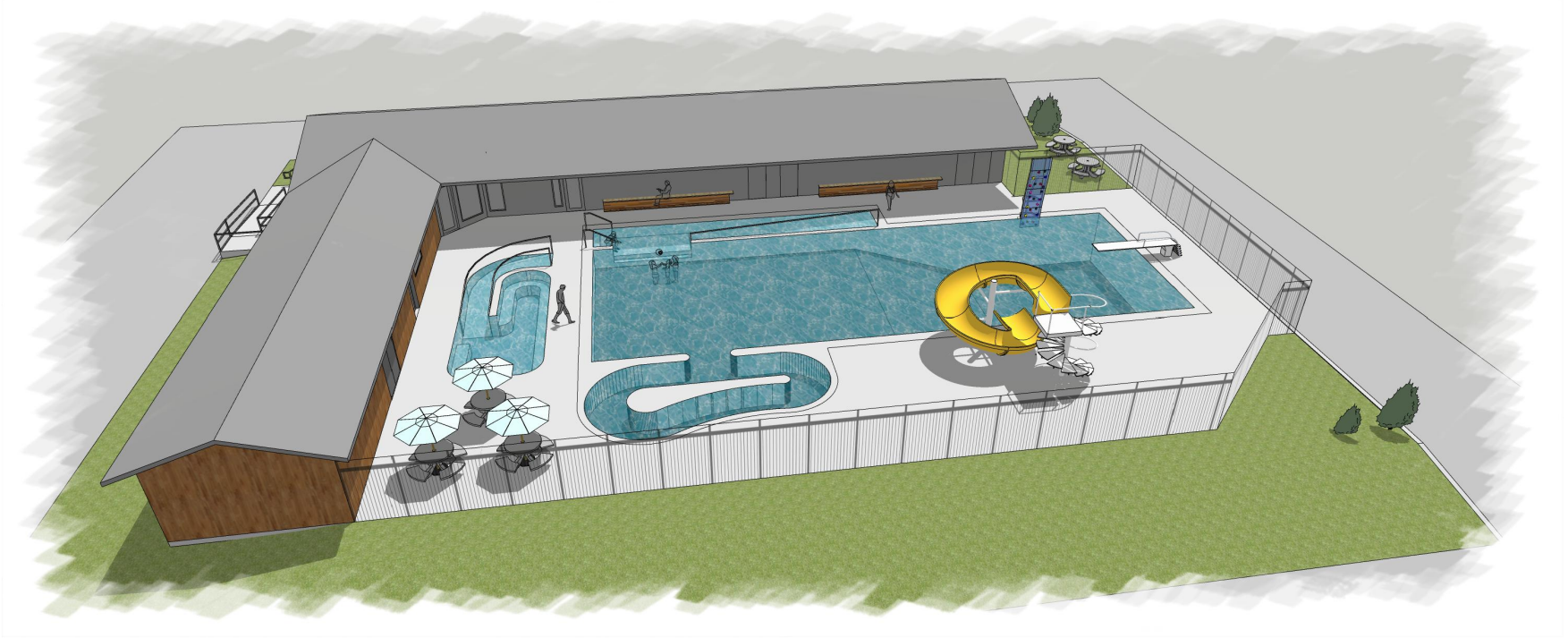
This pool design option features a separate warmer-temperature shallow tot pool.



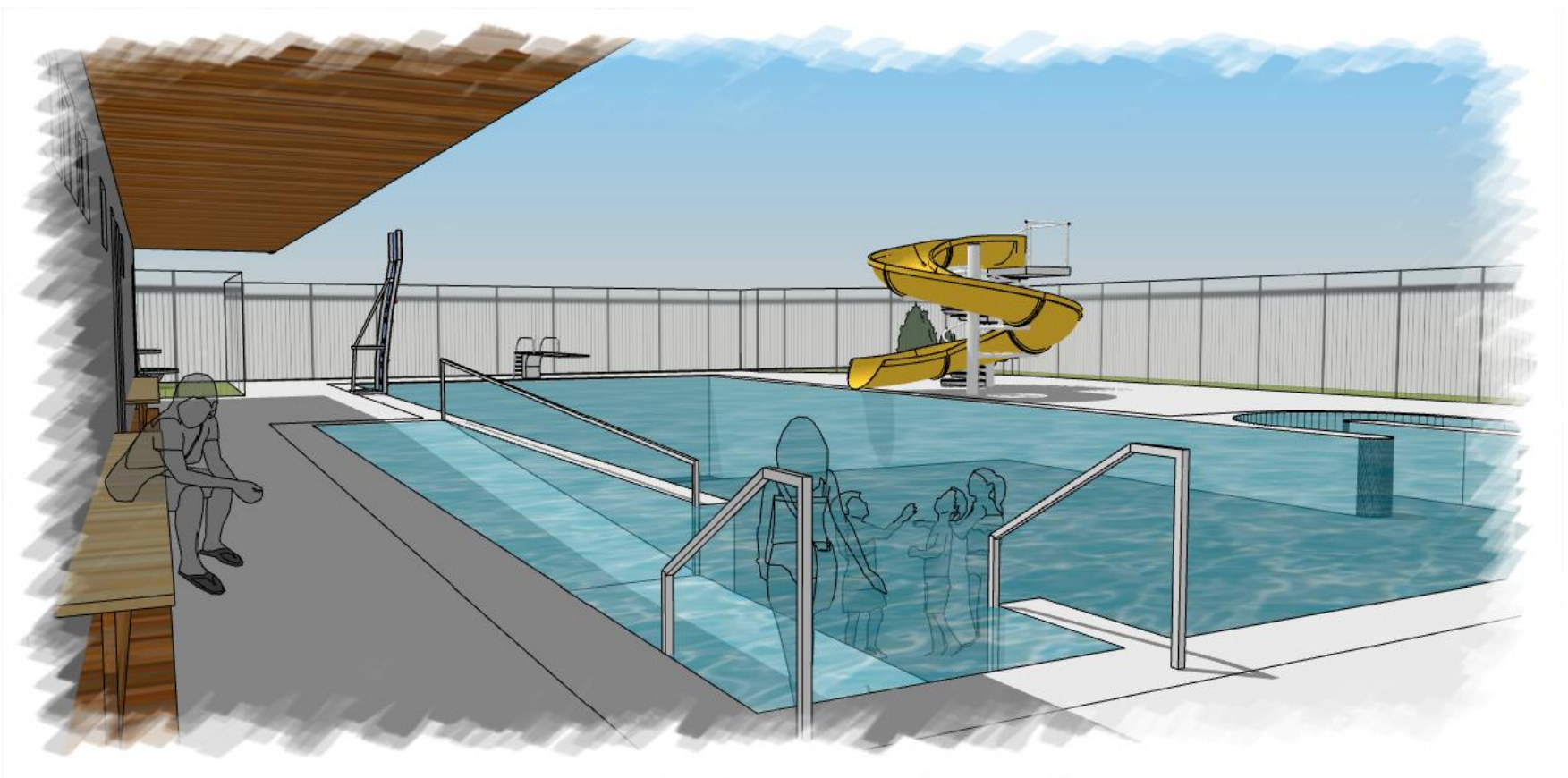
- FRONT DESK / LOBBY
- FIRST AID / LIFEGUARD ROOM
- TRAINING / MULTIPURPOSE ROOM
- FAMILY / UNIVERSAL CHANGE ROOMS
- CHANGE ROOM - MALE
- CHANGE ROOM - FEMALE
- JANITORIAL CLOSET
- MECHANICAL & CHEMICAL ROOMS
- POOL EQUIPMENT STORAGE



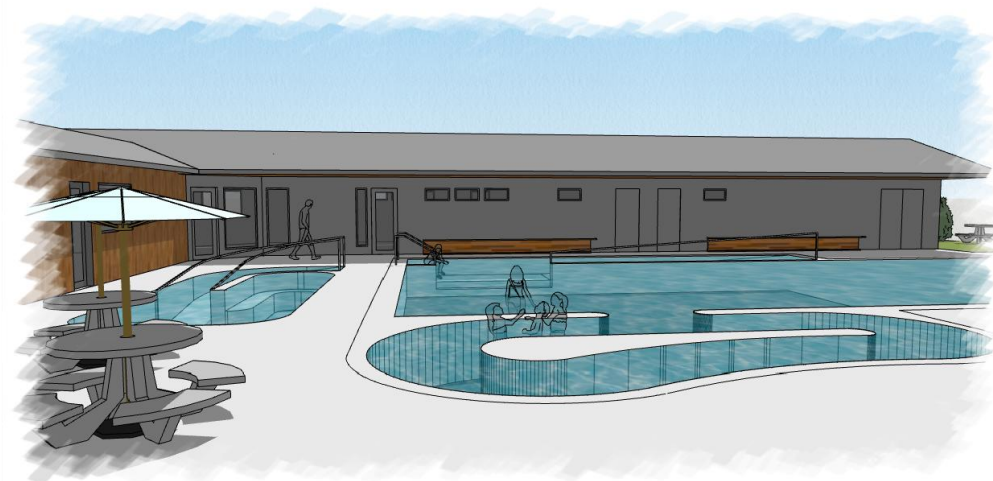




Overhead view, looking east.



View from deck, looking south.



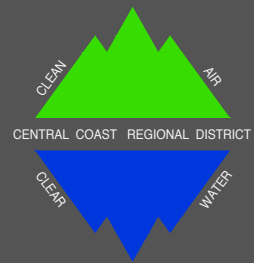
View from deck, looking east.

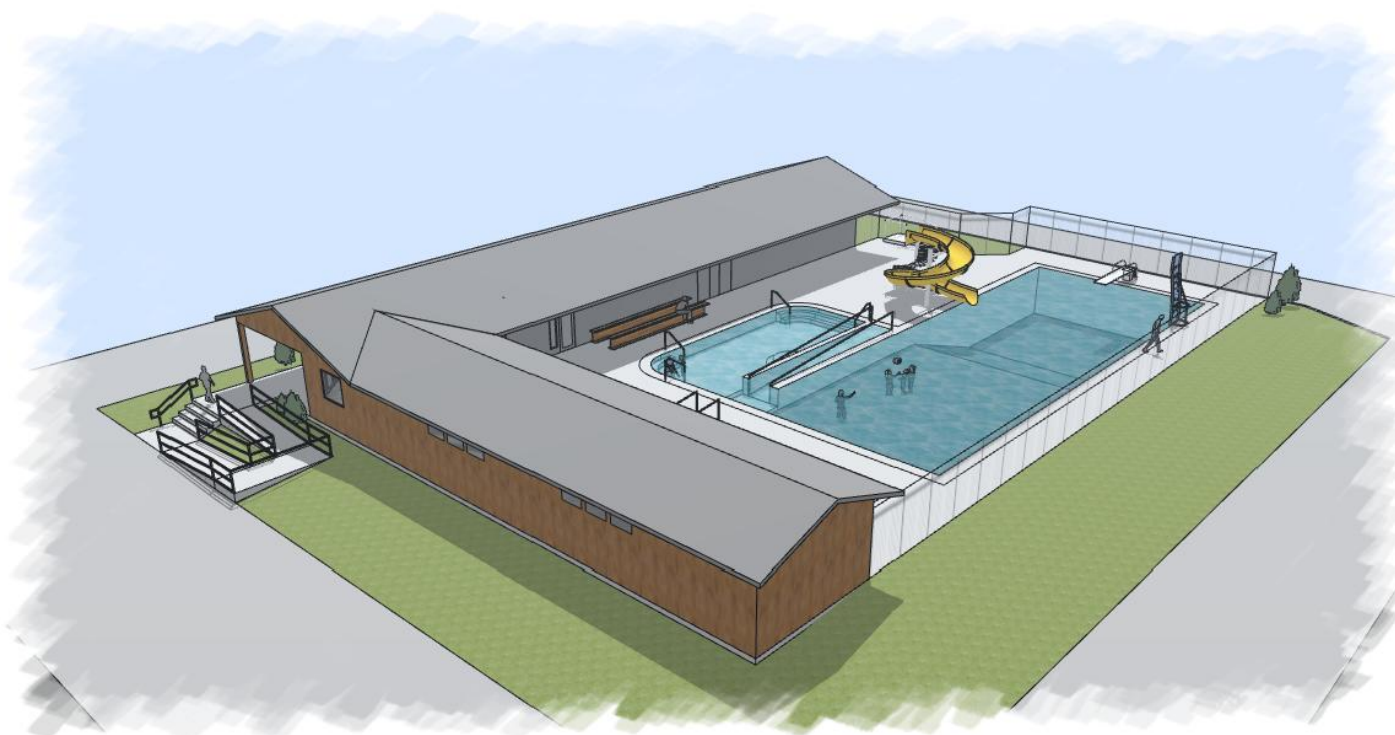
## Option 3: a Rive

This design option includes a lazy river connected to the shallow end of the lap pool. A shallow tot area, similar in size to the existing Centennial Pool steps, is located on the east side of the lap pool. A 6-foot wide zero-entry ramp provides additional wading space as well as access to the pool.



- FRONT DESK / LOBBY
- FIRST AID / LIFEGUARD ROOM
- TRAINING / MULTIPURPOSE ROOM
- FAMILY / UNIVERSAL CHANGE ROOMS
- CHANGE ROOM - MALE
- CHANGE ROOM - FEMALE
- JANITORIAL CLOSET
- MECHANICAL & CHEMICAL ROOMS
- POOL EQUIPMENT STORAGE





Overhead view, looking southeast.



Front entrance viewed from highway.

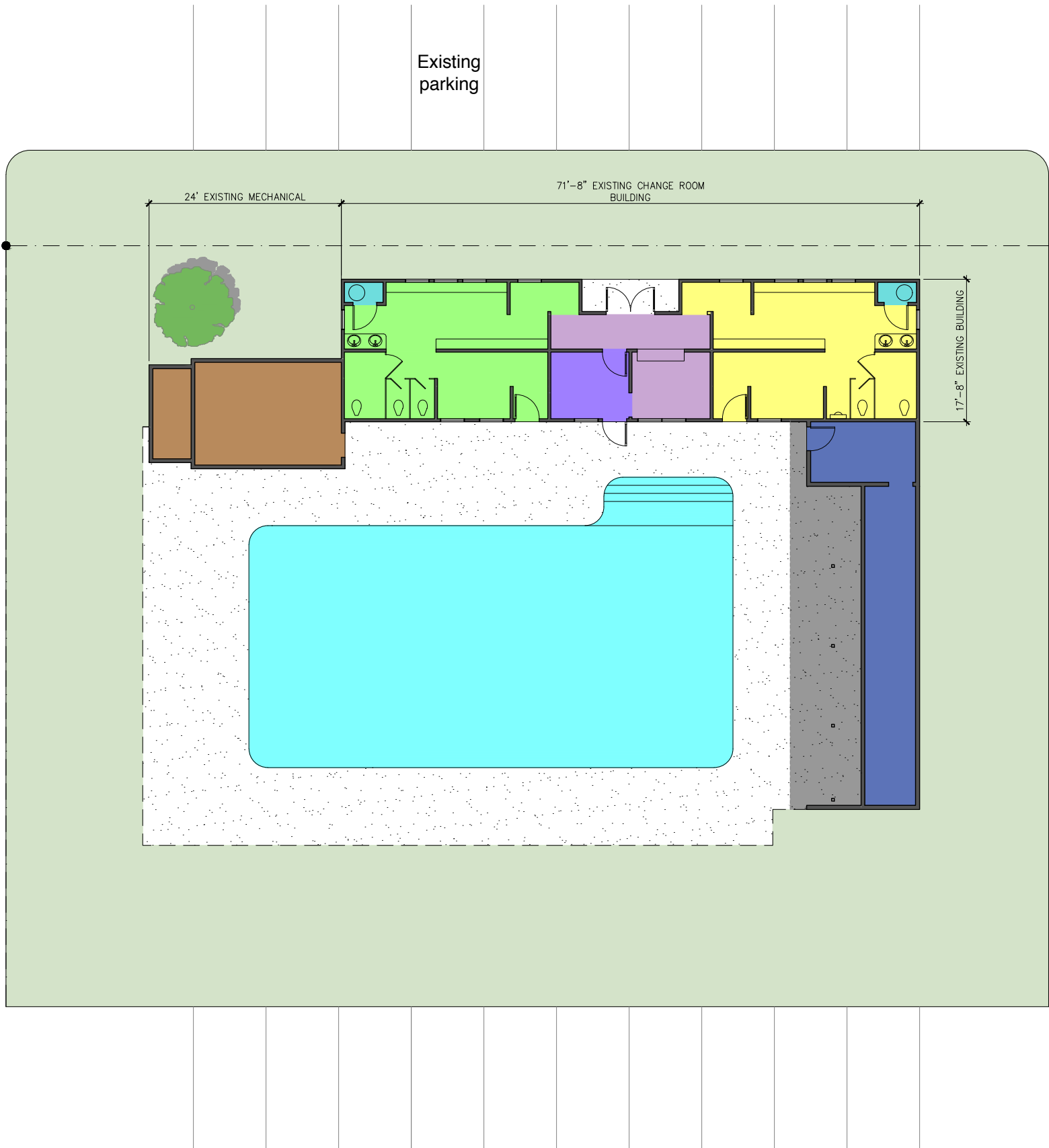
## Building Renovation & Addition

The proposed addition on the east side of the Centennial Pool site houses new enlarged, fully accessible change rooms. The existing change room building is remodeled and enlarged to include a new mechanical room, training / multipurpose room, and front desk area.

This renovation and addition includes:

- Covered entrance with ramp and stair from parking lot
- Enlarged lobby area
- 600 sq. ft. training / multipurpose room with kitchenette & washroom
- Family / universal change room area with accessible toilet and shower, additional private shower and toilet room, and private changing stalls
- Additional 120 ft<sup>2</sup> of space in male and female changing areas, including private changing stalls
- Pool equipment storage room

Highway 20



Existing parking

24' EXISTING MECHANICAL

71'-8" EXISTING CHANGE ROOM BUILDING

17'-8" EXISTING BUILDING

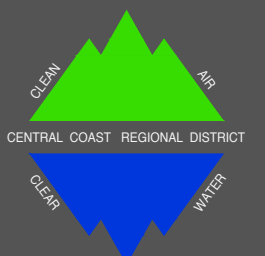
- FRONT DESK / LOBBY
- FIRST AID / LIFEGUARD ROOM
- CHANGE ROOM - MALE
- CHANGE ROOM - FEMALE
- HOT WATER
- MECHANICAL & CHEMICAL ROOMS
- STORAGE



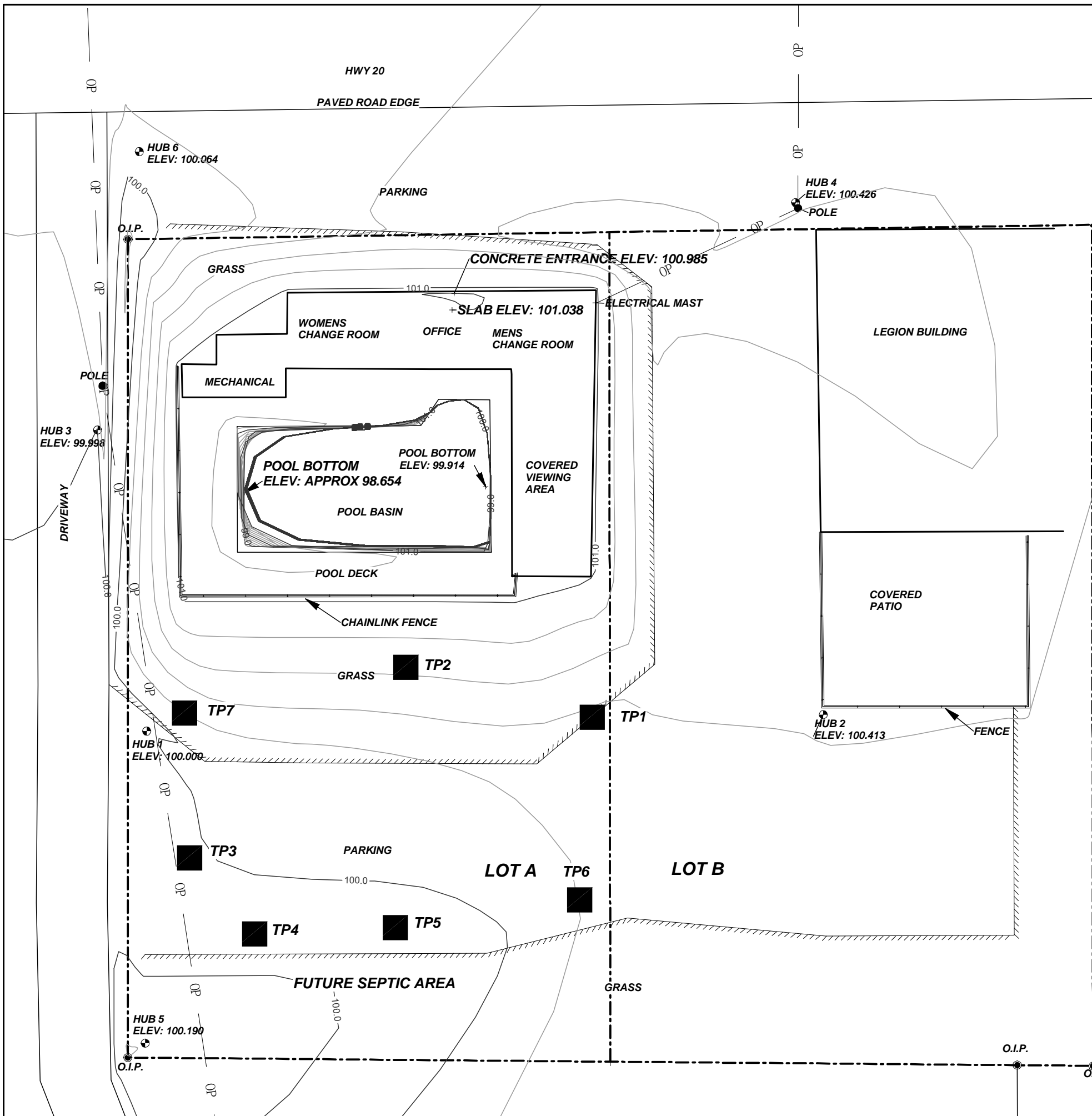
0 30'

# CENTENNIAL POOL RENEWAL

## Existing Pool & Building



## **9.0 Appendix C - Site Survey**



SOIL TEST PIT #	WATER TABLE ELEV. OCT 29, 2019
TP1	99.040 m
TP2	99.035 m
TP3	98.830 m
TP4	N/A
TP5	99.040 m
TP6	98.920 m
TP7	98.915 m

### CENTRAL COAST REGIONAL DISTRICT CENTENNIAL POOL

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**SITE PLAN FOR CENTENNIAL POOL RENEWAL PROJECT 2019 - 2021**

Scale 1:300

**CCRD OPERATIONS DEPT.  
RECREATION INFRASTRUCTURE**

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Legend	Metadata
--- SURVEYED PARCELS	DATE OF SURVEY: OCTOBER 29, 2019
— EXISTING BUILDING FOOTPRINT	FIELD CREW: KM, AE
— EXISTING POWERLINE	R.P.F. ON RECORD: KEN McILWAIN
— EXISTING POOL TANK	DRAWN BY: KEN McILWAIN
— EXISTING ROAD	CHECKED:
— EXISTING FENCE	DRAWING No.: PWM19-04
— MAJOR CONTOUR (1.0 m)	DATE OF ISSUE: NOVEMBER 5, 2019
— INTERMEDIATE CONTOUR (0.2 m)	REVISION No:
	REVISION DATE:
	PLAN SCALE: 1:300
	SHEET: 1 OF 1

## **10.0 Appendix D - Geotechnical Report**



File No. 19-0370

November 18<sup>th</sup>, 2019

Central Coast Regional District (CCRD)  
626 Cliff Street, PO Box 186  
Bella Coola, BC V0T 1C0  
Att: Ken McIlwain - CCRD Operations Manager  
Via email: pwm@ccrd-bc.ca

cc. Mr. Jacob Scissons, P.ENG. (Urban System Ltd., jscissons@urbansystems.ca)

Dear Mr. McIlwain,

Re: Centennial Pool Upgrade Project 2019  
Bella Coola, BC

## 1.0 Introduction

Fraser Valley Engineering Ltd. (FVEL) was retained by the client to conduct a geotechnical assessment for the proposed pool upgrade located at above mentioned address.

The purposes of FVEL's geotechnical assessment are to identify subsurface conditions, to determine the suitability of the site for the proposed pool and building addition, and to prepare geotechnical recommendations for structural design and construction of the project.

We understand that the proposed project consists of:

- Demolishing the existing pool
- Construction of a new pool
- Construction of an addition to the existing building

## 2.0 Geology and Geotechnical Investigation

Geological Survey of Canada Map 1329A - Surficial Geology, Bella Coola, BC shows that the site is located at the border of area 4 and 8 with alluvium deposits or till (undifferentiated).

The geotechnical investigation was done on October 31<sup>st</sup>, 2019 with a track mounted excavator to the maximum depth of approximately 7 feet. Three test pits close to proposed pool and building location were dug. Four additional test pits were dug for the purpose of perforation testing for the future septic system. The septic system will be designed by Urban Systems Ltd.

The subsurface conditions encountered in the excavated test pits are consistent with the alluvium surficial geology outlined above. Materials found in test pits generally consist of sand with sub round gravel and cobbles and in some





part trace of silt. Alluvium is loose, unconsolidated (not cemented together into a solid rock) soil or sediment that has been eroded, reshaped by water in some form, and re-deposited in a non-marine setting. Alluvium is typically made up of a variety of materials, including fine particles of silt and clay and larger particles of sand and gravel. However; no trace of clay was seen during our investigation and the silt amount in the test pits was minimal. Water table was found at approximately 1.2 m below the existing grade. Test pit logs and location plus percolation testing results are attached.

### 3.0 Geotechnical Recommendations

#### 3.1 Site Preparation

##### Building Addition

As discussed above, the soil in the proposed pool and building addition areas consist of sub round gravel and cobbles with sand and trace of silt.

In the proposed pool and building addition areas, the existing topsoil or organic soil (if any) must be removed down into the native compact to dense sand and gravel. The excavation base should be reviewed by geotechnical personnel from our office. It is not anticipated, but if during the excavation process the soils are substantially disturbed, the sub-grade must be compacted after excavating to a minimum density of 100% based on the Standard Proctor Maximum Dry Density Test (SPMDDT).

Should the grade be raised to the design subgrade elevations, granular structural fill should be used subject to approval by the geotechnical engineer. The structural fill should be placed in lifts. Each lift should be not greater than 300 mm in thickness, and compacted to a minimum density of 100% based on the Standard Proctor Maximum Dry Density Test (SPMDDT).

FVEL must review the sub-grade once the excavation is completed, and monitor field densities during placement of structural fill.

FVEL must review the structural backfilling activities, prior to placing formwork, in order to verify its adequacy to support the proposed structures and to provide additional compaction recommendations, if required.

##### Pool

As per information provided by the client, there are two options for the proposed pool:

1. To build the bottom of the pool above exiting water table

If client choose to proceed with this option, site preparation can be done some as what mentioned above.

2. To have half of the pool below the water table and have a drainage valve/pipe at the bottom of the hole for releasing uplift pressure if needed (This method was used for the existing pool)

Given the site conditions, either option above is considered feasible.



### Parking Lot

As per information provided by the client, the parking lot area will not be paved and the current gravel base of the parking area will be used for the future development. Based on this information, no further construction improvement is needed for the future parking area. However, if the future parking area is to be expanded beyond the existing parking area, the existing topsoil or organic soil (if any) must be removed down into the native compact to dense sand and gravel and be back filled with approved structural fill.

Excavated sand and sub round gravel can be used as structural fill upon approval by geotechnical engineer.

### **3.2 Bearing capacity estimation**

Footings for the proposed pool and building founded on the native or structural fill as discussed above, can be designed with a factored Ultimate Limit State (ULS) bearing pressure of 150 kPa (3000 psf) in accordance with Table 8.2 of the Canadian Foundation Engineering Manual (CFEM). The Serviceability Limit State (SLS) pressure is 100 kPa (2000 psf). The minimum width of continuous footings should not be less than 0.45 m (18 inches) and the minimum dimension of column footings should not be less than 0.90 m (36 inches). A minimum embedment depth of 0.6 m (2 feet) must be provided for frost protection. For the proposed pool slab, a value of modulus of subgrade reaction of 40 MN/m<sup>3</sup> may be used.

In terms of seismic design the Site Classification for this property is D – stiff soil (in accordance with the BC Building Code 2012, Table 4.1.8.4.A). The Peak Ground Acceleration (PGA) for this site is 0.081g for a probability of occurrence of 2% in 50 years (0.000404 per annum), which was obtained from the web-site <http://www.earthquakescanada.nrcan.gc.ca> of National Resources Canada. The Spectral Response Acceleration Values Sa(T), for Site Class C are:

Sa (0.05)	Sa (0.1)	Sa (0.2)	Sa (0.3)	Sa (0.5)	Sa (1.0)	Sa (2.0)	Sa (5.0)	Sa (10.0)	PGA (g)	PGV (m/s)
0.086	0.128	0.159	0.165	0.166	0.138	0.102	0.042	0.014	0.081	0.217

### **4.0 Construction field reviews**

FVEL should review the final design to ensure that our recommendations have been incorporated into the design. We recommend that FVEL is retained for the following field reviews:

- Subgrade review
- Subgrade compaction, if required
- Fill material compaction, if required and verification of bearing capacity

### **5.0 Limitation**

This report is based on the geotechnical investigation, a review of background information, and our knowledge of the area and the proposed project. We have prepared this report in substantial accordance with generally accepted geotechnical engineering practice, as it exists in the site area at the time of our study. No warranty is expressed or implied. This report may be used only by the client and the Central Coast Regional District only for the purposes stated, within a reasonable time from its issuance.



We trust that this letter provides you with the information required for the final design and construction. If you have any questions, please do not hesitate to contact us.

Yours truly,

**Fraser Valley Engineering Ltd.**

Reviewed by,

Larry Deng, M.Sc., P.Eng  
Senior Geotechnical Engineer, Principal

*Nov 18, 2019*

Hamid Tavakolian Bana, M.Eng, EIT.  
Geotechnical Engineer

Attachments:

- Test pit locations layout
- Test pit Logs



TP No.	Depth (ft)	Soil description
TP1	0.0-0.5	Grass and top soil
	0.5-6.0	Gravel and cobbles, sun round, looks like a trench backfilling, some sand, cave in from 1 ft to bottom of hole, gravel size decrease in size by increase in depth
		10 m from building corner
		Water table @ 4.5 ft from grade
TP2	0.0-0.5	Grass and top soil
	0.5-2.5	Silty sand, damp to moist, loose to compact, light brown
	2.5-6.0	Gravel and cobble with sand, grey, this material was typical of area as per hoe operator and Ken
		Water table @ 4.0 ft from grade
		18 m from SW of fence corner, 14 m from SE of fence corner
TP7	0.0-0.5	Grass and top soil
	0.5-1.5	Fine and with some silt, loose to compact
	1.5-7.0	Gravel and cobbles, some sand, fine to medium in size
		8.5 m from SW fence corner
		Water table @ 5.5 ft from grade

Notes:

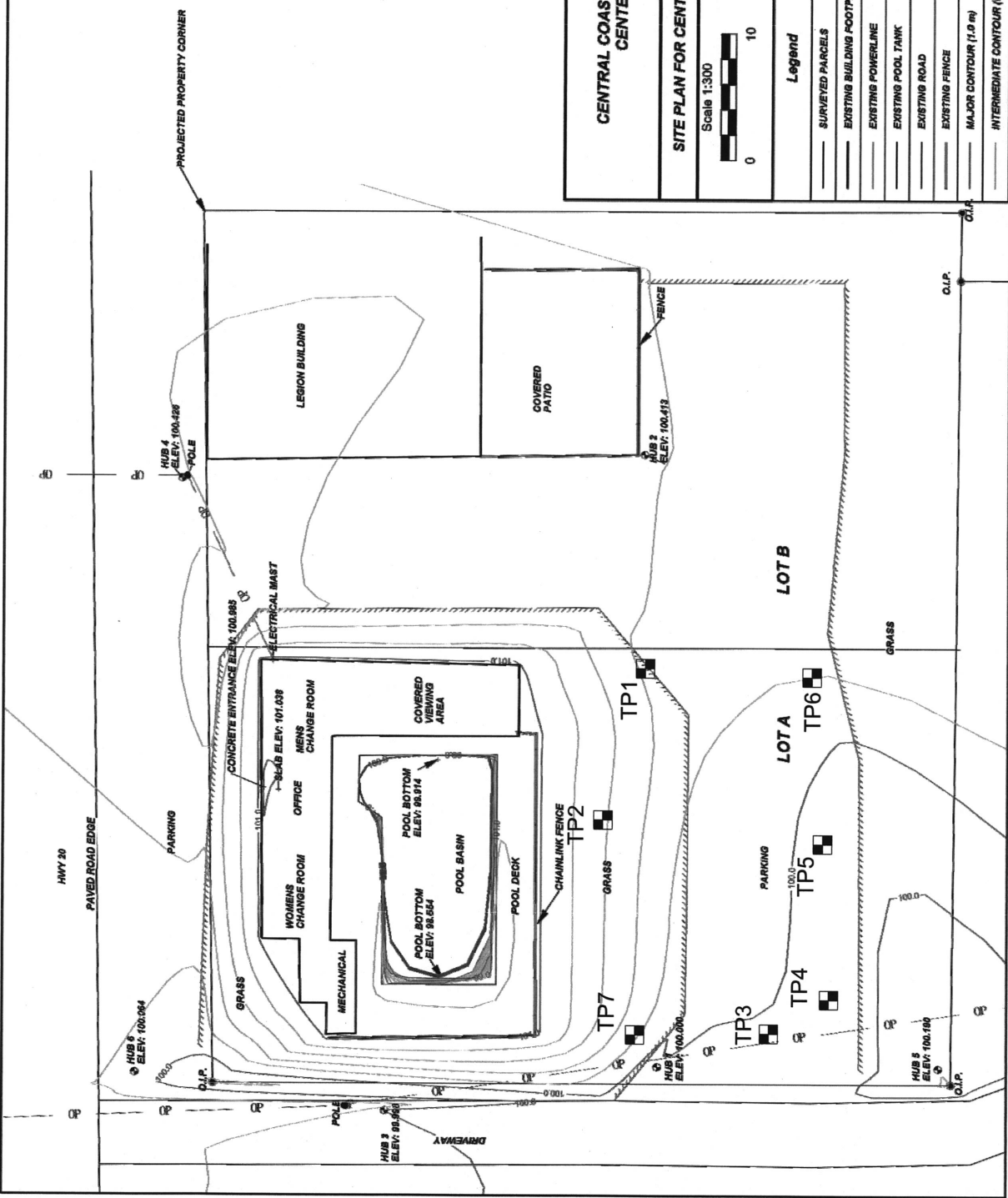
- All test p depths are below existing ground surface.
- TP3, 4, 5 and 6 will be in the separate report



CENTRAL COAST REGIONAL DISTRICT  
CENTENNIAL POOL

SITE PLAN FOR CENTENNIAL POOL RENEWAL PROJECT 2019 - 2021

Scale 1:300	CCRD OPERATIONS DEPT. RECREATION INFRASTRUCTURE
	DATE OF SURVEY: OCTOBER 28, 2019
<b>Legend</b>	FIELD CREW: KIM AE
— SURVEYED PARCELS	DATA ON RECORD: KEN MCILWAIN
— EXISTING BUILDING FOOTPRINT	CHECKED BY: KEN MCILWAIN
— EXISTING POWERLINE	DRAWING NO.: P2019-04
— EXISTING POOL TANK	DATE OF ISSUE: NOVEMBER 8, 2019
— EXISTING ROAD	REVISION NO.:
— EXISTING FENCE	PLAN SCALE: 1:500
— MAJOR CONTOUR (1.0 m)	SHEET: 1 OF 1
— INTERMEDIATE CONTOUR (0.3 m)	



## 11.0 Appendix E- Photo Plate of Existing Pool

### Exterior





**Lobby**



**Mechanical Room**





**Office/Staff Area**





### Men's Changeroom / Showers





**Women's Changeroom / Showers**





### Electrical Panel in Men's Changeroom Mechanical Room

