



# STAFF REPORT

<b>REPORT #:</b>	EMC 2012-01
<b>DATE:</b>	August 27, 2012
<b>SUBMITTED TO:</b>	Mayor & Members of Council
<b>SUBMITTED BY:</b>	Executive Management Committee
<b>SUBJECT:</b>	Centennial Pool and Single Pad Arena Options

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## 1. RECOMMENDATION:

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THAT Council receive staff report EMC 2012-01 for information,

And,

THAT Council provides direction to staff on the option of a year round Insulated Fabric Membrane cover for the existing Outdoor Pool,

And,

THAT Council provides direction to staff on the preferred approach to the construction of a year round Single Pad Ice Arena in Central Park.

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## 2. SUMMARY AND BACKGROUND:

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On July 16, 2012 Council passed Resolution No. 330 directing staff to,

*Pursue the following recommended options, and develop a project timeline and detailed estimates; and bring the report back to Council not later than August 27, 2012:*

- *Enclose the Outdoor Pool with a Fabric Building.*
- *Construct a Single Pad Arena that could be phased into a double pad*

### **Summary:**

In the preparation this report, staff emphasis has been on meeting the aquatic and ice needs as they have been identified in the Central Park Redevelopment Steering Committee's Final

Report, while preserving existing recreational facilities and avoiding the cost of relocation at this time. Staff would concur that the funds are currently not available in the system for the relocation of existing amenities, or for the significant commitment to a full multi-use recreational facility, however, this is certainly at the discretion of Council. Nevertheless, there may be attractive opportunities to achieve several of the benefits identified by the community in the work of the Steering Committee in the short term while not losing site of the eventual development ideals.

### **Enclose the Outdoor Pool with a Fabric Building**

In researching a year round enclosure for the existing Outdoor Pool, staff developed the outline specifications included in Appendix A, drawing in part from the Central Park Redevelopment Steering Committee work and detailed report. These specifications, should Council choose to proceed with this project, will form the basis of the procurement of an Insulated Fabric Membrane cover for the Outdoor Pool. Improvements around the facility would be limited to drainage and grading, landscaping and parking lot improvements at this time. No other Heritage Park amenities would be displaced in order to enclose the existing Outdoor Pool.

The Insulated Fabric Membrane structure researched for this report would be provided as a turnkey solution for covering and renewing the existing facilities at the pool. The cost includes the demolition of the existing pool change house and mechanical room and reconstruction of a modern facility within the new structure. The new enclosure would include an expansive viewing area for year round activities as well as daylighting initiatives and the ability to open exterior doors for the outdoor pool experience during favourable weather.

A significant advantage to this procurement approach is that the complete design and engineering works are included in the cost of the enclosure and improvements are fully quantified at the time of order. The project would not be subject to additional engineering costs and contingencies. Additionally, the purchase would be limited to the supply and construction of the Insulated Fabric Membrane structure and the interior components only, allowing the Town to construct the remaining site works independently, resulting in significant cost savings.

We are only aware of one (1) supplier of the type of Insulated Fabric Membrane structure that would allow for satisfactory year round swimming pool use. In the future, it would be possible to relocate or repurpose the Insulated Fabric Membrane structure at another location, adapt it to another use, or otherwise re-commission it to a new owner within this expanding market.

The materials used in the construction of the researched Insulated Fabric Membrane structure are an extruded aluminum framing system with an exterior and interior poly vinyl

fluoride (PVF) membrane. This membrane encloses R-30 encapsulated insulation developed specifically for harsh environments. The aluminum structure will not corrode and the type of insulation recommended is reported to resist moisture and eventual microbial growth that may be prevalent in an indoor pool environment.

The cost of the Insulated Fabric Membrane structure to cover the existing outdoor pool including new change areas, staff accommodations and mechanical and utility rooms is estimated to be \$3,225,000. In addition to the cost of the building, site servicing, improvements to parking areas and necessary landscaping may be completed independently by the Town, and some may be phased in utilizing in-house resources. An allowance of approximately \$200,000 in addition to the building cost may be a consideration.

The Insulated Fabric Membrane structure may be delivered, constructed and operational, depending on permitting, approvals, weather conditions and staff utilization, within a four (4) to six (6) month time frame. The YMCA has recently stated that they are not currently in a financial position to proceed with another expansion to the existing facility in Collingwood. The procurement of an Insulated Fabric Membrane building to enclose the existing Outdoor Pool will meet the immediate aquatic needs of the community while still providing options for the future.

**Construct a new Single Pad Arena that could be phased into a double pad**

There were two types of construction investigated to provide a Single Pad Arena in Central Park. Certain site improvement costs will be incurred regardless of the type of building constructed.

The outline specifications included in Appendix B have been developed in response to the immediate needs identified in the Central Park Redevelopment Project report. The intent will be to place the arena within Central Park to minimize the immediate displacement of existing recreational facilities while providing the best opportunities for the future park development within the multi-use concept.

The two building construction types investigated were a Pre-Engineered Steel building with the lobby and entrance areas constructed with architectural block features, and the Insulated Fabric Membrane structure. The Pre-Engineered Steel building or the Insulated Fabric Membrane structure may be positioned within the park to limit the immediate displacement of existing amenities. Either of the arenas would have the potential of being twinned in the future and either would be appropriate as the first phase of multi-use development in Central Park.

Each of the arenas proposed would qualify for a LEED Silver accreditation. In order to receive the accreditation there would be additional commissioning costs for either building system. A significant difference in the two construction types is that the Insulated Fabric Membrane structure has the LEED requirements built into its basic design, whereas the

traditionally industrial Pre-Engineered Steel building must be modified to meet the requirements leading to additional engineering costs and custom components.

As with the Outdoor Pool enclosure, the Insulated Fabric Membrane structure researched for this report would be provided as a turnkey design build arena solution. The materials of construction and insulation factors are similar, and the full costs of engineering and design are known and committed to at the time of order. A minimal allowance for permits, fees and site design would be carried with the project. Since the contract would include the supply and construction of the arena only, further site development may be designed and constructed independently by the Town in a phased approach utilizing in-house resources where possible.

The estimated cost for the supply and construction of the basic Insulated Fabric Membrane arena is \$7,476,000 as compared to \$10,592,000 for the Pre Engineered Steel arena built using conventional construction methodology. The interior space that is provided within the fabric structure allows for the cost efficient addition of a second floor lounge area with a view of the ice surface. The cost of the second floor improvements within the fabric arena is included in the above estimate whereas a similar addition to the Pre-Engineered Steel arena would add up to \$1,000,000 to the investment.

The costs of Central Park development will be minimized for the construction of an initial arena with either approach, however the Insulated Fabric Membrane arena procurement allows the Town to facilitate park development for site servicing, parking improvements and landscaping to proceed in a phased approach. An allowance of \$500,000 should be considered in this evaluation.

A significant advantage to the Insulated Fabric Membrane structure is the time to complete. The purpose built packaged arena facility is typically designed and constructed within a six (6) to eight (8) month period. Traditional construction methods are usually subject to significant design and procurement periods followed by the construction. A Pre-Engineered Steel arena would be expected to develop over a sixteen (16) to eighteen (18) month period.

An application has been submitted to the Ontario Community Infrastructure Improvement Fund (CIIF) for improvements to the Eddie Bush Memorial Arena (EBMA). With the addition of a year round ice arena in Central Park, the intent would be to prepare the EBMA for transition from a year round arena to a winter arena and summer event venue that will introduce new vibrancy to the downtown core. Although no detailed design has been completed, the budget for this project is set at \$3,124,000, of which \$1,000,000 may be recoverable in the form of a grant. This results in a potential expenditure of \$2,124,000 for the Town in relation to the proposed improvements to the EBMA.

If CIIF funding is received, the timeline for completion is March 2014. In order to complete the proposed renovations without another year round ice facility in operation, there may be major interruptions to the ice times available for user groups.

Staff is confident, on the basis of the research into options for a Single Pad Ice Arena in Central Park, that the most cost effective and time-efficient option for construction is an Insulated Fabric Membrane structure. The technology utilized in this building system is innovative and presents well for energy efficiency and the environment. The arena will not only satisfy the immediate ice needs of the community but will also further enhance the Town's image as a leader in the adoption of new technologies.

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### 3. DISCUSSION:

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Discussion on advantages of direct procurement process and technological advantage, etc.

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### 4. DEPARTMENT HEAD REVIEW:

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This report was reviewed by the Executive Management Committee, Director of Parks, Recreation and Culture and the Manager of Fleet, Facilities and Purchasing August 21 and circulated to Department Heads for comment August 23. Comments received were reviewed and incorporated prior to having the report proceed to Council.

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### 5. EFFECT ON TOWN FINANCES:

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The Town has the following funds available:

Reserve	\$1,500,000
County – purchase of Poplar Sideroad	\$1,300,000
COLLUS	\$8,000,000
Potential DC – Heritage Park – parking/landscaping (22%)	\$ 88,000
Potential DC – Central Park – arena enclosure (18%)	<u>\$ 821,488</u>
Total available	<u>\$11,709,488</u>

This would leave a minimum of \$4,525,000 and a maximum of \$8,546,000 requiring long term financing.

Current debenture repayment amounts for the above calculate to:

Term	Interest Rate	\$4,525,000	\$8,546,000
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5 Yrs	2.2%	\$960,651	\$1,814,303
10 Yrs	2.87%	\$523,752	\$989,169
15 Yrs	3.28%	\$384,356	\$721,901
20 Yrs	3.55%	\$317,915	\$600,420

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## 6. DISPOSITION:

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Staff will follow through to ensure that the direction of Council is carried out.

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## 7. APPENDICES:

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Respectfully submitted,

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Executive Management Committee:

Ed Houghton, Acting CAO; Larry Irwin, Director of IT Services; Sara Almas, Clerk; and, Marjory Leonard, Treasurer.

With input from:

Marta Proctor, Director of Parks, Recreation and Culture,  
 Dave McNalty, Manager Fleet, Facilities and Purchasing,  
 Dennis Seymour, Manager Recreation Facilities