



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

From: **Facilities and Major Projects Department**

Date: **September 23, 2025**

Winskill Renewal Project Update

The following report has been reviewed and endorsed by the City Manager's Office.

▪ **RECOMMENDATION:**

THAT the Winskill Renewal Project update, including the Class B cost estimate and overall project timelines, be received for information.

▪ **PURPOSE:**

This report provides an update on the Winskill Renewal Project construction progress, timeline and Class B Cost Estimate.

▪ **BACKGROUND:**

In 2024 Council approved the replacement of the Winskill Aquatic and Fitness Centre. Direction on the project has been provided by Council since the March 2024 approval. City Council broke ground on the site and construction commenced on the new facility July 9, 2025. See Attachment A for Council Approval – Key Dates Chronology.

▪ **DISCUSSION:**

Construction of the various elements of the project are well underway as detailed below.

Baseball Diamonds

The new U13 and U15 baseball diamonds will be completed this fall and be ready for use in 2026 after recently seeded grass has established. The new baseball diamonds include the following:

- New irrigation and drainage systems;
- Backstops, bleachers, and lower-level fencing along the outfields and sides of both fields;
- Dugouts to allow for fully accessible use of the field;
- New batting cage; and

- A new hub fieldhouse will be designed and built as part of the Winskill Renewal Project. The fieldhouse will be located central to the new baseball diamonds, contain storage, public washrooms, and a space to operate a concession with User Group portable appliances and cooking equipment. User groups will be engaged to confirm design of the new fieldhouse, planned to be opened in 2028.

Storm Drain Upgrade

Construction of the storm drainage line replacement is well underway and remains on track to be completed by late fall 2025. This line replacement needed to be undertaken before substantial facility excavation work could occur. The upsized 400 m (1,312 ft) line runs west to east on the north portion of Winskill Park and will meet the growing needs of the community, which was identified in 2019 Tsawwassen Area Integrated Stormwater Management Plan.

Facility Construction

Bulk excavation has begun for the main facility. Structural foundations installation is planned to begin late fall and continue through winter 2026. The building superstructure will be installed throughout 2026. Progress photos of the construction are provided in Attachment B.

Class B Cost Estimate

Unitech Construction Management Ltd. has provided a Class B Cost Estimate (Attachment C) on the Winskill Renewal Project, based on the latest design documents prepared by D&C. This estimate continues to project the overall project to remain within the \$130 million budget. The estimate is projected within a range of +15% or -10% (see Attachment C for further details). The project team has utilized a trade assist methodology to ensure the accuracy of cost estimates, given many of the trades are still at the tendering stage.

The project team is continuing to manage any cost pressures by identifying project efficiencies that will achieve further cost savings to deliver maximum value of the project while ensuring it remains within the \$130 million budget. Staff will continue to keep Council apprised as the project advances.

Project Timelines

Original project timelines anticipated the facility opening in late 2027. With the latest construction schedule and the timing of tenders designed to maximize value, projections now extend into early 2028, with final timelines to be confirmed over the coming months. The project team is in the early stages of planning the logistics for transitioning staff and programs from the existing Winskill Aquatic and Fitness Centre to the new facility after commissioning is complete. The project team is also exploring the optimal strategy to keep the existing facility open as long possible, recognizing that a closure period will be necessary to allow for construction of the parking lot prior to opening of the new facility. Staff will return to Council with further details on the timing and approach for an early closure of the existing Winskill facility.

Following are the high-level anticipated construction milestones (subject to change). Staff will provide additional schedule details on future updates to Council.

- Fall 2025 – Complete bulk excavation and begin structural foundations work
- 2026 – Building structural, and other building systems installation
- 2027 – Building exterior, roof and interior work
- Early 2028 – Commissioning main facility, and main parking lot construction completion
- Spring 2028 – New facility open to the public

Construction Cameras

The City has installed various cameras through the project site to provide enhanced security and images that can be used in future project communications.

The camera system also contains an audible warning system to advise trespassers not to enter the construction site. The camera system is one measure that the project team has taken to prevent park users from unauthorized entry onto site to retrieve soccer balls and baseballs. Additional temporary netting has also been installed on the south end of the Winskill turf to prevent soccer balls from accidentally entering the construction site. Delta staff have also advised User Groups not to enter the construction site and have also placed additional warning signage on the site perimeter 6' tall construction fencing. The community is reminded not to enter the construction area given potential hazards.

Community Updates

The City will continue to provide regularly updates to the community and User Groups about the project as it advances. Over the next several weeks, residents will see wraps on the construction fence and new signage in the facility featuring the renderings and project details. The project page, found at letstalk.delta.ca/Winskill, will also be kept current with project information and updates.

Implications:

Financial Implications – The replacement of the Winskill Aquatic and Fitness Centre remains on budget at \$130 million. The separate drainage pipe upgrades cost of \$2.1 million is being funded from existing Engineering budgets.

▪ NEXT STEPS:

- Progressive tender packages for various trade disciplines are being issued to pre-qualified bidders for facility construction
- Complete the baseball diamonds this fall 2025
- Complete storm line replacement later in fall 2025
- Complete bulk excavation this fall and begin structural foundations work

▪ **CONCLUSION:**

The Winskill Renewal project is proceeding with facility construction having begun in summer 2025. Project completion is targeted for spring 2028 and remains within the Council approved budget of \$130 million. Staff will continue to report back to Council on a regular basis throughout the remainder of the project.



Jim Bauer
Director, Facilities and Major Projects

Department submission prepared by: Luke Chapman, Senior Project Manager

This report has been prepared in consultation with the following listed departments.

Concurring Departments		
Department	Name	Signature
Communications & Engagement	JoAnne Kleb	JK
Finance	Navin Chand	NC
Parks, Recreation & Culture	Josh Turner	JT

▪ **ATTACHMENTS:**

- A. Council Approvals – Key Dates Chronology
- B. Site Progress Photos
- C. Class B Estimate