

# SOUTH HURON RECREATION PROJECTS

A PATH FORWARD

- ▶ To build upon the framework that resulted from the Options Paper presented on February 13, 2017 and reaffirm that these two recreation projects are separate and distinct.
- ▶ To assist Council to develop a clear vision for these two capital projects

PURPOSE OF TODAY



- ▶ To assist Council to provide clear direction to Staff to ensure that vision is achieved.
- ▶ To develop a draft plan for both projects based on the research, public input and framework presented to date.

PURPOSE OF TODAY



# CAVEATS FOR TODAY

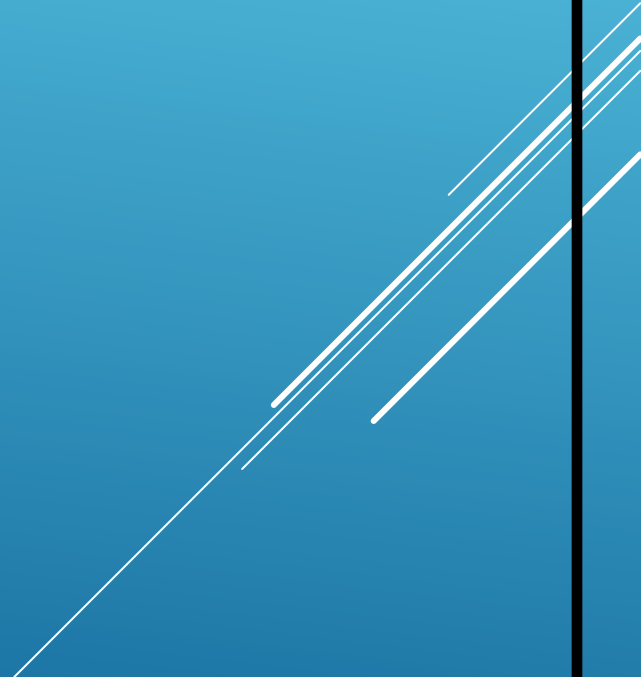
Conceptual discussion – programming would need to be fine tuned

Master Planning and phasing of Recreation Centre/Community Hub will need to be examined

Community based approach will be required to be successful

Community Development driver

Economic Development driver



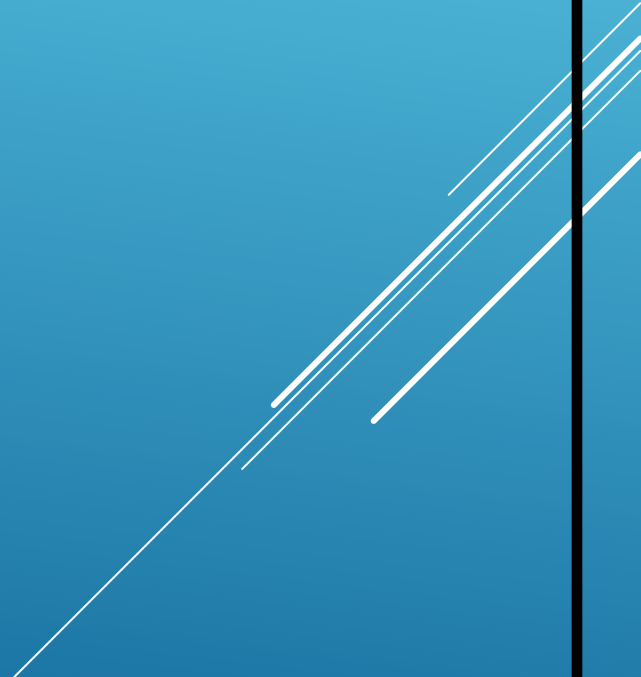
# SYNOPSIS SINCE FALL 2016

November 1, 2016 Committee of the Whole – Presentation By Invizij

November 14, 2016 Committee of the Whole

November 21, 2016 Council Meetings

February 13, 2017 Committee of the Whole



# OUR STARTING POINT RECREATION CENTRE

That South Huron Committee of the Whole recommends to Council that Council approves the retrofit and upgrade option for the Recreation Centre set out in the Options Paper provided by the CAO at the February 13, 2017 Committee of the Whole meeting, up to \$1 million; and that Council commits to construct a new Recreation Centre in South Huron in the next five years, which includes a community hub.



# OUR STARTING POINT RECREATION CENTRE

That South Huron Committee of the Whole hereby recommends to Council that the South Huron Recreation Centre project be funded as follows;

2016 wind turbine revenues of \$203,600.00;

2017 wind turbine revenues of \$290,000.00;

Kraft Hockeyville Reserve of \$25,000.00; and

That the balance of up to \$481,400 be self-financed from the Working Fund Reserve; and

That the Working Fund Reserve be paid back from the 2018 and 2019 wind turbine revenue.

# OUR STARTING POINT POOL

That South Huron Committee of the Whole recommends to Council that Council approves the Invizij proposal for upgrades to the Exeter Swimming Pool; and that the change rooms be moved to the south side of the swimming pool, up to a cost of \$2.5 million.



# OUR STARTING POINT POOL

That South Huron Committee of the Whole hereby recommends to Council that the Exeter and District Swimming Pool project be funded as follows;

From the Exeter Pool Reserve and amount of \$93,000.00;

From the Exeter Community Development Fund an amount of \$250,000.00;  
and

The balance of up to \$2,157,000.00 to be financed over seven years.

**Key Priorities:**

- Improve and enhance the quality of recreation facilities
- Undertake a services and facility review

Recommended Initiative	Implementation Timeline	Action Lead	Partnerships
<p><b>Move forward on assessing and undertaking new or upgraded recreation facilities</b></p> <ul style="list-style-type: none"> <li>■ Consideration should be given to the need for a new or renovated arena and pool (indoor or outdoor)</li> <li>■ Explore options for YMCA collaboration</li> </ul>	Highest	<ul style="list-style-type: none"> <li>■ CAO</li> <li>■ Community Services</li> </ul>	<ul style="list-style-type: none"> <li>■ Development Services</li> <li>■ Financial Services</li> </ul>
<p><b>Update and execute on the Recreation Master Plan</b></p> <ul style="list-style-type: none"> <li>■ Plan should focus on recreation activities for all ages</li> </ul>	High	<ul style="list-style-type: none"> <li>■ Community Services</li> </ul>	<ul style="list-style-type: none"> <li>■ Residents</li> <li>■ Huron County</li> <li>■ Community Groups</li> </ul>
<p><b>Create an Age Friendly Community Initiative</b></p> <ul style="list-style-type: none"> <li>■ Seniors needs should be aligned with any new recreation initiative to support active and healthy lifestyles</li> <li>■ Strike an Age Friendly and Accessibility Committee of Council to support implementation</li> </ul>	Highest	<ul style="list-style-type: none"> <li>■ CAO</li> <li>■ Community Services</li> </ul>	<ul style="list-style-type: none"> <li>■ Corporate Services</li> <li>■ Financial Services</li> </ul>
<p><b>Continue to ensure accessibility standards and AODA requirements are being met</b></p> <ul style="list-style-type: none"> <li>■ Continue to collaborate with Huron County to meet and exceed Accessibility requirements</li> </ul>	Highest	<ul style="list-style-type: none"> <li>■ Corporate Services</li> </ul>	<ul style="list-style-type: none"> <li>■ Huron County</li> <li>■ Community Groups</li> </ul>

LINK TO THE STRATEGIC PLAN

# WHY MOVE FORWARD

Aging Infrastructure - lack of investment

Lack of programming for youth and seniors

Sport and recreation are vital to a community

# WHY MOVE FORWARD

Increasing expectations for new and better services,

Demands for a wider range of facilities and services than was expected in the past;

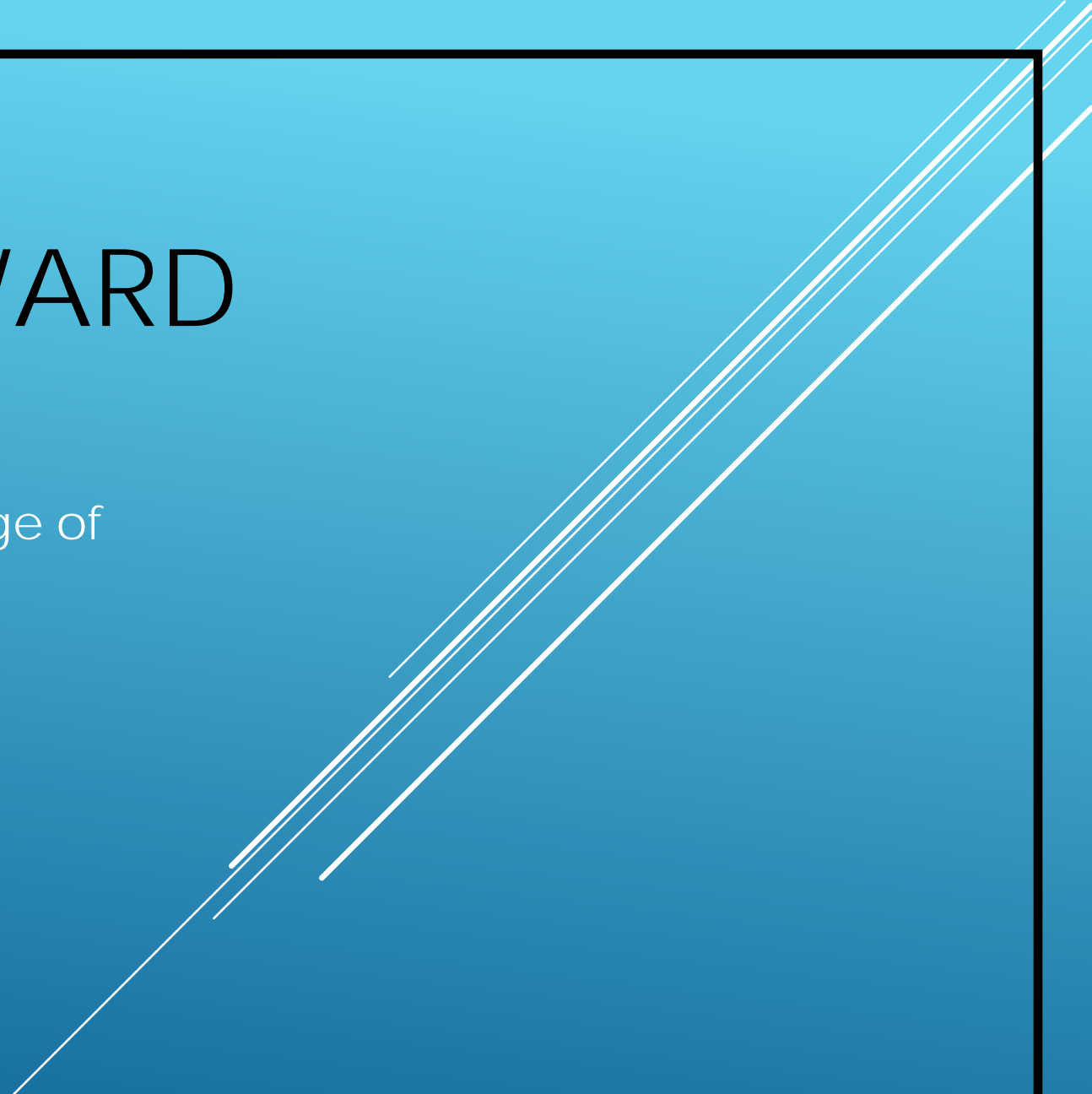
An aging and growing population, with more cultural diversity

Increasing expectations among community groups

# WHY MOVE FORWARD

South Huron needs growth

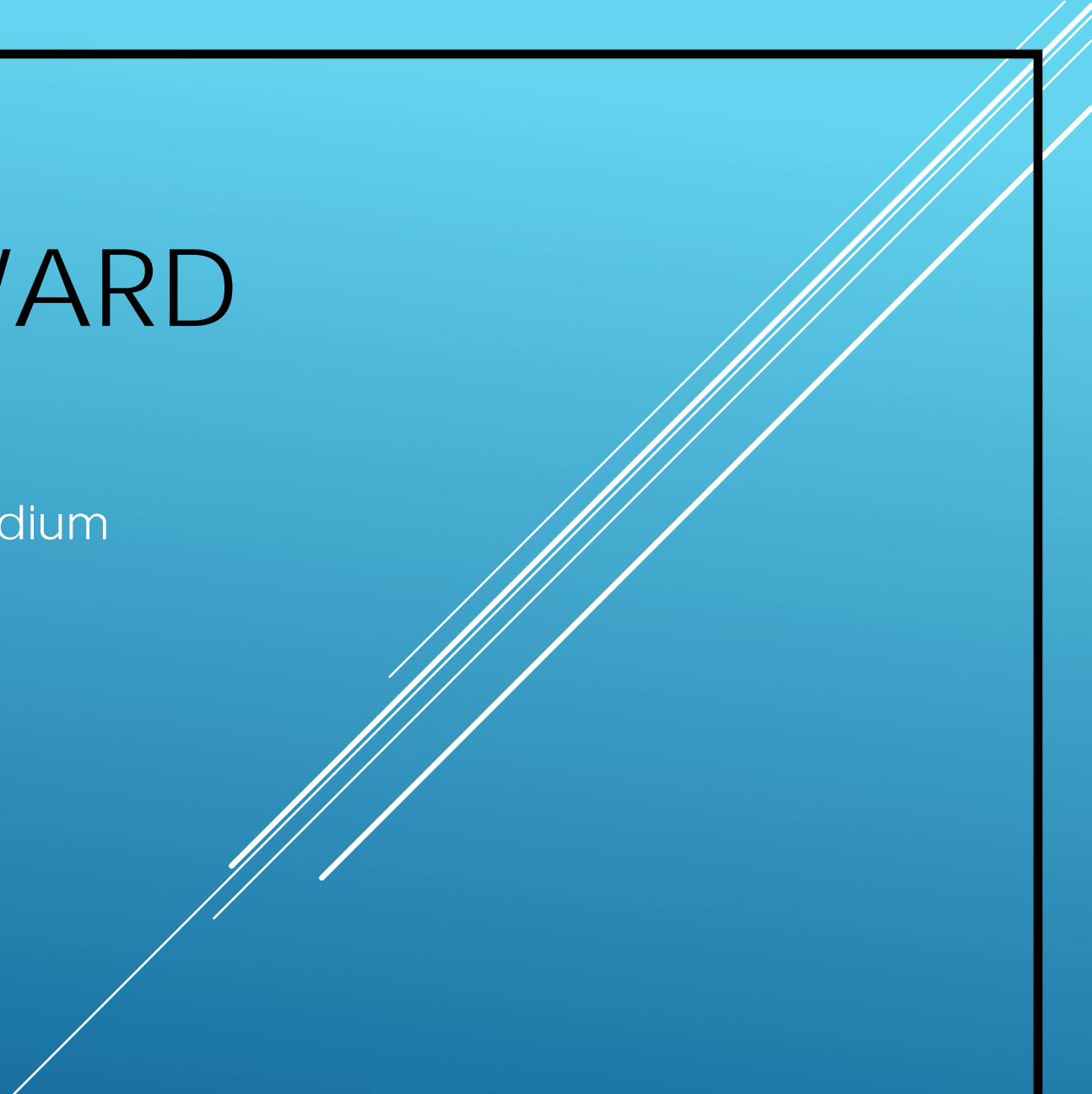
We are well positioned to take advantage of external developments



# WHY MOVE FORWARD

Investing in our quality of life

Ensuring a vibrant community for the medium  
and long term



# GUIDING PRINCIPLES

To provide new and improved facilities which will allow the community to offer a much wider range of leisure and wellness programs.

To provide facilities and programs that appeal to many leisure interests and all age groups, and are accessible to residents of all incomes.

To support activities that help to improve the health and wellbeing of residents in the area and reduce health care costs.

To ensure that the facility is accessible for persons with disabilities and mobility impairments.

To provide facilities and programs that contribute to civic pride and help unify the Municipality of South Huron.



# GUIDING PRINCIPLES

Enhance the economy of South Huron by greatly improving the ability of the Municipality to provide leisure programming; host sporting events, trade shows, exhibitions, and community social events and festivals; and to attract visitors to the community as customers.

To make the Municipality of South Huron more attractive to existing and new employers; health care, education, and other professionals; and residents (both working and retired).

To create a contemporary community facilities and encourages the visitor to participate in new activities.

# GUIDING PRINCIPLES

To provide a facility that is cost-effective to operate, and incorporates current technology, and as many centres of revenue/profit as possible.

To provide a facility that, through design and operation, embraces contemporary environmental measures



# RECREATION CENTRE SCOPE

2 ice surfaces, both measuring 85' by 200'

Spectator seating for 550 provided for 1 ice pad and 250 for the other ice pad

Walking track in one of the arenas

12 general dressing rooms and 2 multi-purpose dressing rooms

User group offices and storage

# RECREATION CENTRE SCOPE

Food court style food and beverage services

Community meeting rooms and/or program rooms

A multi-purpose hospitality room with warming kitchen and other amenities

Support areas (lobby, warm viewing area, pro-shop, media/music room, staff offices, storage, etc.)

Component	Net Area (square feet)	Notes
<b>ICE RINK</b>		
Ice pads, 85x200 NHL size	35,300	
Players benches, penalty box, and timer	900	2 sets
Multi-Purpose Dressing Room	1,300	
Team Rooms (12 @ 575sf)	6,900	
Equipment Storage	1,000	divisible
Musical Room/Press Box (2 @ 200 sf)	400	
Referee Room (3 @ 250 sf)	750	Shower, wc and sink
First Aid Room	250	Shower, wc and sink
Spectator Seating for 800	4,800	6 sf/person
	<b>51,600</b>	
<b>SERVICE/MAINTENANCE</b>		
Ice resurfacer/flood room	600	Service to both arenas
Refrigeration	600	
Mechanical	400	
Electrical	400	
Workshop, maintenance, garbage, recycle	500	
Core room	200	
Cafeteria/lunch room	150	
Monitor closet and storage	400	
	<b>3,250</b>	
<b>LOBBY AND PUBLIC AREAS</b>		
Lobby	1,600	
Food Court Seating	in Lobby	
Concession	380	
Concession storage	300	
Pro shop	300	
Lobby Washrooms	500	
Box office/ticket booth	30	
Administration offices and washrooms	400	
General storage	200	
	<b>3,710</b>	
<b>SPECTATOR GROUP AREAS</b>		
Community Group Storage	600	3x200 sf each
Community/Club Office	300	2x150 sf each
	<b>900</b>	
<b>MULTI-PURPOSE COMMUNITY SPACE</b>		
Meeting Room	300	
Large Multi-Purpose Room/Hall/Hospitality Room	700	
Large Multi-Purpose Room Kitchen/Bar	150	
Large Multi-Purpose Room Storage	100	
	<b>1,250</b>	
<b>TOTAL NFA (80%)</b>	<b>60,710</b>	
<b>TOTAL GFA (100%)</b>	<b>75,890</b>	

Cost Items	Costing Benchmark	Capital Cost Estimate (2014\$)
<b>A</b> Building	75,890 s.f. @ \$200	\$15,178,000
<b>B</b> Site development allowance (Landscape, Parking, Services)	10% of A	\$1,517,800
<b>C</b> Fittings, furnishings, equipment allowance	5% of A+B	\$834,790
<b>D</b> Soft cost allowance (Design Fees, Management, Legal etc.)	10% of A+B	\$1,669,580
<b>E</b> Contingencies (Design 5%, Construction 3%)	8% allowance (of A+B+C+D)	\$1,415,774
<b>Total Cost Estimate*</b>		<b>\$19,112,294</b>

# TWIN PAD RECREATION/COMMUNITY HUB OPTION

Component	Net Area (square feet)	Notes
<b>ICE RINK</b>		
Ice pad, 85x200 NHL size	17,650	
Players benches, penalty box, and timer	450	
Multi-Purpose Dressing Room	650	
Team Rooms (6 @ 575 sf)	3,450	
Equipment Storage	500	
Music Room/Press Box	200	
Referee Room (2 @ 250 sf)	500	Shower, wc and sink
First Aid Room	150	Shower, wc and sink
Spectator Seating for 250	1,500	6 sf/person
	<b>25,050</b>	
<b>SERVICE/MAINTENANCE</b>		
Ice resurfacers/flood room	500	
Refrigeration	600	
Mechanical	300	
Electrical	300	
Workshop, maintenance, garbage, recycle	400	
Store room	200	
Staff room/lunch room	150	
Janitor closet and storage	350	
	<b>2,800</b>	
<b>LOBBY AND PUBLIC AREAS</b>		
Lobby	1000	
Food Court Seating	In Lobby	
Concession	300	
Concession storage	100	
Pro shop	300	
Lobby Washrooms	350	
Box office/ticket booth	30	
Administration offices and washrooms	400	
General storage	100	
	<b>2,580</b>	
<b>USER GROUP AREAS</b>		
Community Group Storage	400	2x200 sf each
Community/Club Office	300	2x150 sf each
	<b>700</b>	
<b>MULTI-PURPOSE COMMUNITY SPACE</b>		
Meeting Room	300	
Large Multi-Purpose Room/Hall/Hospitality Room	700	
Large Multi-Purpose Room Kitchen/Bar	150	Warming kitchen
Large Multi-Purpose Room Storage	100	
	<b>1,250</b>	
<b>TOTAL NFA (80%)</b>	<b>32,380</b>	
<b>TOTAL GFA (100%)</b>	<b>40,475</b>	

Cost Items	Costing Benchmark	Capital Cost Estimate (2014\$)
<b>A</b> Building	40,475 s.f.@ \$200 s.f.	\$8,095,000
<b>B</b> Site development allowance (Landscape, Parking, Services)	10%of A	\$809,500
<b>C</b> Fittings, furnishings, equipment allowance	5%of A+B	\$445,225
<b>D</b> Soft cost allowance (Design Fees, Management, Legal etc.)	10%of A+B	\$890,450
<b>E</b> Contingencies (Design 5%, Construction 3%)	8%allowance (of A+B+C+D)	\$819,214
<b>Total Cost Estimate*</b>		<b>\$11,059,389</b>

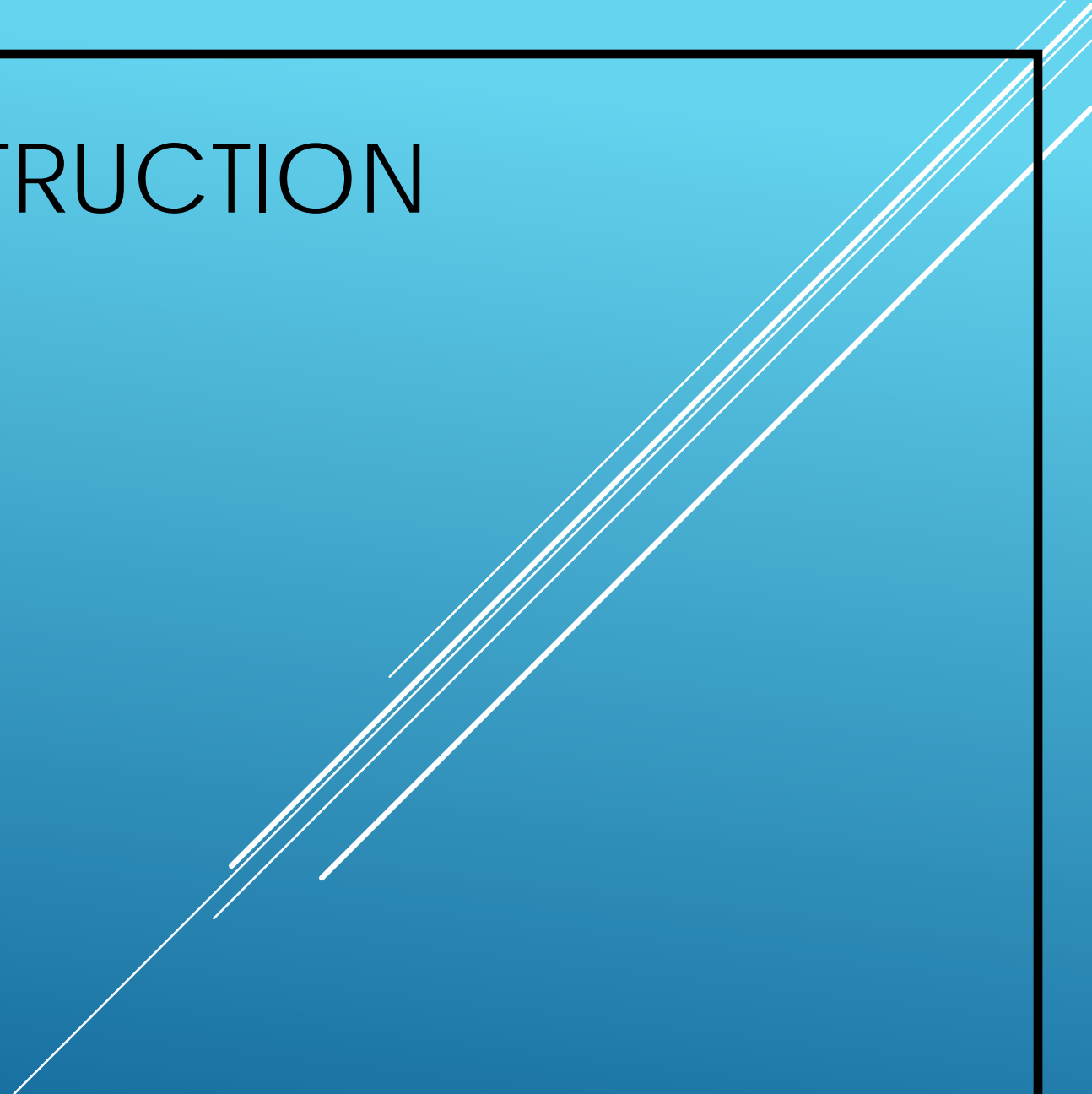
# SINGLE PAD RECREATION/COMMUNITY HUB - OPTION

# DESIGN AND CONSTRUCTION APPROACHES

Design/Bid/Build

Design/Build

Construction Management





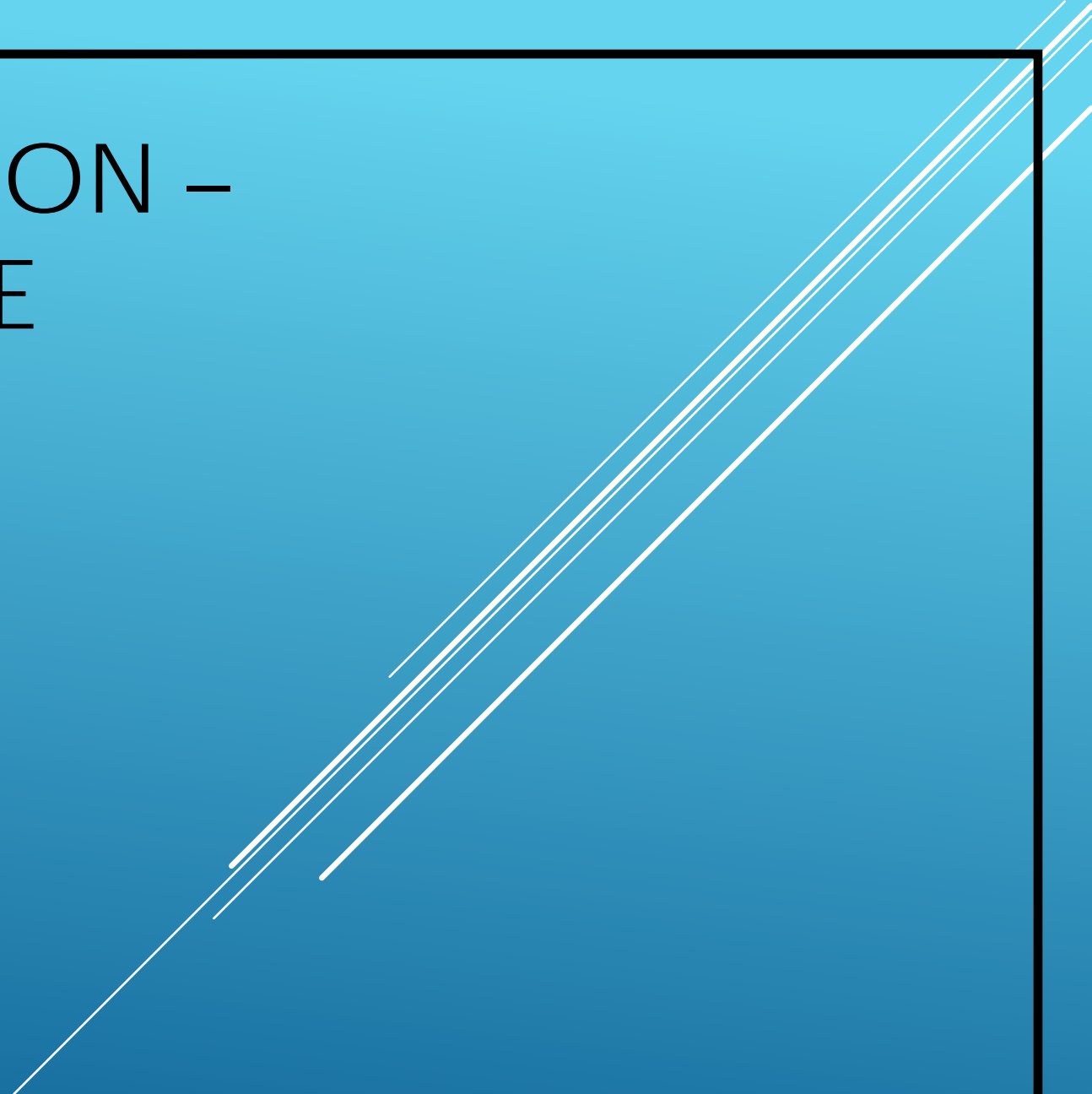
# FROM PATH TO ACTION – RECREATION CENTRE

Council must make a decision

Site location

Engagement Process

Strawman Proposal



# FROM PATH TO ACTION – RECREATION CENTRE

Steering Committee

Fundraising Committee

Engagement Tools

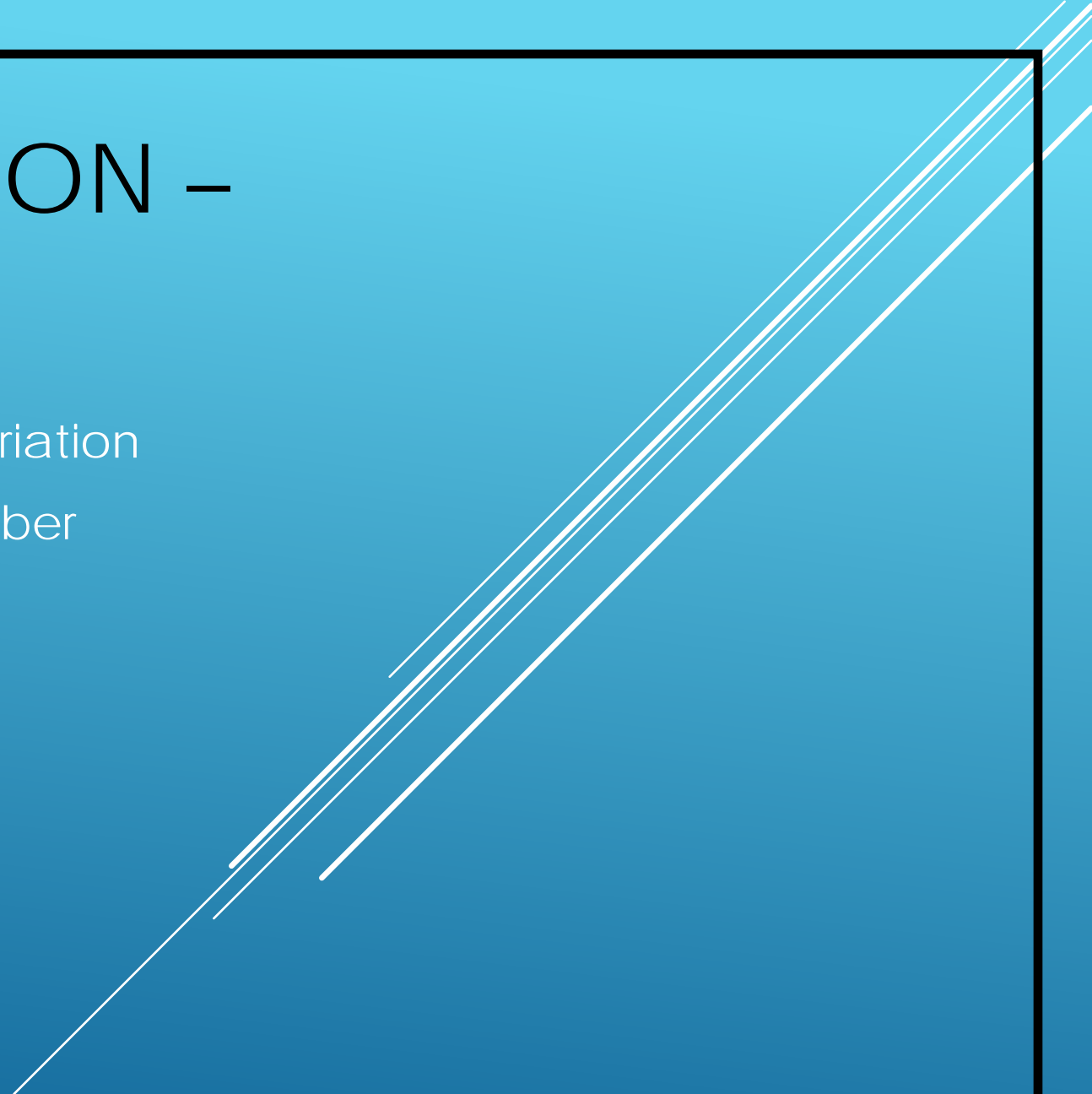
Implementation Timeline – Completion for July  
2021\*



# FROM PATH TO ACTION – POOL

Council must decide on an option or variation

Implementation Timeline – Begin September  
2017\*



NEXT STEPS

