



STAFF REPORT

REPORT #:	EMC 2012-01
DATE:	August 27, 2012
SUBMITTED TO:	Mayor & Members of Council
SUBMITTED BY:	Executive Management Committee Marta Proctor, Director of Parks, Recreation and Culture Dave McNalty, Manager Fleet, Facilities and Purchasing
SUBJECT:	Centennial Pool and Single Pad Arena Options

1. RECOMMENDATION:

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

2. SUMMARY AND BACKGROUND:

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:

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

The decision made this evening will have a major impact on the future of three important recreational assets: Heritage Park, Central Park and the Eddie Bush Memorial Arena (EBMA) and, in fact, will set the stage for future development of recreational facilities in the Town of Collingwood. It will define the direction Council has determined will best meet the aquatic and ice needs of the citizens of today and for the next 20 years while balancing the costs of providing these facilities and services with the costs of providing mandated services such as roads and wastewater treatment in a manner that is affordable for all.

There is no doubt in the individual and collective minds of Council that recreation facilities and opportunities are an integral component in building a strong, vibrant, healthy community that has pride of place. It is also foremost in their minds that the community must be financialyl sustainable and fiscally responsible in the turbulent economic times we face today.

This report summarizes our findings for Council discussion.

3. DISCUSSION:

Summary:

In preparing this report staff emphasis was on meeting the aquatic and ice needs identified in the Central Park Steering Committees Final Report while preserving other recreational facilities that, at this point, we cannot displace. We have neither the funds nor the available land to relocate the Lawn Bowling Club or all of the ball diamonds.

Centennial Pool:

Central Park:

Potential Sources of Financing:

Enclose the Outdoor Pool with a Fabric Building

In researching this option staff developed the following specifications, again, in part, drawing from the Central Park Steering Committee report and work. These specifications, if Council chooses to proceed with this project, will form the basis of the RFP that will be issued to obtain final design and costings. 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 pool facility.

Council should be aware that there are a limited number of suppliers for this type of constructed building and it is possible to relocate or repurpose the structure to other locations and for other purposes if needed.

The basic **Design Components** will include:

- Insulated pool enclosure with daylighting roof panels with dimensions of 120ft by 140ft.
- Eight (8) operable insulated doors to allow for an open environment in favourable weather.
- Interior spectator seating for 250 preferably on the east side.
- New mechanical room with additional space and upgraded servicing.

- Chemical storage room with direct exterior access and suitable containment.
- Male, female and family change rooms with accessible washrooms and lockers.
- Pool entry facilities (showers, etc.)
- Complete accessibility to the pool for disabled persons including a portable lift.
- Lobby and customer service area.
- Separate staff locker/lunch room.
- Manager's office.
- Swim team office.
- Janitorial closets, pool equipment room and storage room.
- Sanitary design and room finishes.
- Complete sound, telephone and communications system serving all areas of the facility.
- Fire alarm system.
- HVAC systems throughout.
- Energy efficient lighting and electrical fixtures including occupancy controlled switching.
- Efficient non-touch plumbing fixtures and components.

Additional options that will be considered are:

- Potential mezzanine over the main floor amenities for storage/offices/HVAC equipment.
- Vending machine area at the main exit.

Staff estimates for this project:

Capital cost requirements

Operating Costs:

Timeline:

It is estimated that this type of building could be constructed and up and running by mid December depending on how the weather cooperates and staffing ability.

Other Considerations:

We could find no other pools of this construction in Ontario. There are, however, many in the U.S., and other areas of the world. That being said, there are many advantages to becoming an early adopter or trendsetter for new concepts and technologies. The relationship with customer and vendor is synergistic. The customer is exposed to the problems, risks and annoyances of "being first" and is usually rewarded with especially attentive vendor assistance or support, preferential pricing, and favourable terms and conditions. The vendor benefits from receiving revenues, the customers' endorsement and assistance in further developing the product or its marketing program.

Collingwood has always exhibited a willingness to think outside the box and use innovative problem solving to meet the community needs. The Zenon membrane system for water treatment, our LEED Gold Library with geo-thermal heating and green roof and, most recently, our partnership with PowerStream are examples of our leadership and willingness to look for the non-conventional solution.

The building, as priced, represents a turnkey operation. The main consideration here is that we do not have experience in operating a pool of this size as a year round facility. We may find that it is more economical and efficient for the taxpayer if we were to partner with the Y in some manner for operation of the facility.

The current hard ball diamond will require a net be placed on the field facing the pool building. This not a material element but Council should be aware that this will be required.

There maybe some planning issues that will need to be resolved. Set backs/height restrictions to be flushed out.

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

This option is, somewhat, more involved. There were three types of construction to investigate; certain costs will be incurred no matter which type of building is constructed, if Council chooses to direct staff to pursue this project; certain costs may be incurred depending on where Council decides to locate an arena on the site. Again, the following specifications, if Council chooses to proceed with this project, will form the basis of the RFP that will be issued to obtain final design and costing no matter which type of construction is considered. The components, as outlined, are necessary to have this building function as the year round arena while retaining the ball diamonds and the outdoor rink.

Council, staff and the public should be aware of the fact that the construction of a single pad arena at Central Park does not renege on the acceptance in principle of the Central Park grand vision nor does it negate in any way the work of the Steering Committee. It is a prudent first step, an affordable phase 1 of the grand vision.

The basic **Design Components** will include:

- Full size 85ft by 200ft ice surface complete with premium dasher boards and glass all around.
- Boards will be 5-1/2 ft with aluminum rail.
- Dropdown centre style score board.
- Six (6) player dressing rooms facing directly to the ice surface (including showers, toilets and sinks) each with dimensions of 12ft by 20ft.
- Two (2) referee rooms (male/female) each capable of accommodating a minimum of eight (8) referees and complete with showers, toilet, sinks, etc.
- First Aid room complete with shower, toilet, sink etc.

- Minimum of 250 spectator seats with overhead radiant heating (potential for coin operated heating with an override switch).
- Ice resurfacers room and mechanical and electrical rooms suitable for an Olympia style ice resurfacers.
- Large service door with direct access to the ice surface.
- Dual purpose meeting/party/music/media room with an ice view.
- Digital entry notice board.
- Ice level warm viewing area/lobby.
- Resilient flooring for all ice level areas.
- Manager's office.
- Staff locker/lunch room to accommodate six (6) staff on the main level.
- Separate offices for Minor Hockey and Figure Skating
- First floor vending area.
- Pro Shop approximately 12ft by 20ft.
- Main floor accessible/family washrooms.
- Janitorial closets, storage rooms.
- Complete sound, telephone and communication systems serving all areas of the facility.
- Fire alarm system with building sprinklers.
- HVAC system for entire facility (capable of handling a second floor mezzanine).
- Energy efficient lighting and electrical equipment including occupancy controlled switching.
- Efficient non-touch plumbing fixtures and components.

Additional options to be considered:

- Second floor mezzanine.
- Elevator to second floor.
- Second floor lounge area.
- Second floor kitchen and bar service room.

Staff estimates for this project: will be placed in table form

Capital cost requirements

Operating Costs:

Timeline:

Pros, Cons and Other Considerations: will be placed in table form

Pros:

Cons:

Other Considerations:

There are several other items to consider prior to making a decision on this facility.

EBMA –

Regardless of the decision made this evening, the EBMA is in need of significant renovation and upgrading. Staff have prepared and submitted a grant application for CIIF funds to assist with funding of these upgrades. The estimates received for the necessary remediation to the facility are in the range of \$3.1m. The maximum funding available from the Federal program is \$1m. The remaining \$2.1m will need to be found.

If CIIF funding is received, the timeline for completion is March 2014. If the EBMA remains the only indoor ice facility there could be major interruptions to the ice times available to users.

Central Park –

There are necessary site works and preparation that must be completed. These costs will be incurred regardless of which type of construction is chosen. Staff estimates are in the range of \$Xm.

Staff would like to locate the new arena in such a way as to preserve Ball Diamond #1 (north east corner) and #3 (south west corner). If this is not possible, we would or could incur additional costs to realign Diamond #2. This is estimated at \$50,000. The new arena is to be designed as a potential phase 1 for a twin pad. Again, depending on the layout the funds spent to realign Diamond #2 may be a futile expenditure particularly if we acquire land to create a summer recreation complex down the road.

The retention of the current outdoor arena may limit the potential synergies for future twinning of the ice pads.

4. DEPARTMENT HEAD REVIEW:

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

5. EFFECT ON TOWN FINANCES:

6. DISPOSITION:

Staff will follow through to ensure that the policy is implemented.

7. APPENDICES:

Respectfully submitted,

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