



Town of Collingwood

Centennial Pool & Single-Pad Arena Options August 27, 2012



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Review of Central Park Redevelopment Project

– Project Purpose:

- That the Steering Committee examine the feasibility of redeveloping Central Park
- Explore recreation facilities options to address the primary needs of the community for arena and pool uses
- To develop recommendations for Council regarding a design concept, capital cost estimate and projected operating budget



Review of Central Park Redevelopment Project

- Public & stakeholders indicated support for:
 - Multi-use concept
 - Central location & adjacent to downtown
 - Various modes of transportation for access
 - Possibility for integrating intergenerational uses
 - Two primary uses (new pool & twin pad arena)



Review of Central Park Redevelopment Project

- Four specific areas of priority/concern were defined by the stakeholders and community members:
 - Funding for construction of the Project should not be solely derived from taxes
 - Existing recreation uses should not be impacted
 - The significant importance of the Eddie Bush Arena must be strongly considered
 - The partnerships required should support public use



Review of Central Park Redevelopment Project

- The recommended facility components includes:
 - Twin-pad arena
 - New 6 lane 25m pool with deck space for viewing and competitions
 - Adapt existing pool for therapeutic use and teaching
 - Common space for “community centre” uses
 - Family oriented park uses such as playground and dog park



Review of Central Park Redevelopment Project

- The recommended facility components includes (cont'd):
 - Integration of lawn bowling green
 - Redevelopment of ball diamonds
 - Park and site improvements to support the entire complex



Review of Central Park Redevelopment Project

- Recommendations of the Report:
 - That Council endorse the recommended scenario and invest the necessary resources to complete the design
 - That Council develop a funding formula to support that plan along with associated timelines
 - That Council explore potential public private opportunities to attract investment capital by leveraging other existing municipal assets



Review of Central Park Redevelopment Project

- Recommendations of the Report (cont'd):
 - That Council and YMCA develop and launch a capital fundraising campaign
 - That Staff develop a plan for relocating the existing ball diamonds
 - That Council consider the options for repurposing the Eddie Bush Arena



Council Strategic Planning Session Comments for Central Park Redevelopment Project

- Comment Summary (based on the most common comments):
 - Priorities are ice and water
 - Concern with \$35 million cost
 - Phase the project
 - Satisfy the immediate needs (ice & water)
 - Refurbish Eddie Bush and retain as an ice pad
 - Concerned with the relocation of ball diamonds
 - Commence project soon (need for new ice pad now)



Central Park Redevelopment Project

– Resolutions that were considered on July 16, 2012:

- Construct a single ice pad
- Construct a double ice pad that can be phased
- Construct a 25m – 6 lane pool at Central Park YMCA
- Construct a new therapeutic pool at the Central Park YMCA
- Enclose the outdoor rink with a fabric building
- Cover the outdoor rink with a roof structure
- Enclose the outdoor pool with a fabric building
- Examine a new site for a phased multi–use facility
- No new recreation facilities



Central Park Redevelopment Project

- Resolution that was approved on July 16, 2012:

BE IT RESOLVED:

THAT Council direct 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



Centennial Pool and Single Pad Arena Options

- Assessment of the Resolution Options from the Stakeholder perspective:
 - Council needs to balance between the demonstrated needs and the financial resources
 - The primary aspect of the resolution is still in keeping with the Central Park Plan i.e. multi-use concept
 - The proposed resolution continues to provide easy access and is centrally located
 - The proposed resolution considers both primary uses however with a single ice pad that can be twinned



Centennial Pool and Single Pad Arena Options

- Assessment of the Resolution Options from the priority/concern perspective:
 - Funding for construction of the Project will not be solely derived from taxes
 - Existing recreation uses will not be impacted
 - The significant importance of the Eddie Bush Arena has been strongly considered



Centennial Pool and Single Pad Arena Options

- Assessment of the Resolution Options from the facility components perspective:
 - The proposal will provide a single pad with the option to become a Twin-pad arena
 - The proposal will be a newly renovated 6 lane 25m pool with deck space for viewing and competitions that will accommodate 250 people
 - We are unable to provide an adapted existing pool for therapeutic use and teaching at this time
 - There will be common space for “community centre” uses
 - There will be family oriented park uses such as playground and dog park



Centennial Pool and Single Pad Arena Options

- Assessment of the Resolution Options from the facility components perspective:
 - The lawn bowling green will remain as is
 - There is no need for the redevelopment of ball diamonds since ball diamonds #1 & #3 will remain in operation
 - It is proposed to add as much as \$700,000 for park and site improvements to support the entire complex



Enclose Centennial Pool with a Fabric Building

– Consideration of the Centennial Pool Option:

YMCA's Position:

- “In the spring of 2012 the YMCA received word that its \$3M application from Accessibility Ontario was denied. Without the accessibility funding the YMCA cannot proceed with an additional pool at its current facility”.
- The YMCA did however offer to help fund raise and/or if the Town built the pool operate the facility to offset the losses that would occur with an expanded facility.
- The proposed expanded YMCA pool option with observation, design and contingency was \$7,745,000 (\$5.5M pool, \$400K observation, \$590K design & \$1,298,000 contingency)



Enclose Centennial Pool with a Fabric Building

- Consideration of the Centennial Pool Option :
 - No other Heritage Park amenities would be displaced
 - The Insulated Architectural Membrane construction would facilitate the demolition of the existing pool change house and mechanical room and the new enclosure will house modern facilities and a recently renewed pool asset. Construction would be approximately 16 weeks
 - The new enclosure would include an expansive viewing area, year round, and as well the ability to open very large exterior doors for the outdoor pool experience during favourable weather
 - Improvements around the facility would include a new asphalt surface parking lot to accommodate 70 vehicles.



Enclose Centennial Pool with a Fabric Building

Design Components of the Centennial Pool Option:

- Insulated pool enclosure with dimensions of 120ft by 140ft.
- Day lighting roof panels to maximize natural light
- Eight (8) operable insulated doors to allow for an open environment in favourable weather.
- Interior spectator seating for 250 people.
- New mechanical room with additional space and upgraded servicing.
- Chemical storage room with direct exterior access and containment.
- Male, female and family change rooms with accessible washrooms and lockers.
- Pool entry facilities (showers, etc.)
- Complete accessibility to the pool for persons with disabilities 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.
- HVAC systems throughout.
- Energy efficient lighting and electrical fixtures including occupancy controlled switching.
- Efficient non-touch plumbing fixtures and components.



Enclose Centennial Pool with a Fabric Building

Kearns Oquirrh Park Fitness Center

50 Meter Olympic Sized Pool, Utah



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Enclose Centennial Pool with a Fabric Building



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Enclose Centennial Pool with a Fabric Building

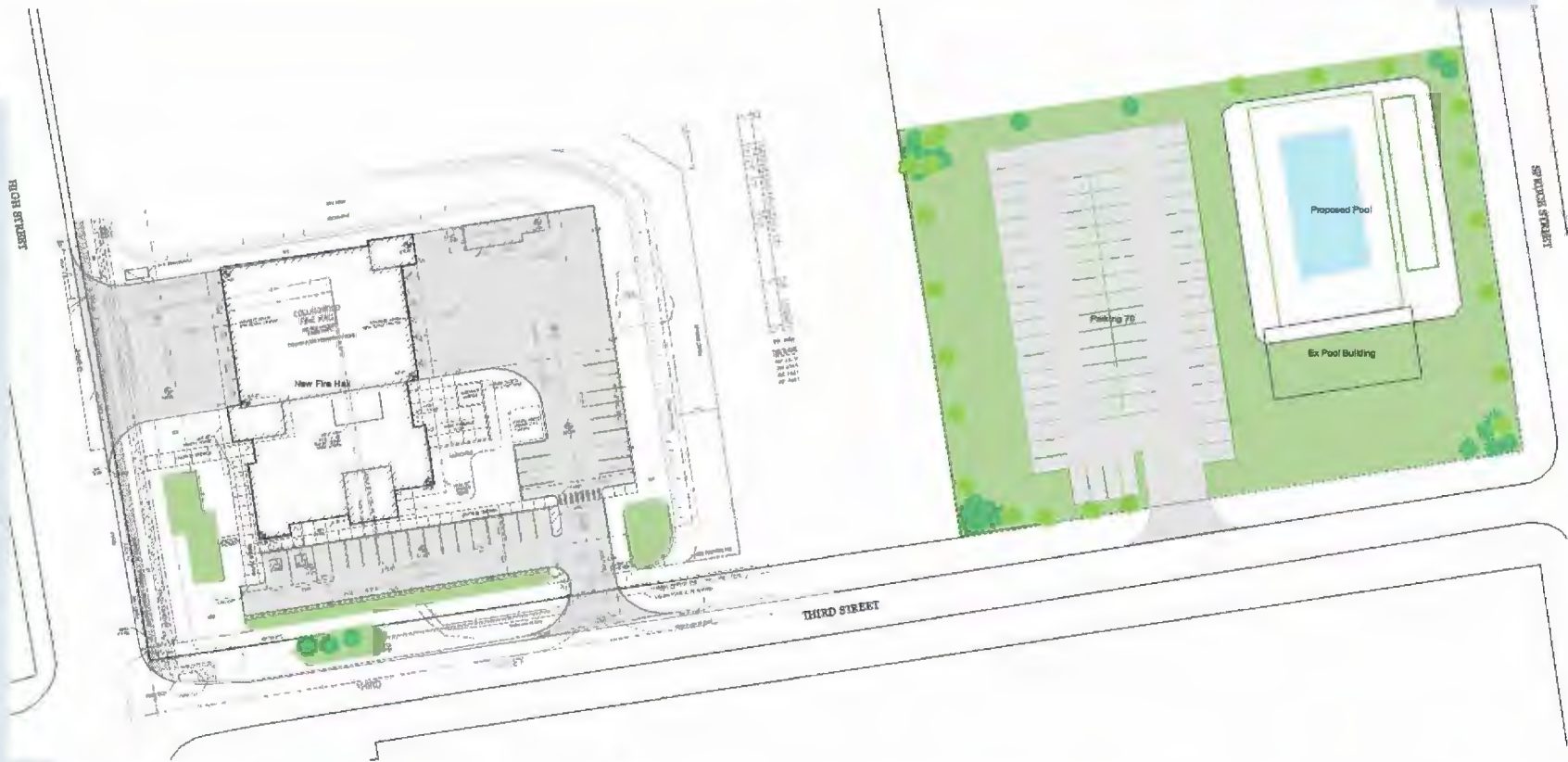


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Enclose Centennial Pool with a Fabric Building



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Construct a Single Pad Arena That Can Be Phased Into A Double Pad

- Consideration of the Single Pad Arena Option:
 - There were two types of construction investigated:
 - Pre-Engineered Steel Building
 - Insulated Architectural Membrane Building
 - Either building has the potential of being twinned.
 - Either building can be LEED Silver certified however the architectural membrane building has the LEED requirements already built in.
 - The significant advantage, apart from the lower cost, of the membrane building is the time to construct. The estimated construction time is 22 weeks vs. typical construction is 64 to 72 weeks.



Construct a Single Pad Arena That Can Be Phased Into A Double Pad

Design Components of the Single Pad Arena Option:

- Full size 85ft by 200ft ice surface complete with premium dasher boards and glass all around.
- Glass will be 5-½ft 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 resurfacer room and mechanical and electrical rooms suitable for an Olympia style ice resurfacer.
- 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.



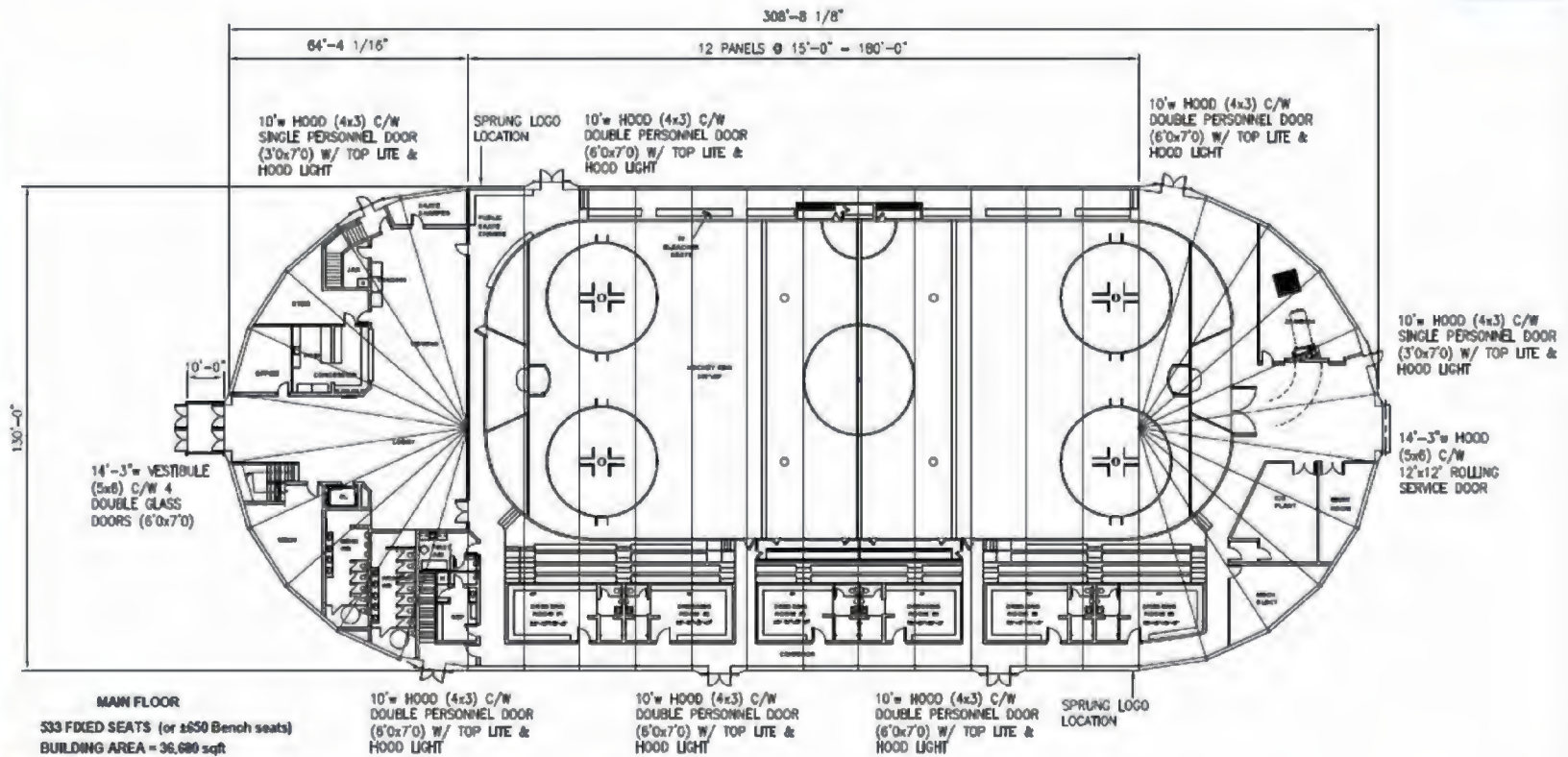
Construct a Single Pad Arena That Can Be Phased Into A Double Pad

Design Components of the Single Pad Arena Option:

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



Construct a Single Pad Arena That Can Be Phased Into A Double Pad



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Construct a Single Pad Arena That Can Be Phased Into A Double Pad



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Construct a Single Pad Arena That Can Be Phased Into A Double Pad

	Sprung Performance Arena	Pre-Engineered Metal Building	Conventional Construction
Construction	6 months	9 -12 months	More than 12 months
Insulation	Continuous 9-inch thick R30 insulation from ground to peak	6-inch R20 wall squeezed to R14, 6-inch R20 roof squeezed to R11	R20 wall R20 roof
Lighting Levels	The highly tensioned white interior membrane reduces number of light fixtures required	Requires more lighting fixtures	Requires more lighting fixtures
Maintenance Schedule	Aluminum is virtually maintenance-free Self-cleaning exterior architectural membrane Sprung Shield "vandal proof" hard-wall system to 8'6" level	Standing seam metal roof prone to large thermal movements and requires continuous maintenance, especially at penetrations	Regular maintenance is required
Air-tightness	Air Permeability almost 0, which means excellent energy performance	Poor airtightness	Moderate airtightness
Energy Efficiency	Up to 20% energy savings over pre-engineered	Poor energy performance	Moderate energy performance
Lifespan	60+ years	60+ years	60+ years

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Construct a Single Pad Arena That Can Be Phased Into A Double Pad



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Centennial Pool and Single Pad Arena Options

- Departures/observations of the Enclosed Outdoor Pool Proposal from the Multi-Use Concept:
 - The enclosure of the Centennial Pool is a departure from the Multi-Use Concept
 - It would be difficult to build the 6 lane 25m pool complete with observation deck at the YMCA site when considering the requirements for parking (70 spaces)
 - The revitalizing of this asset begins the rebuilding of Heritage Park along with the new Fire Station



Centennial Pool and Single Pad Arena Options

- Departures/observations of the Ice Pad Proposal from the Multi-Use Concept:
 - The construction of a single ice pad is a departure from the ultimate plan however it was contemplated in a phased-in approach
 - The location of the ice pad(s) has changed but only to preserve significant assets (\$2M) namely the two baseball diamonds along with the loss of the outdoor rink (\$1.3M)
 - The Central Park Multi-Use design contemplated that all buildings, including the YMCA and the Curling Club would be connected by a one storey gallery. In doing so however, the ball diamonds and outdoor rink would be displaced.



Centennial Pool and Single Pad Arena Capital Costs

• The Total Cost of the Two Buildings	\$10,617,000
• Accessory Costs	\$ 316,000
• Site Servicing Costs for Both Buildings	\$ 700,000
• Total Cost (less taxes)	<u>\$11,633,000</u>
• The Town has the following funds available:	
• Reserve	\$ 1,500,000
• County – portion of Poplar Sideroad construction 2010	\$ 1,300,000
• Collus PowerStream Partnership (to be confirmed by public)	\$ 8,000,000
• Potential DC – Heritage Park – parking/landscaping (22%)	\$ 88,000
• Potential DC – Central Park – arena enclosure (18%)	\$ 821,488
• Total Available (potentially)	<u>\$11,709,488</u>



Centennial Pool and Single Pad Arena Operational Costs

– Centennial Pool Estimated Operational Costs:

- It is understood that if a year round 6 lane 25m pool is required then operational costs would be increased
- It is intended that a staff member from the Town Hall would be relocated to the new year round pool.
- This staff members' wages and benefits would be divided appropriately to the different cost centers that the person is involved with
- Taking into consideration the yearly fixed and variable costs along with the revenues it is forecasted that there may be a \$250,000 annual net operating costs. These costs are comparable to the operation of the Contact Fitness Centre.



Centennial Pool and Single Pad Arena Operational Costs

– Single Ice Pad Estimated Operational Costs:

- It should also be understood that if a new single pad arena is required then operational costs would be increased
- The energy costs however with an insulated Architectural Membrane Building is less than a pre-fabricated steel building.
- It is anticipated to require an additional 1 – 1.5 full time equivalent employees.
- The intention is to optimize the use of our current staff at the Eddie Bush Arena and the outdoor rink.
- Taking into consideration the yearly fixed and variable costs along with the revenues it is forecasted that there may be a \$90,000 - \$100,000 annual net operating costs.



Centennial Pool and Single Pad Arena Operational Costs

– Procurement Process:

- The supply and construction of the Outdoor Pool Enclosure and the Single Ice Pad is a direct purchase from the supplier.
- Due diligence was maintained through:
 - Research of the potential forms of construction
 - An element of competition was included in the gathering of costs
 - Through the discovery process it was determined that the Insulated Architectural Membrane structure would be the most cost effective (both capital and operational)
 - Through research it was determined that there is only one supplier of this leading edge technology



Centennial Pool and Single Pad Arena Conclusions

- The intent of the Central Park Redevelopment Project has been respected throughout the process
- The proposal fulfils the stated requirement for new ice and a competition pool.
- The new pool can be operational in February and the new ice pad in April/May 2013
- Both proposals are “turnkey” – just add swimmers and skaters!
- If the Community approves the use of funds as described then there is no tax implications to Collingwood residents.



Comments/Questions

Thank You

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