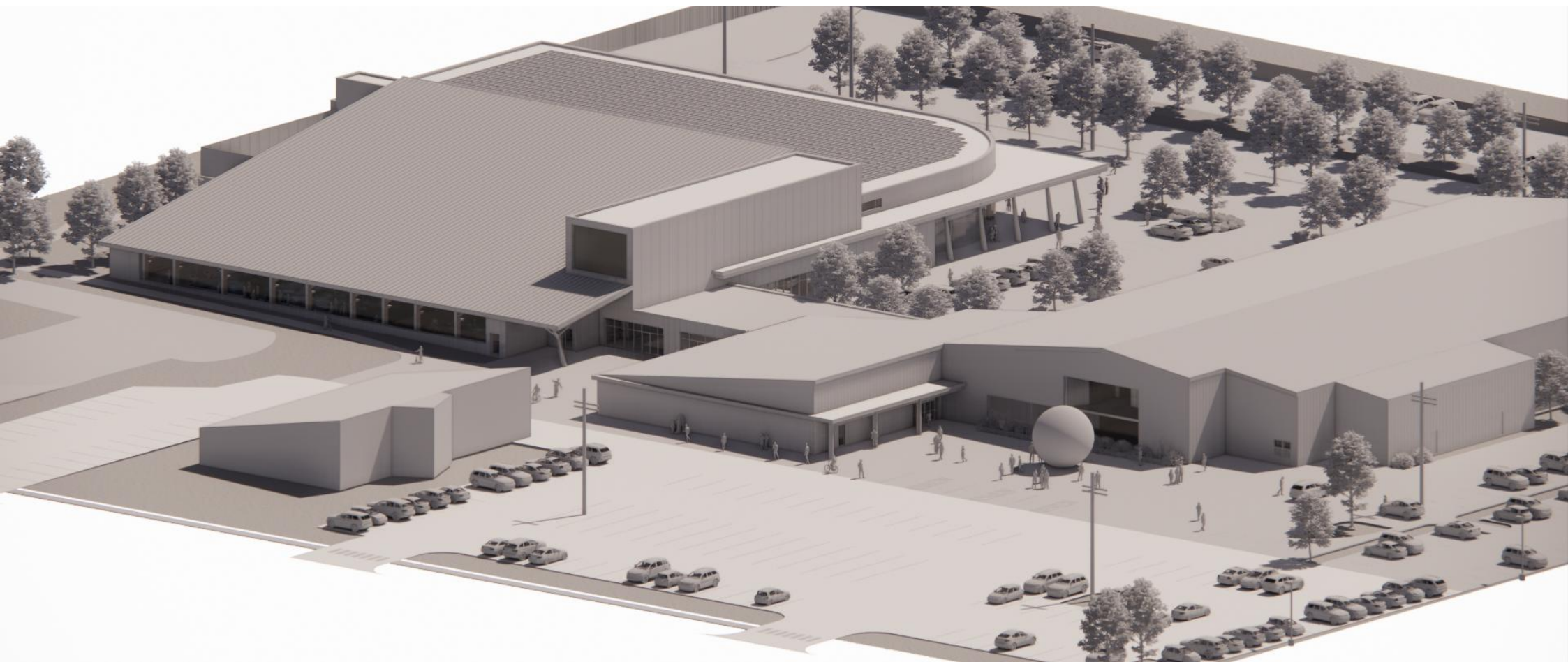




AQUATICS AND WELLNESS CENTRE

COUNCIL PRESENTATION
DECEMBER 15, 2022

lett



AGENDA

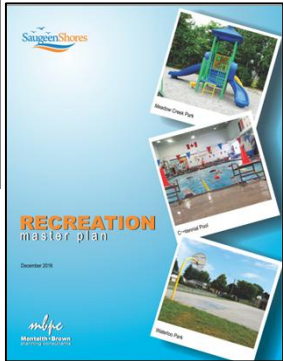
- Project History and Overview
- Design Update
 - Design Considerations
 - Aquatics and Wellness Centre
 - Town Hall Review
 - Sustainable Solutions
- Construction Cost Summary & Considerations
- Next Steps and Recommendations



PROJECT OVERVIEW

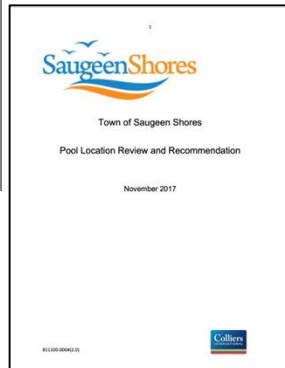
Dec. 2016

REPORT:
Recreational
Masterplan



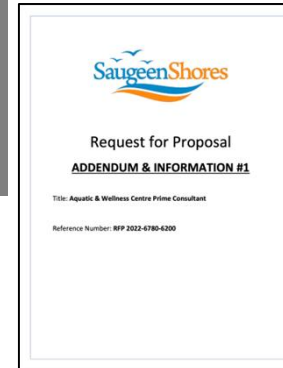
Nov. 2017

REPORT:
Pool Location
Review &
Recommendation

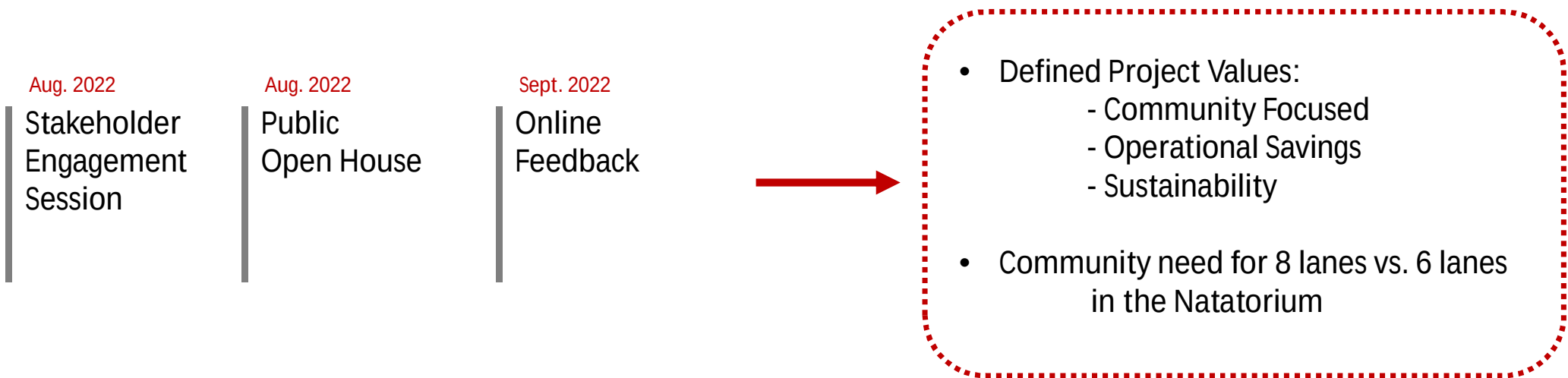


March 2022

RFP:
Request for
Proposals
Prime Consultant



- The new Aquatics and Wellness Centre has been contemplated and anticipated since the Recreational Masterplan in 2016.
- The need for this facility is increasing due to the current aquatic facility reaching end-of-life and the increasing community demand for this type of recreational facility.



The project went through an extensive stakeholder and public engagement process. Community feedback on program and guiding project values were included in the September Council project update presentation.

Oct. 2022

Council
Presentation



Council Direction from September:

- 1– Increased size of pool from 6 lanes to 8 lanes.
- 2 – Increase size of track to include 4 lanes
- 3 – Selection of the Wellington site option for building location

Council provided direction on the project at the October 2022 session that selected the building location and increased the overall size of the project.



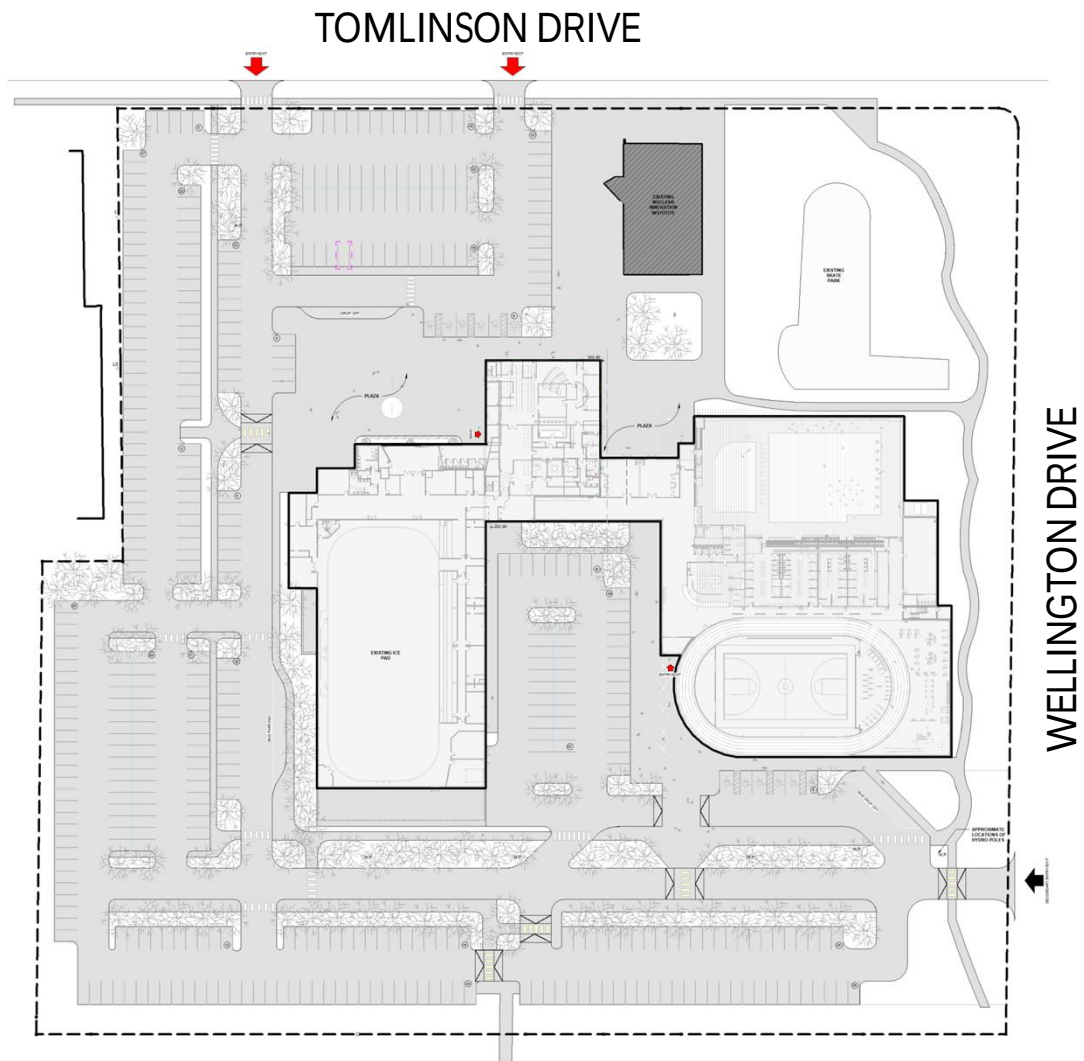
DESIGN CONSIDERATIONS

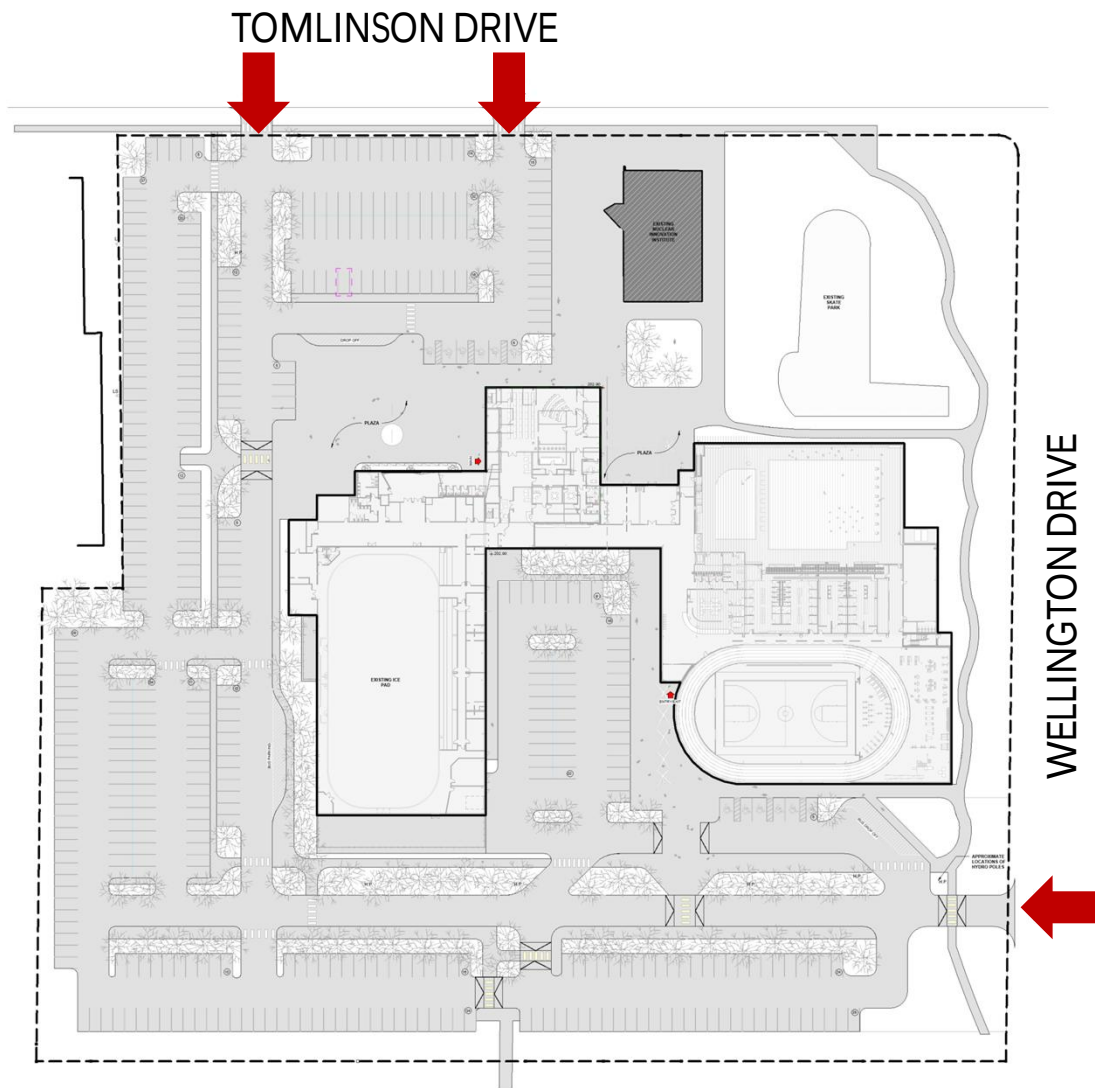


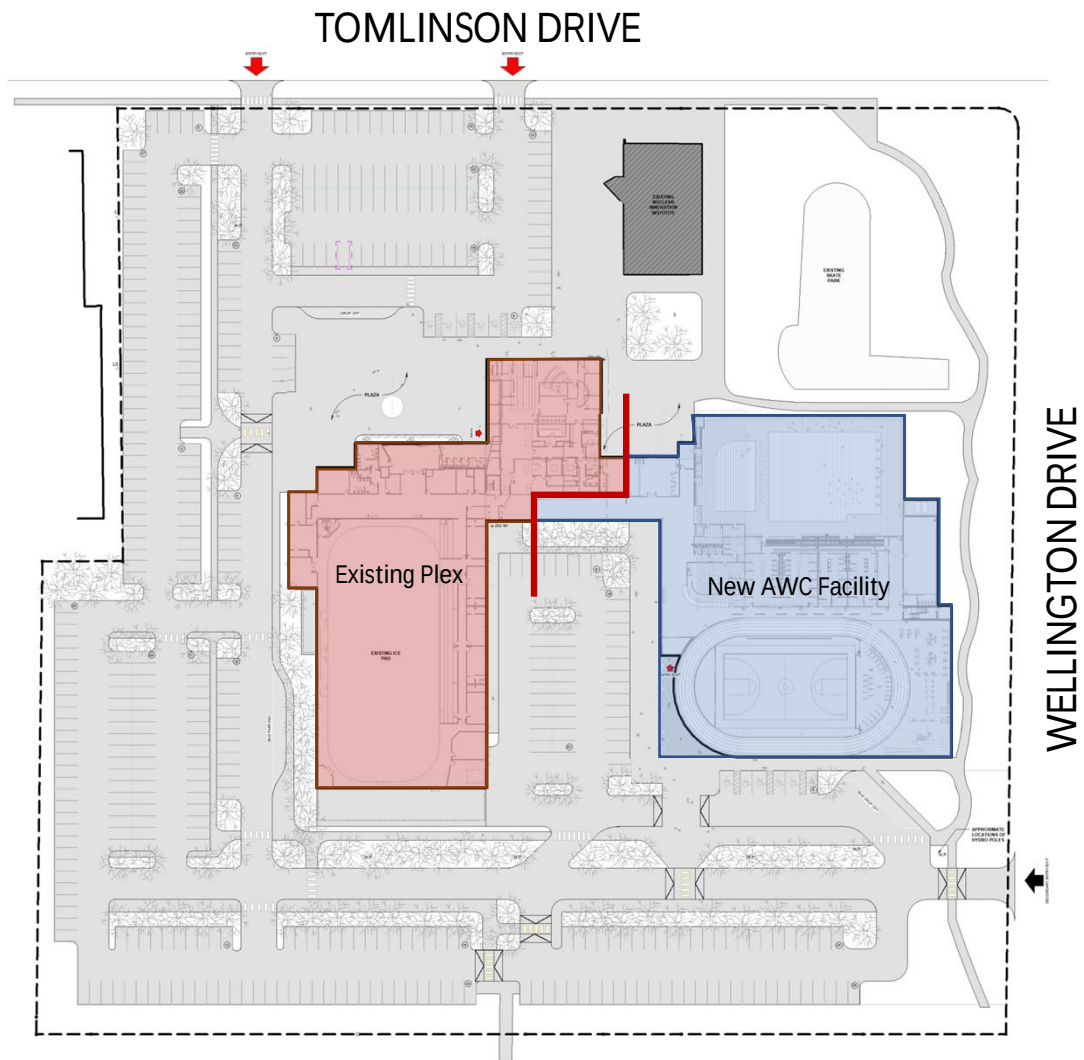
Considerations have been made to account for the following:

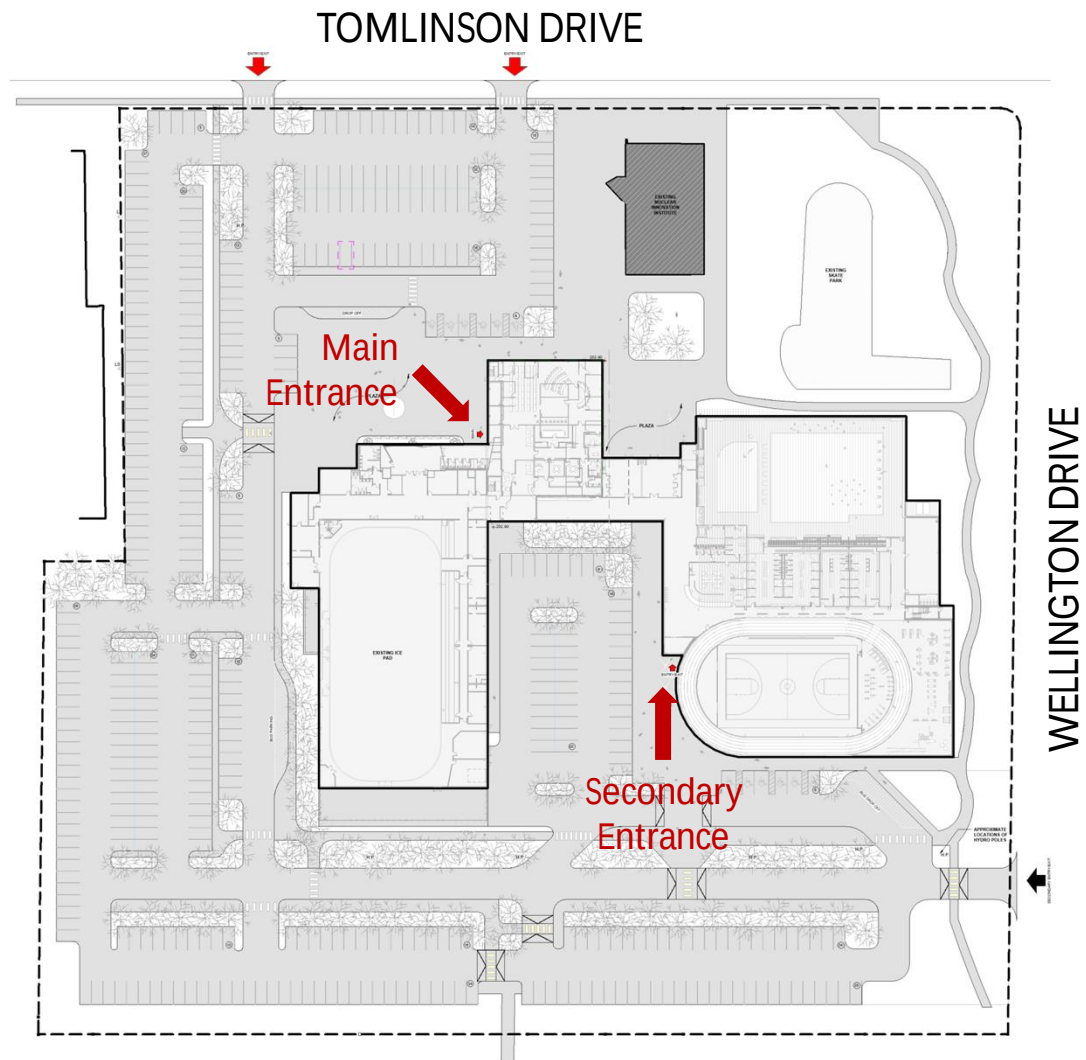
- 1) Explore and consider opportunities to reduce operating costs and promote sustainability as key values for the AWC project
- 2) Explore and consider opportunities to provide additional on-site parking based on public feedback.
- 3) Anticipate and accommodate future proofing site needs
 - Future addition of a second ice pad
 - Future site amenities
 - Explore and identify opportunities to address current Town Hall constraints
 - Municipal Office Space is currently insufficient for staff and council. How might Town Hall staff be integrated or phased into the expanded facility.
 - Council Chambers is currently insufficient and can't accommodate staff, let alone the general public. How might a new Council Chambers be integrated or phased into the expanded facility?

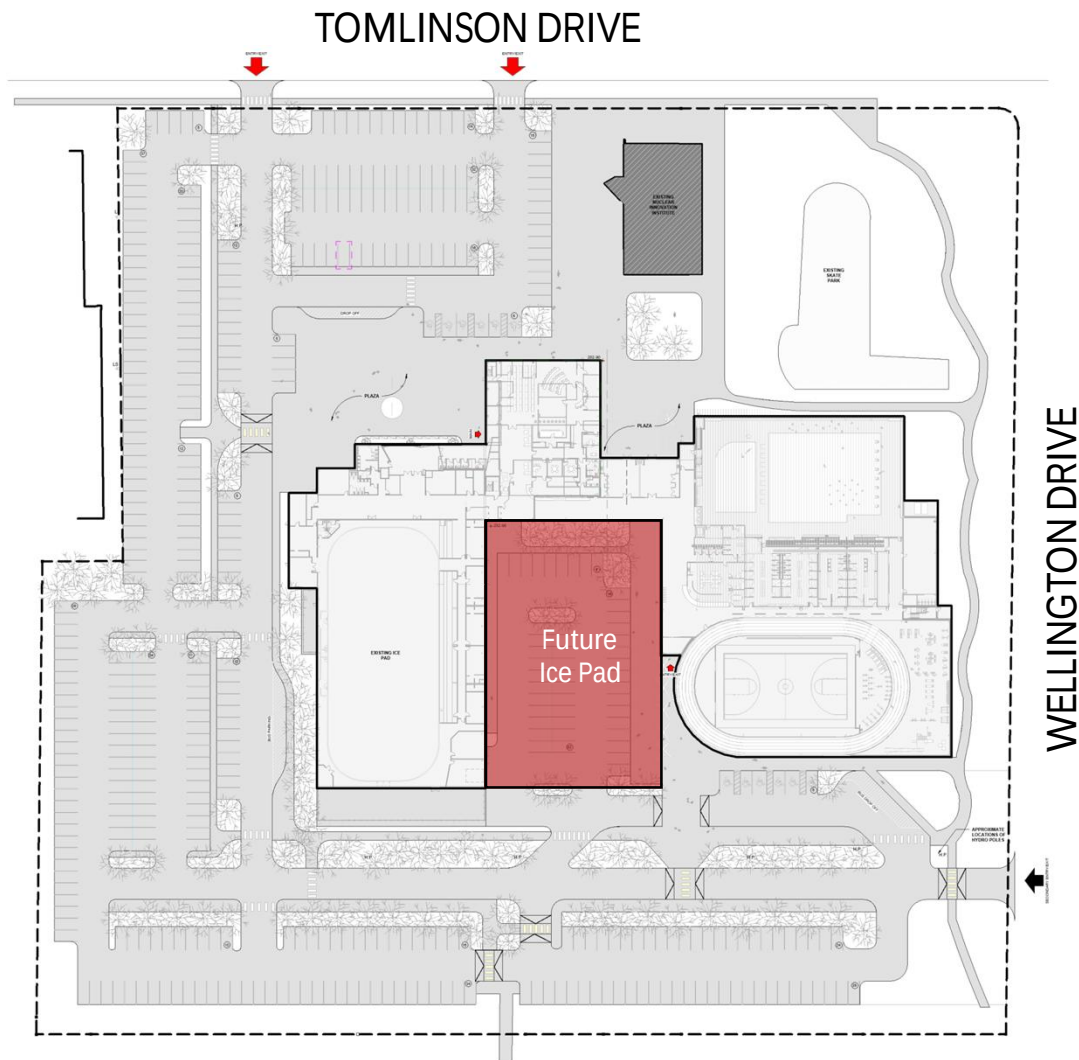






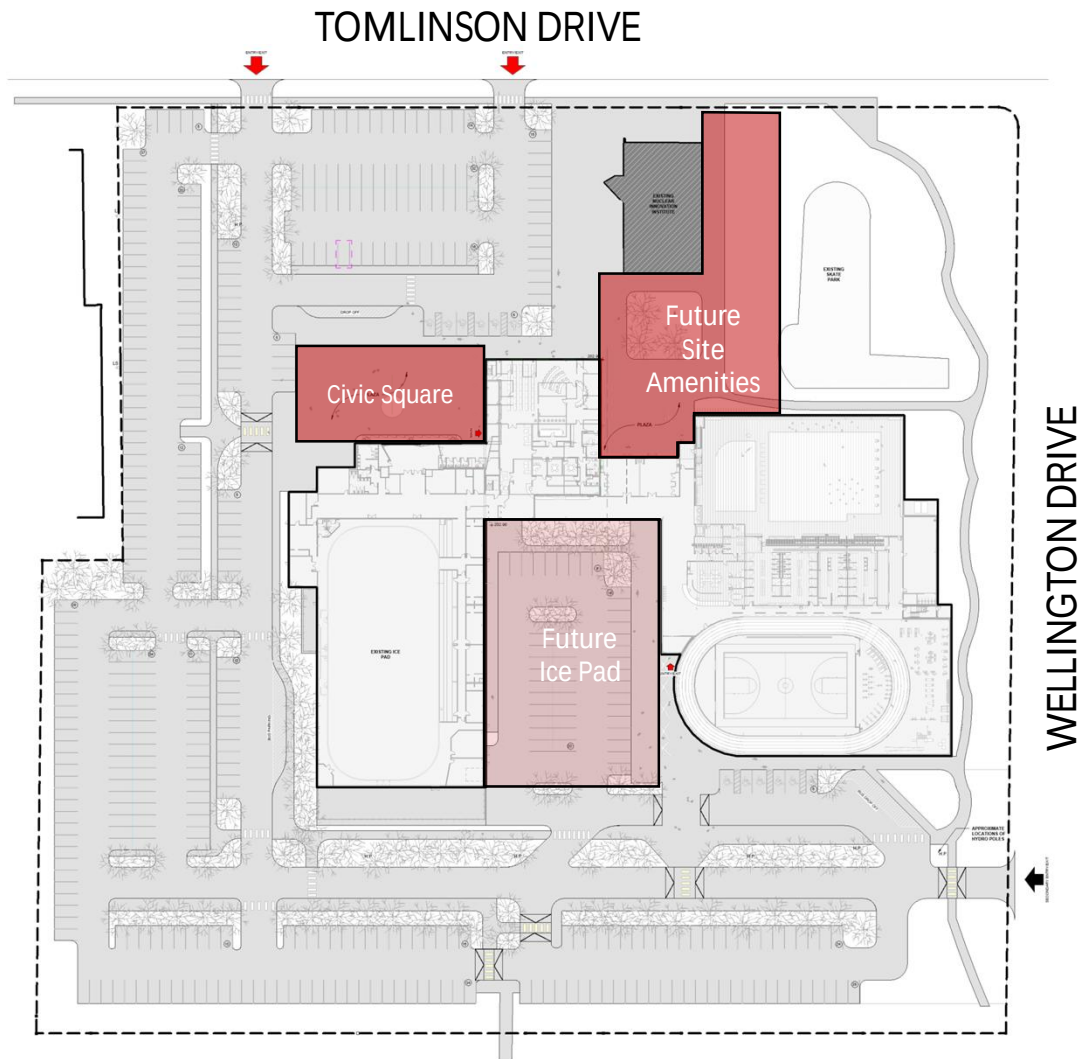






Site considerations have been accounted for the following:

- 1) Accommodate and anticipate the addition of a future ice pad

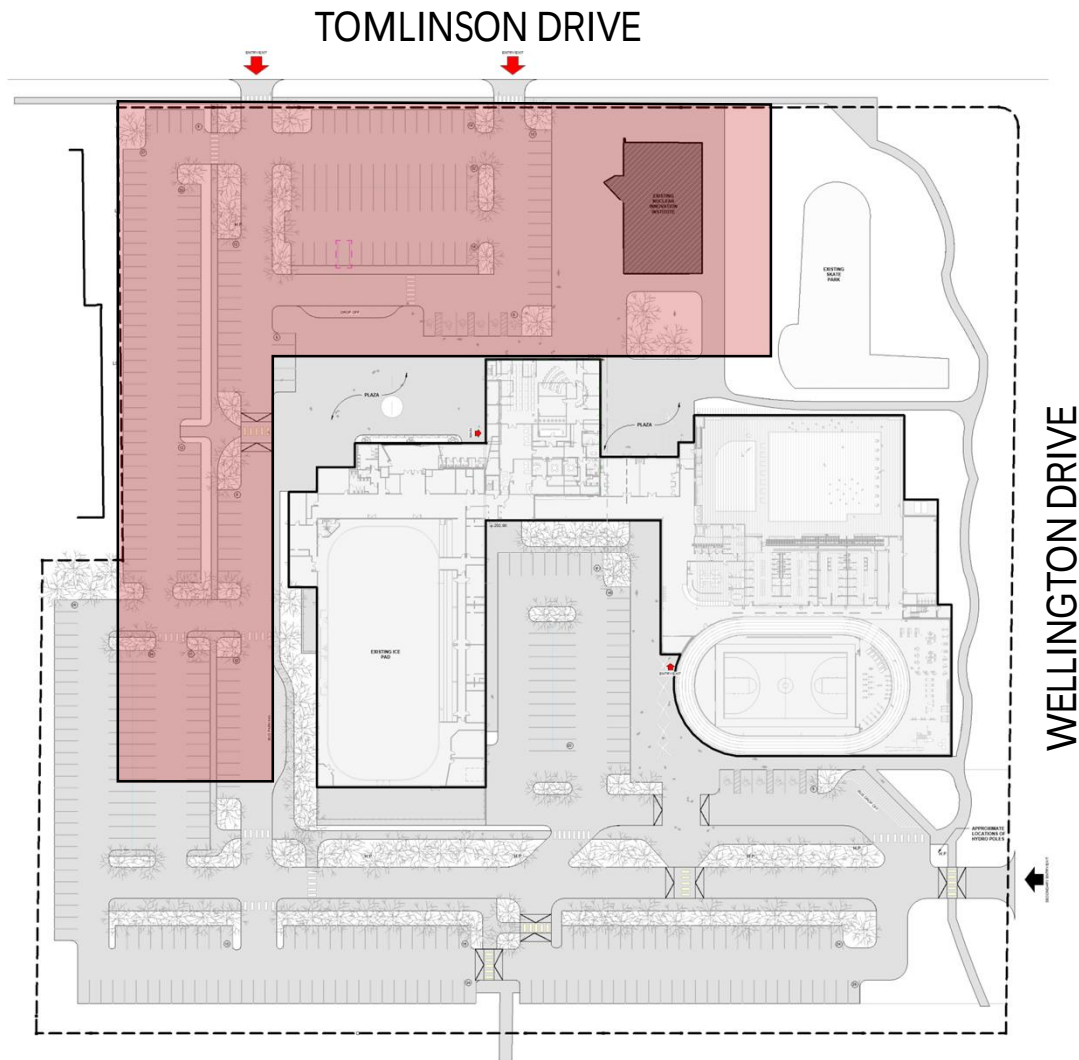


Site considerations have been accounted for the following:

- 1) Accommodate and anticipate the addition of a future ice pad
- 2) Explore and consider future-proofing opportunities for the site amenities and public realm.

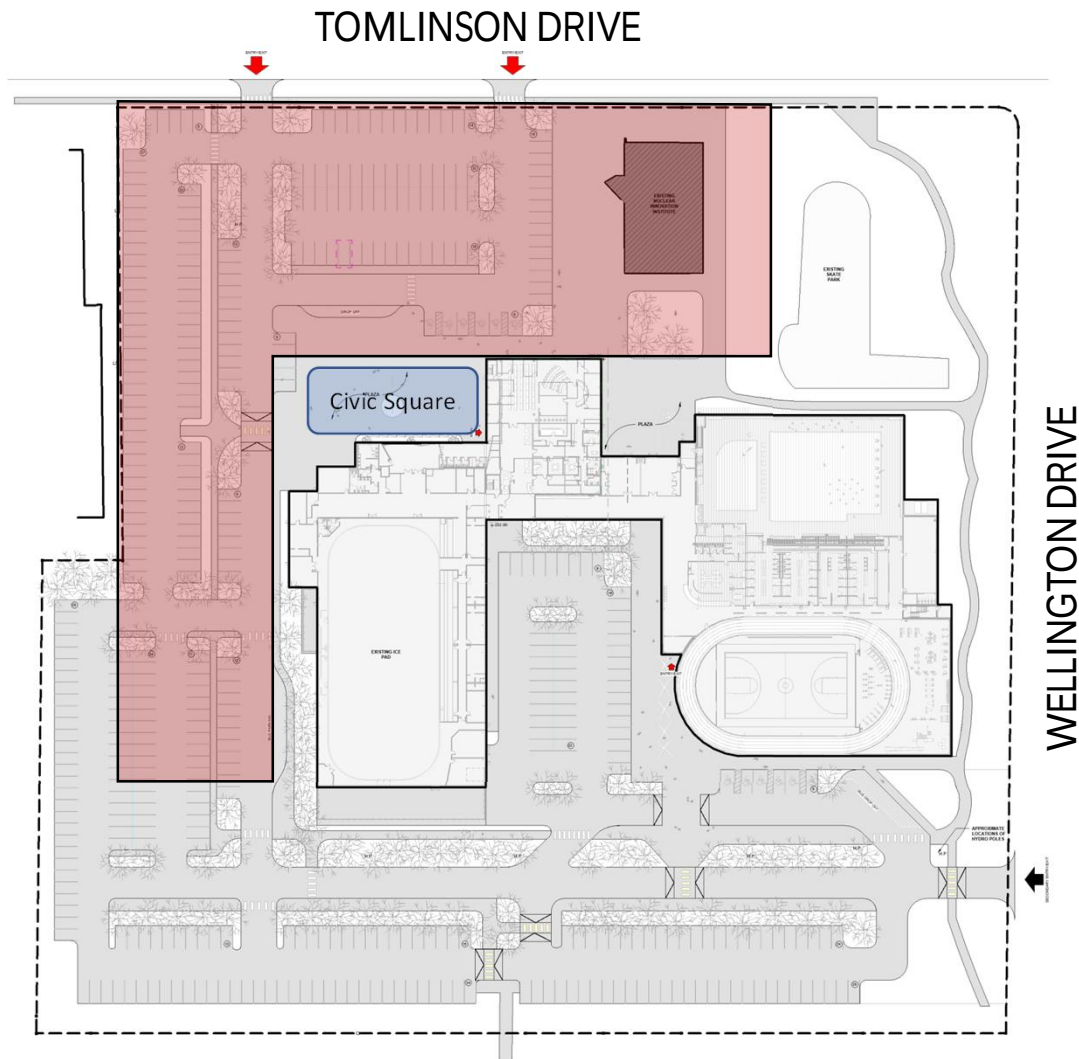






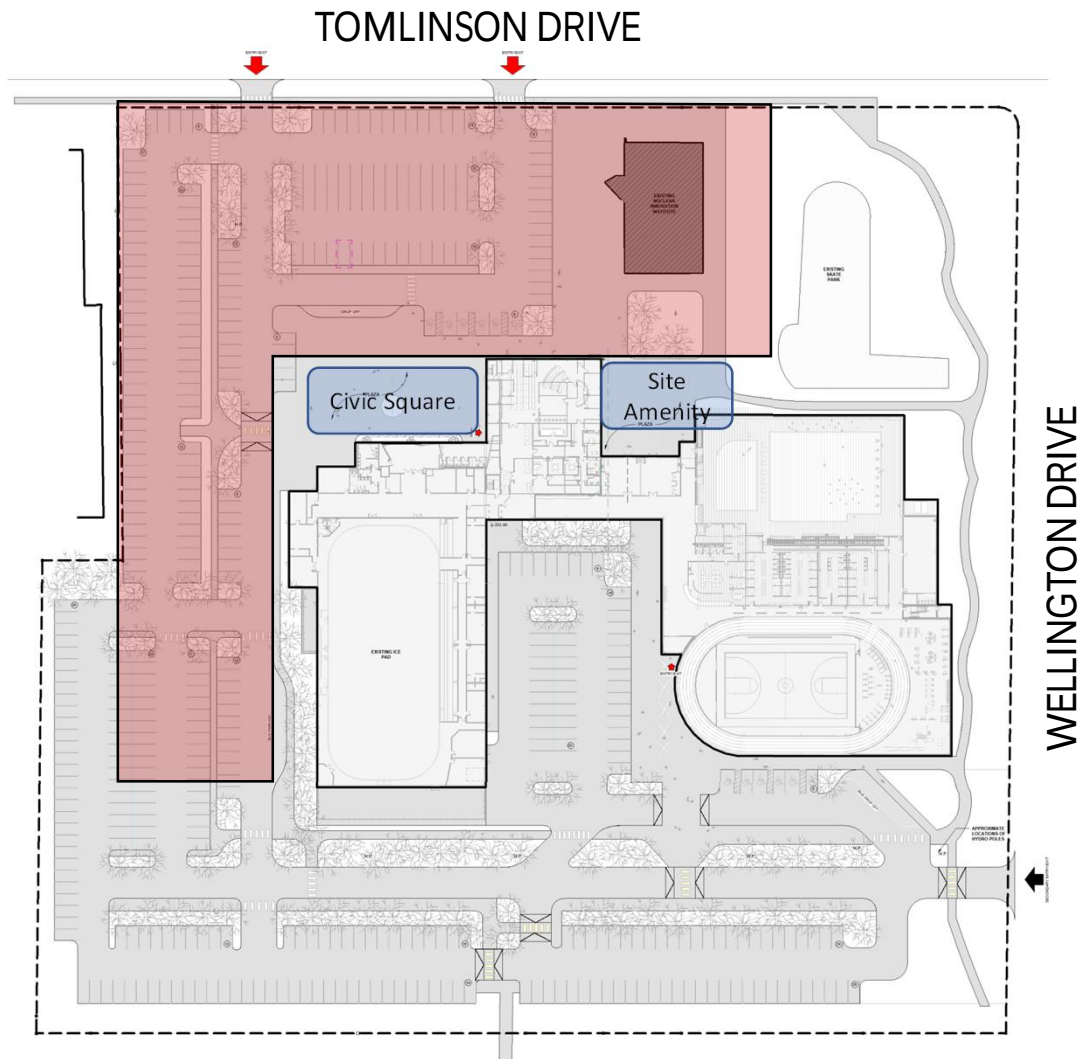
Cost Saving Opportunities:

- 1) Allow existing asphalt to remain as is where applicable



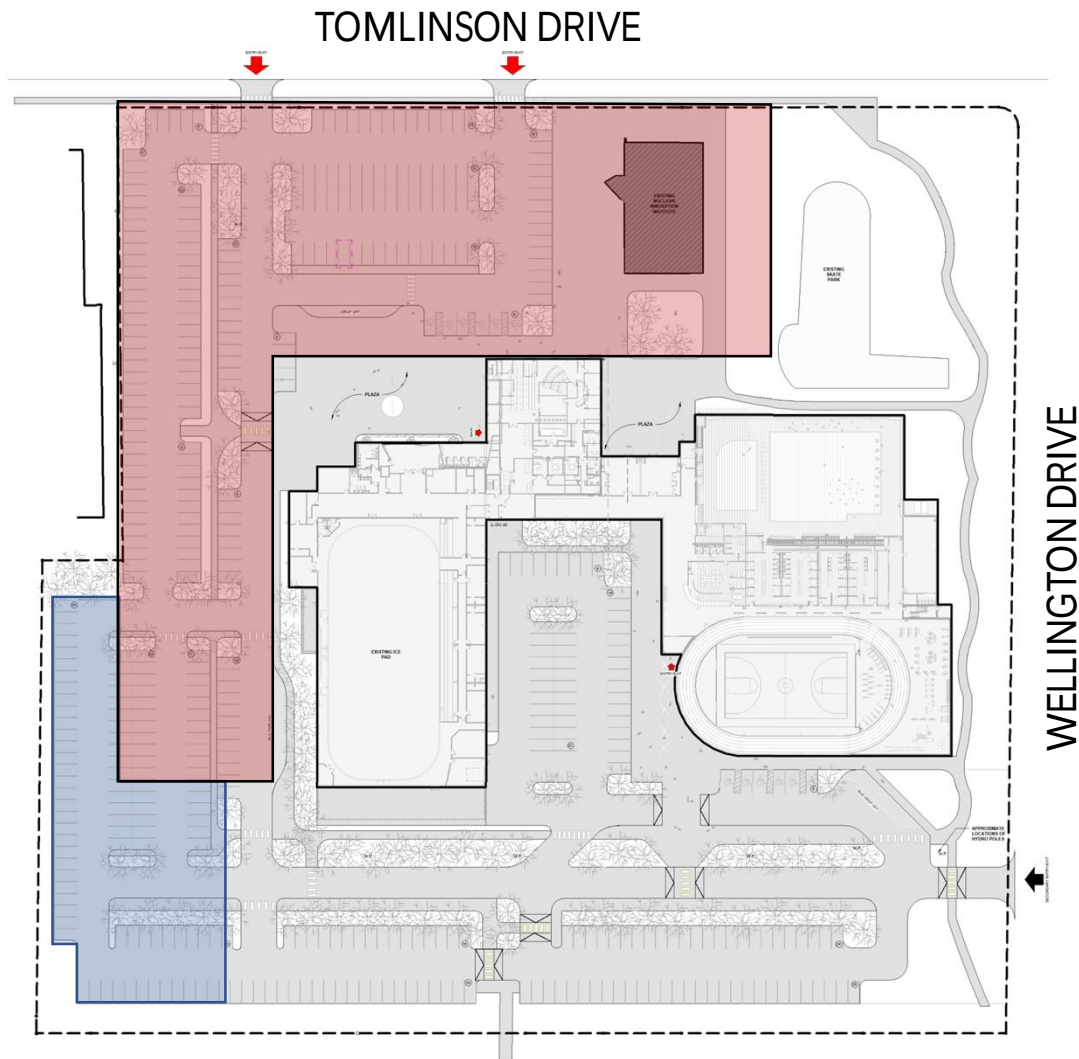
Cost Saving Opportunities:

- 1) Allow existing asphalt to remain as is where applicable.
- 2) Reduced civic square in size and fit/finish. No anchoring placemaking elements (water feature, public art, etc.).



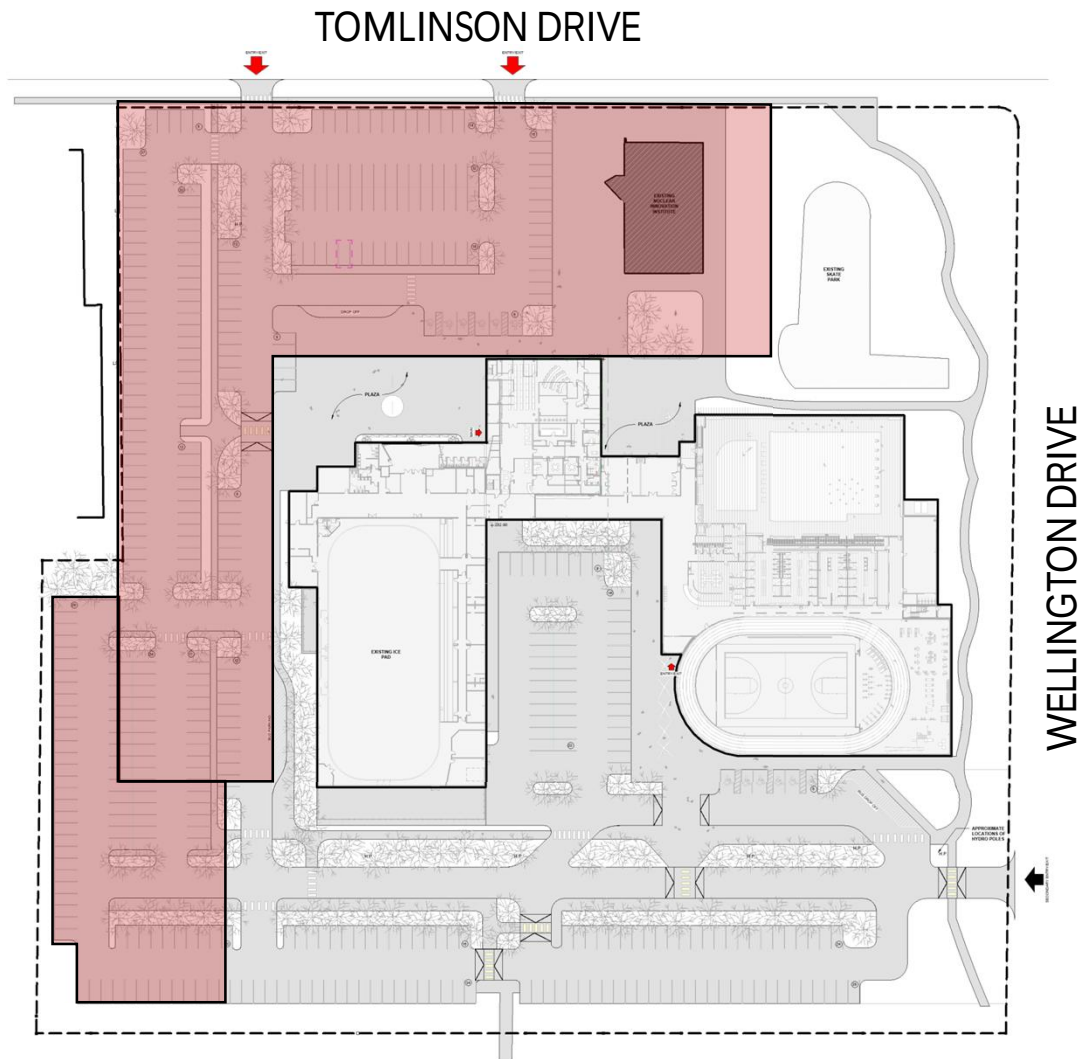
Cost Saving Opportunities:

- 1) Allow existing asphalt to remain as is where applicable
- 2) Reduced civic square in size and fit/finish. No anchoring placemaking elements (water feature, public art, etc.).
- 3) Deferred site amenities (green space, outdoor courts, playground, etc.).



Cost Saving Opportunities:

- 1) Allow existing asphalt to remain as is where applicable
- 2) Reduced civic square in size and fit/finish. No anchoring placemaking elements (water feature, public art, etc.).
- 3) Deferred site amenities (green space, outdoor courts, playground, etc.).
- 4) Limit parking to comply with zoning requirements.
 - Derived from public feedback, exploration was done to find site opportunity for additional parking
 - Zoning requires 375 parking spaces
 - Per public feedback, the site can accommodate 441 spaces
 - Additional 66 parking possibility



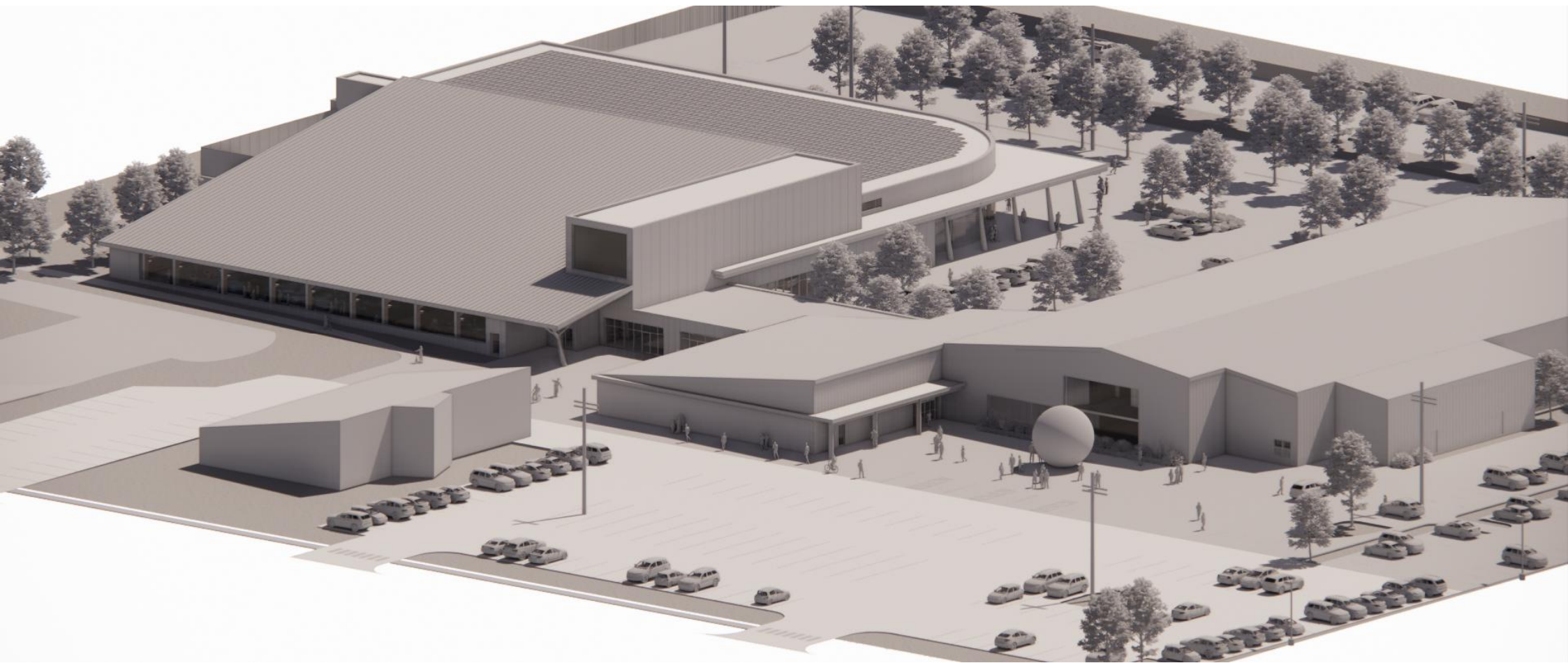
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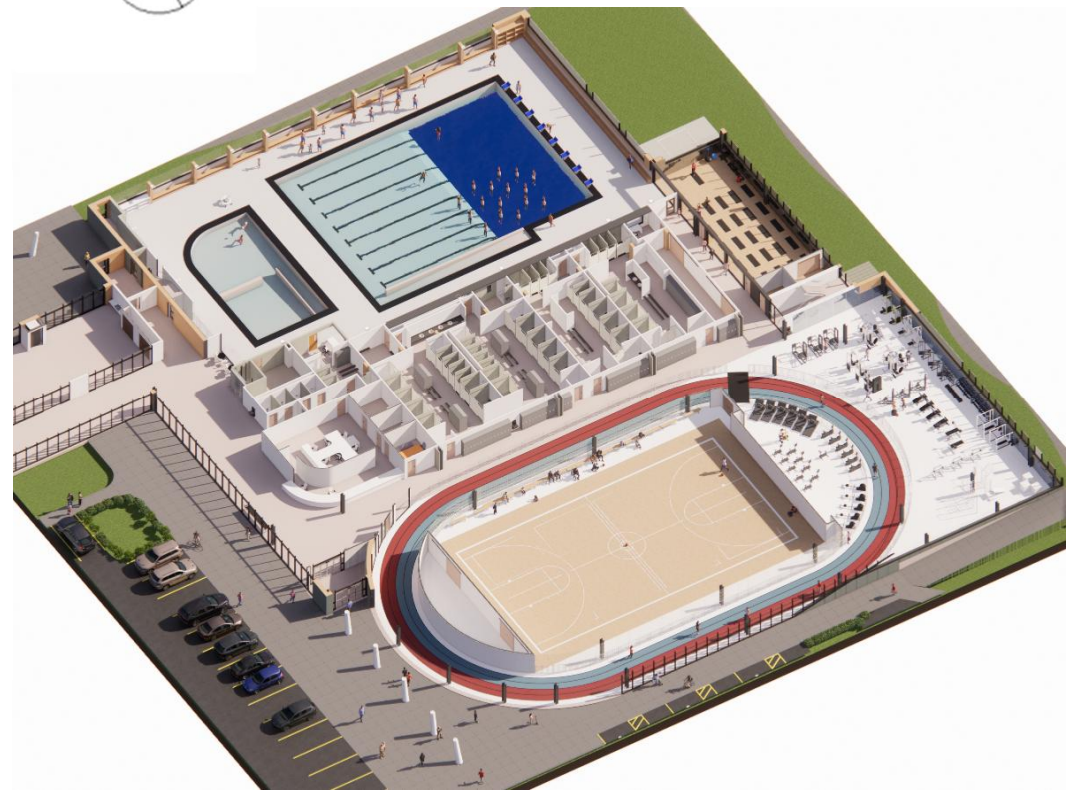
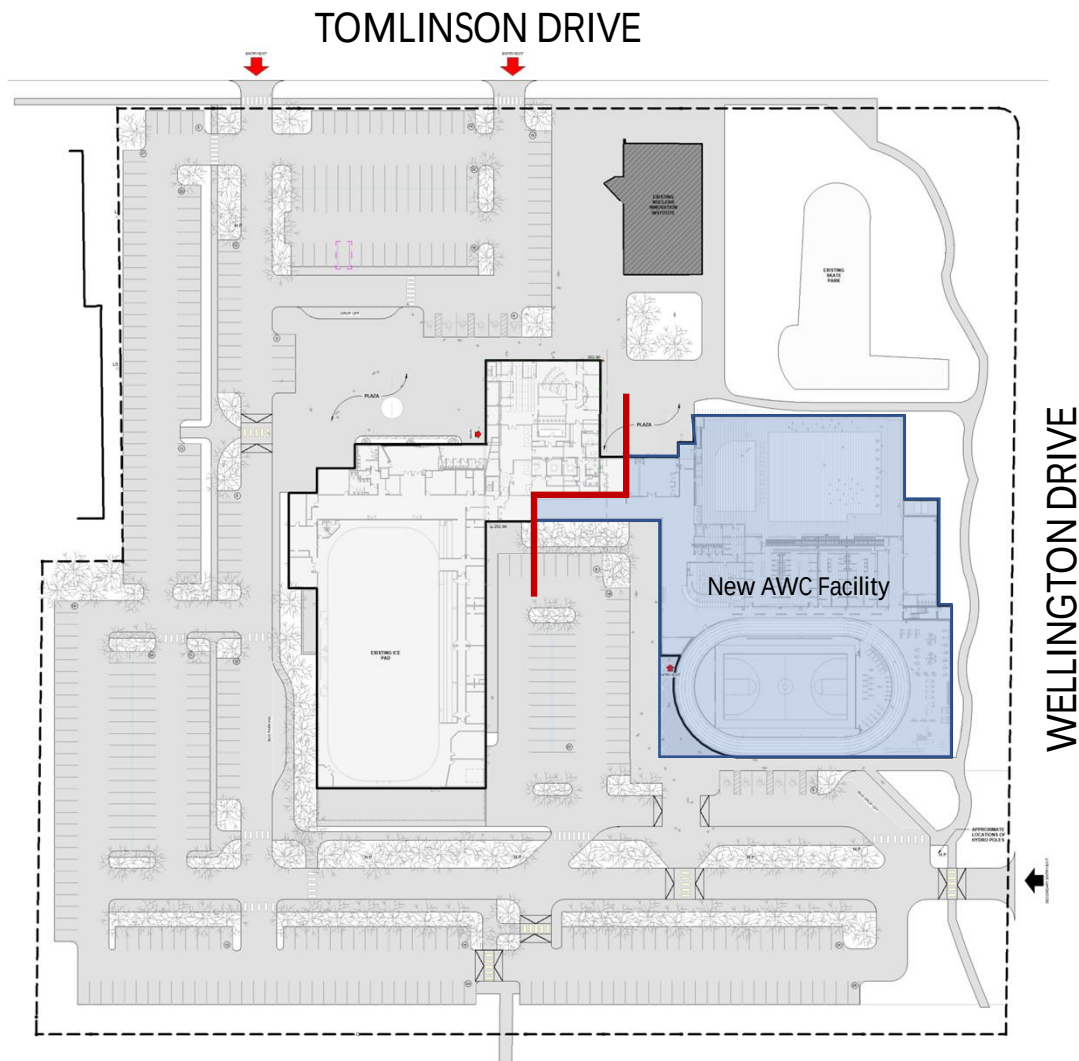
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- 3) Deferred site amenities (green space, outdoor courts, playground, etc.).
- 4) Limit parking to comply with zoning requirements.
- 5) **Simplified site design to minimize sidewalks and boulevard treatments.**

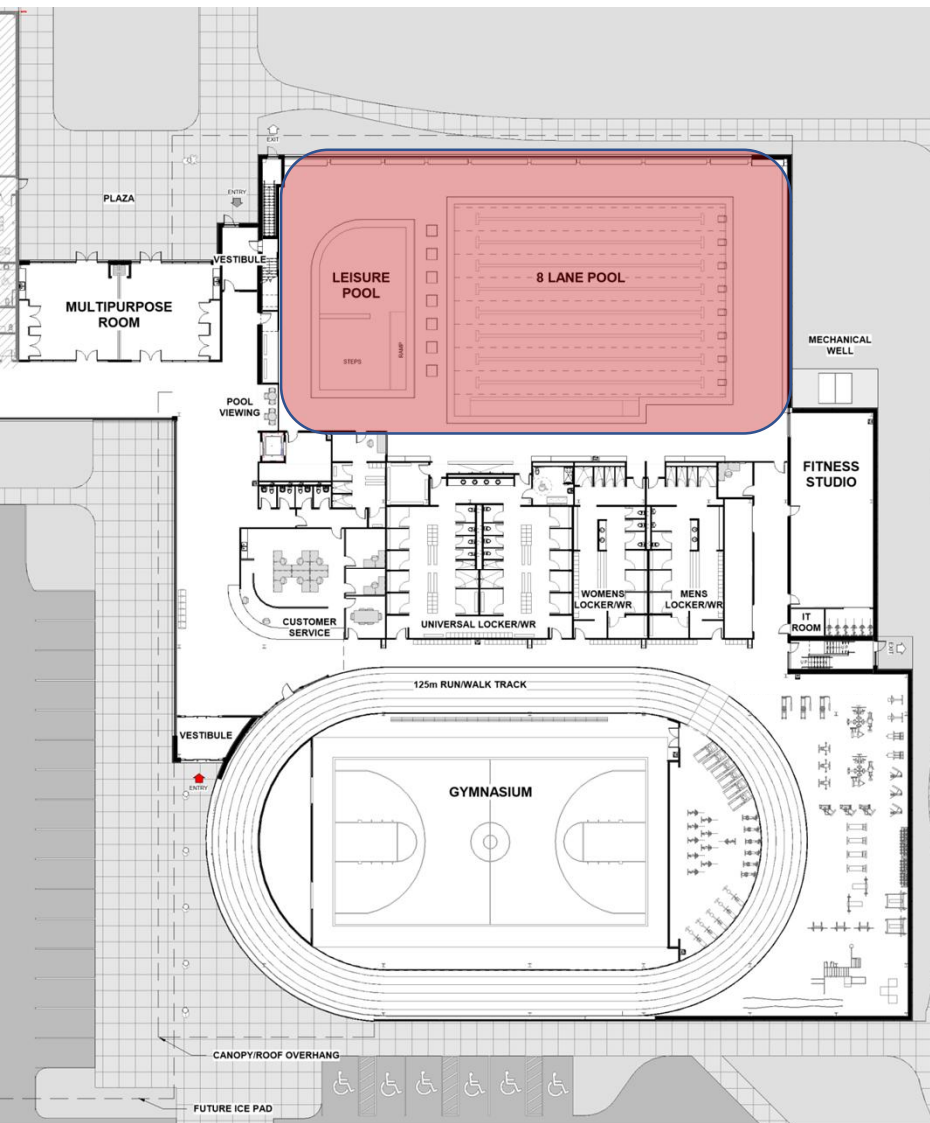


AQUATICS AND WELLNESS CENTRE







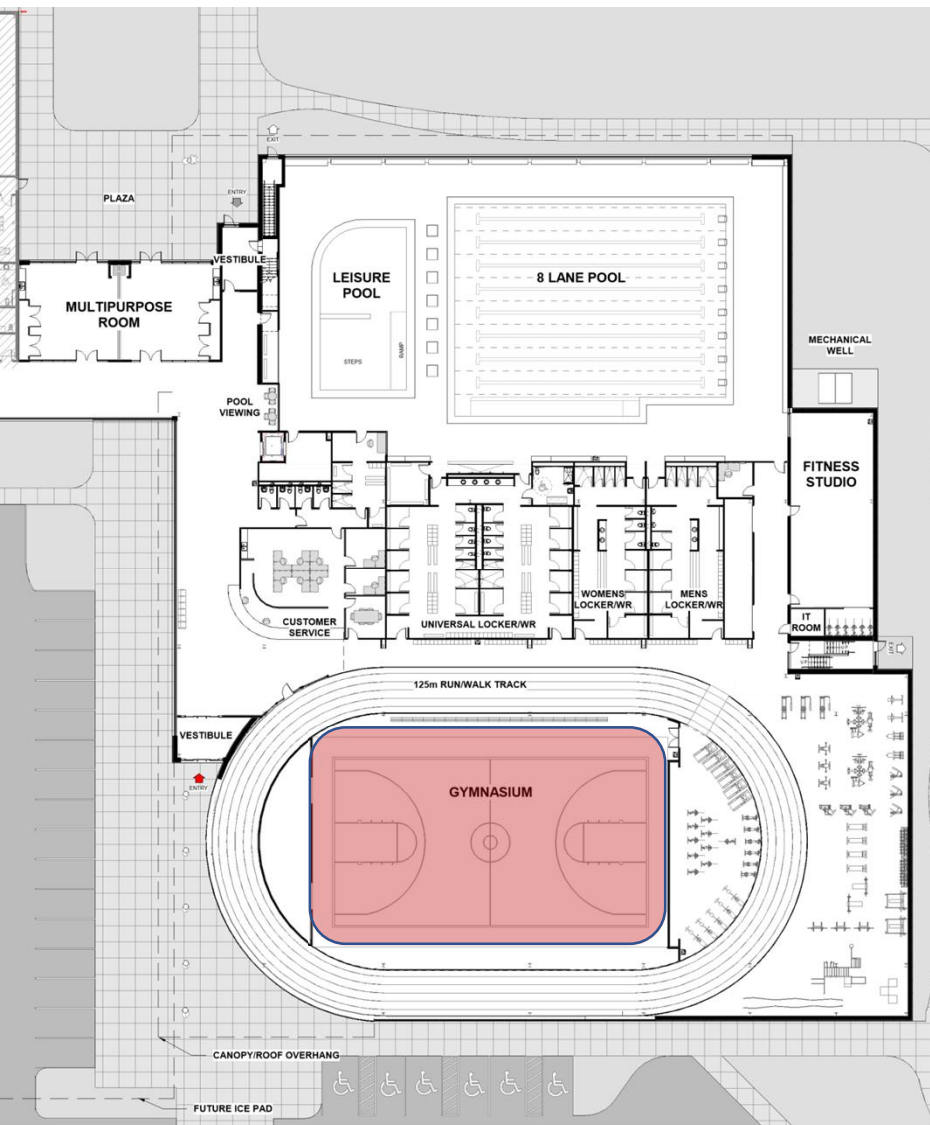


AQATICS AND WELLNESS CENTRE

- Natatorium & Viewing Area (8 lanes vs. 6 lanes)
- Gymnasium
- Multi-Purpose Room(s)
- Fitness Studio
- Conditioning Centre
- Walking Track (4 lane running track)
- Offices
- Change Rooms
- Washrooms
- Building Services
- Municipal Offices (per considerations)



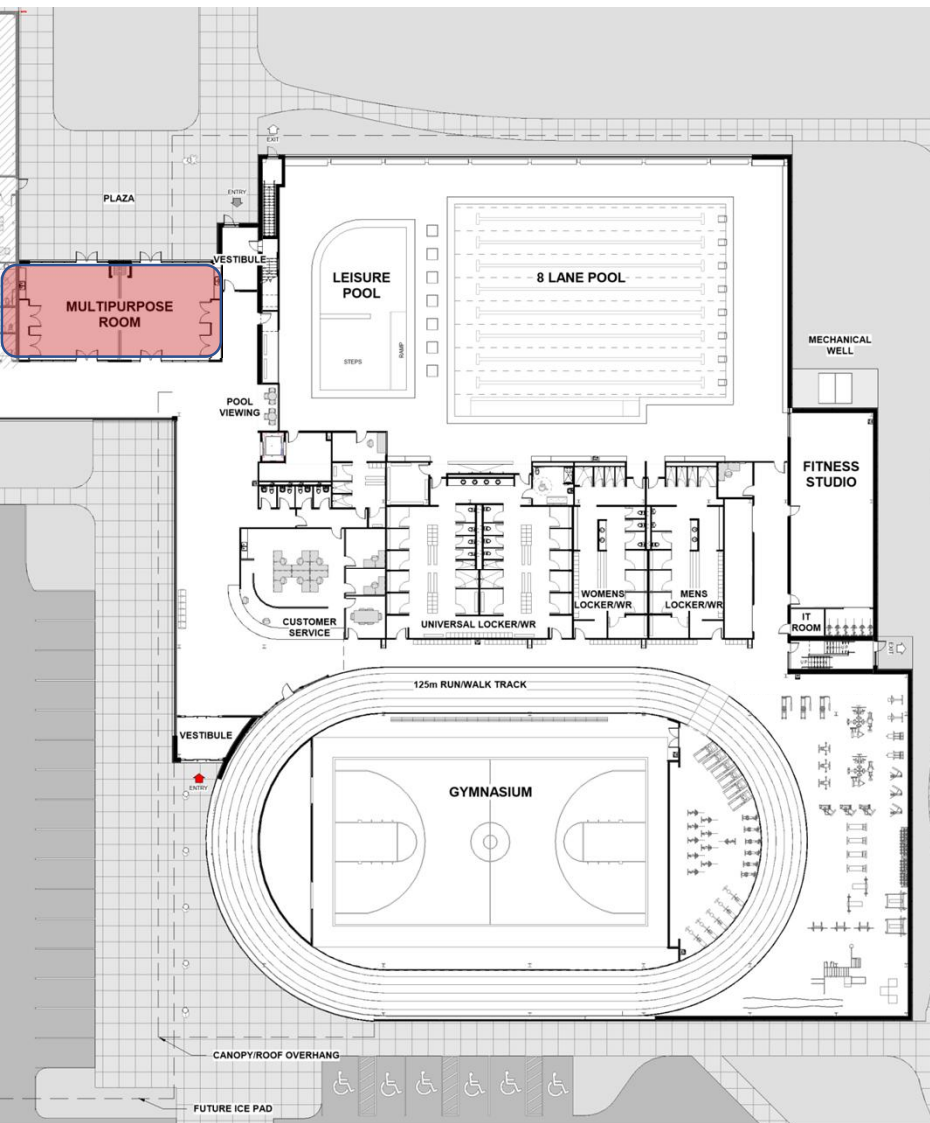




AQUATICS AND WELLNESS CENTRE

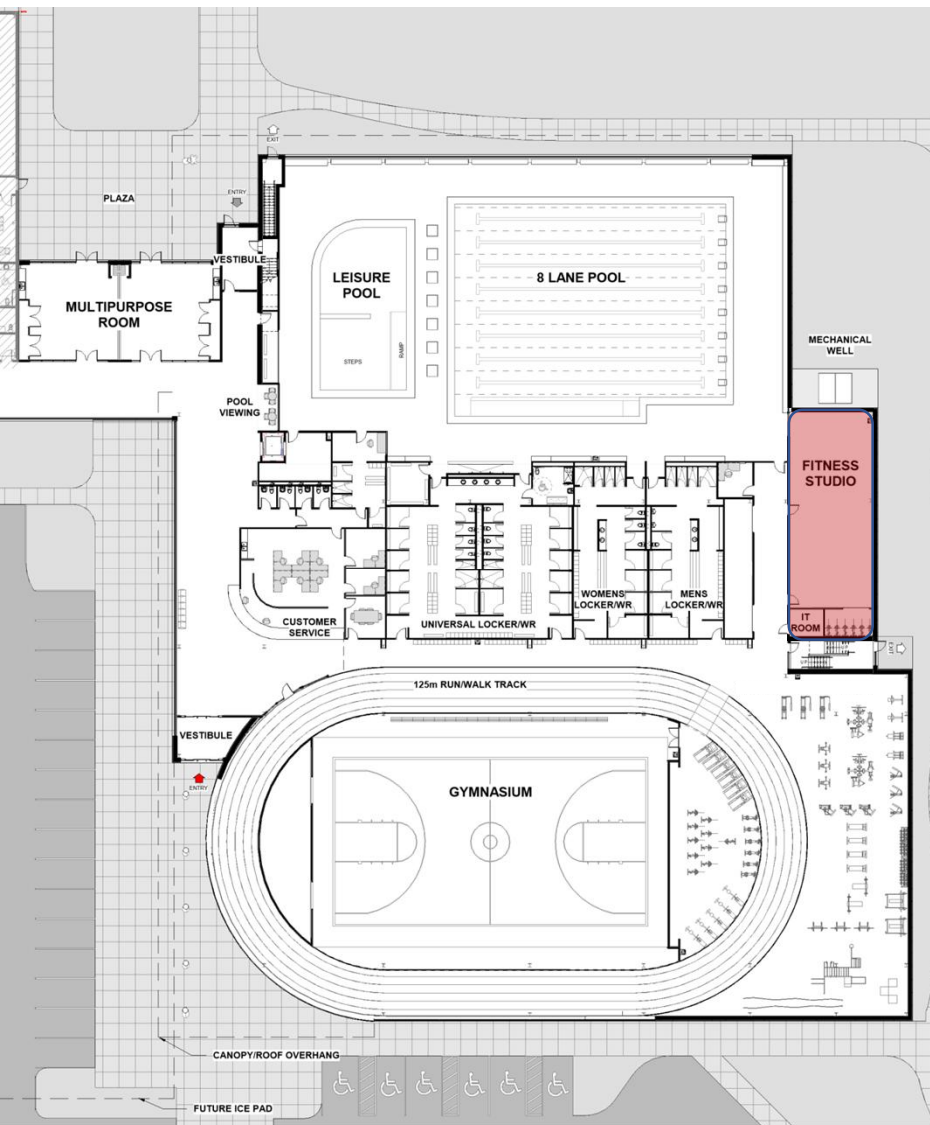
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AQUATICS AND WELLNESS CENTRE

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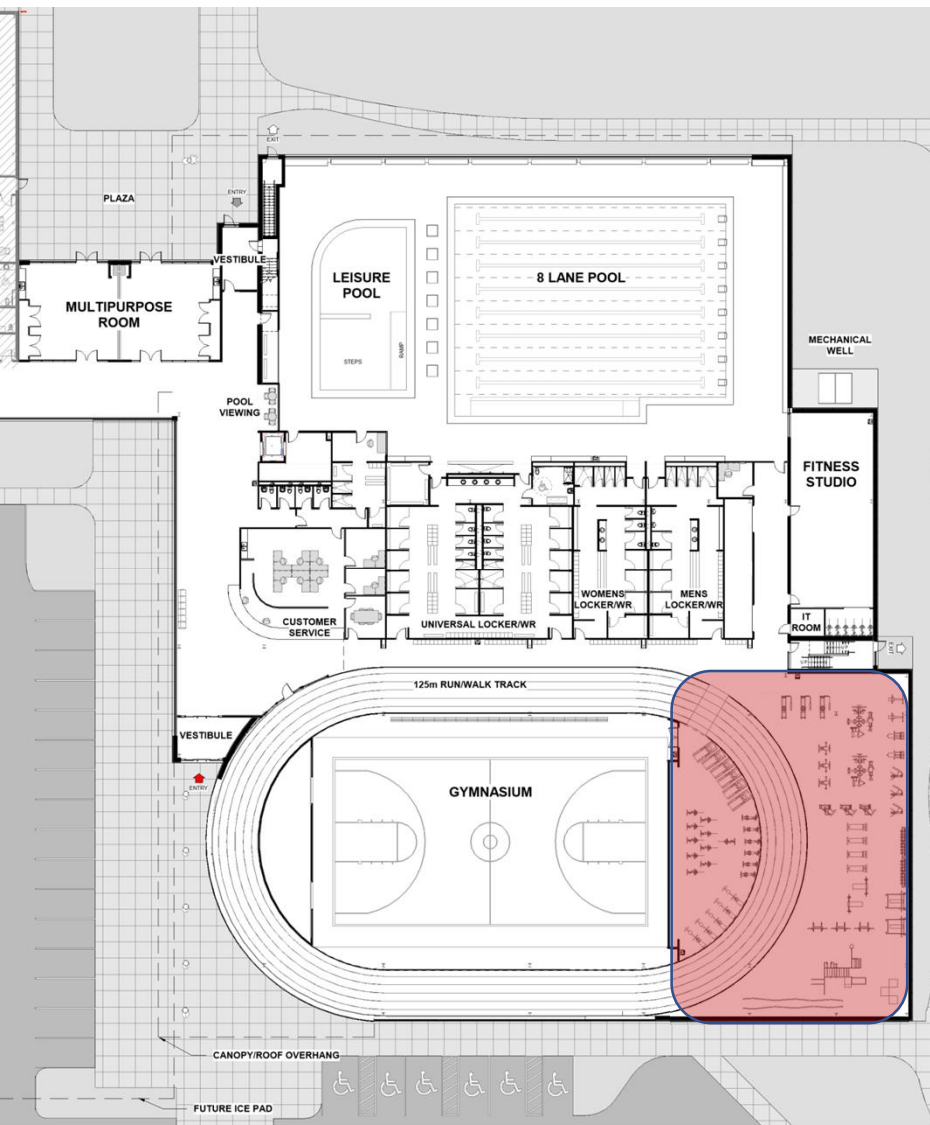


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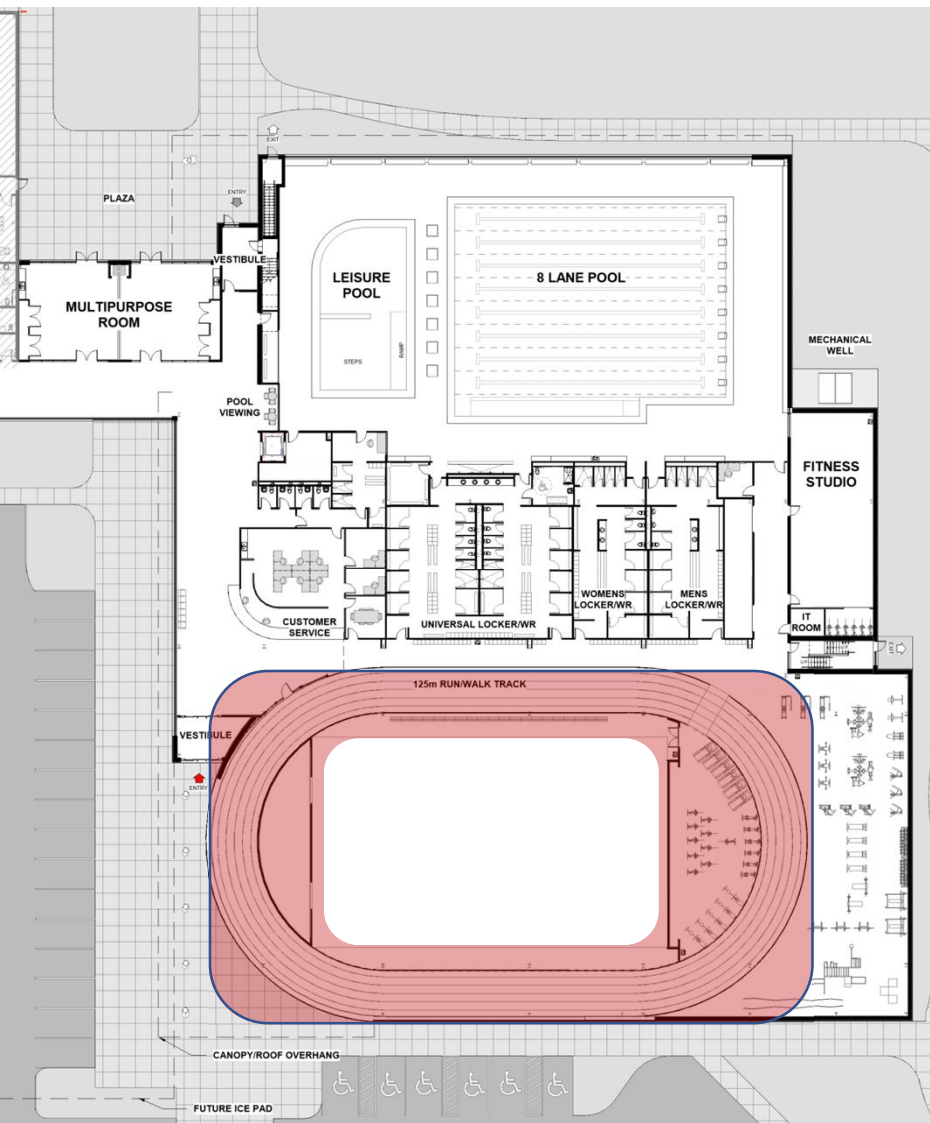
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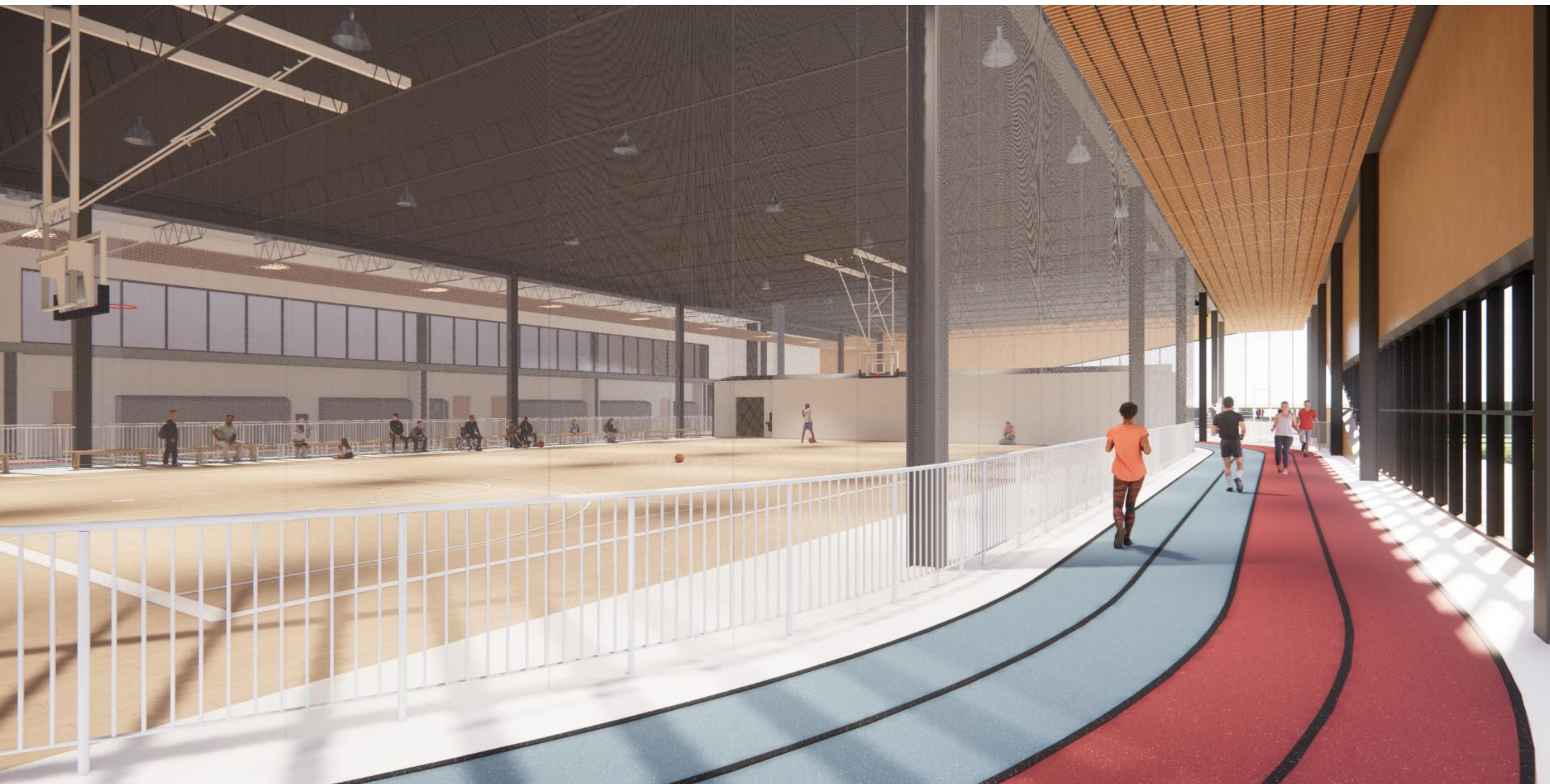


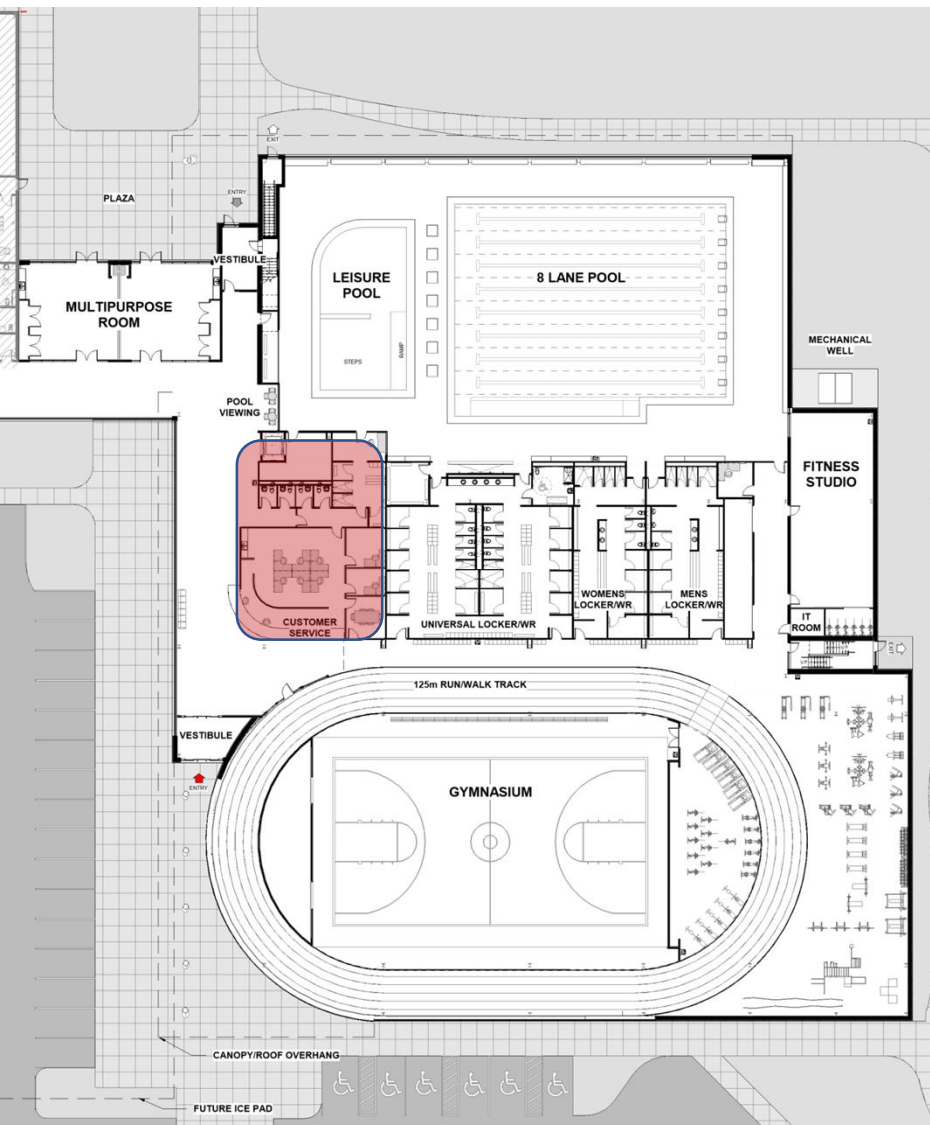


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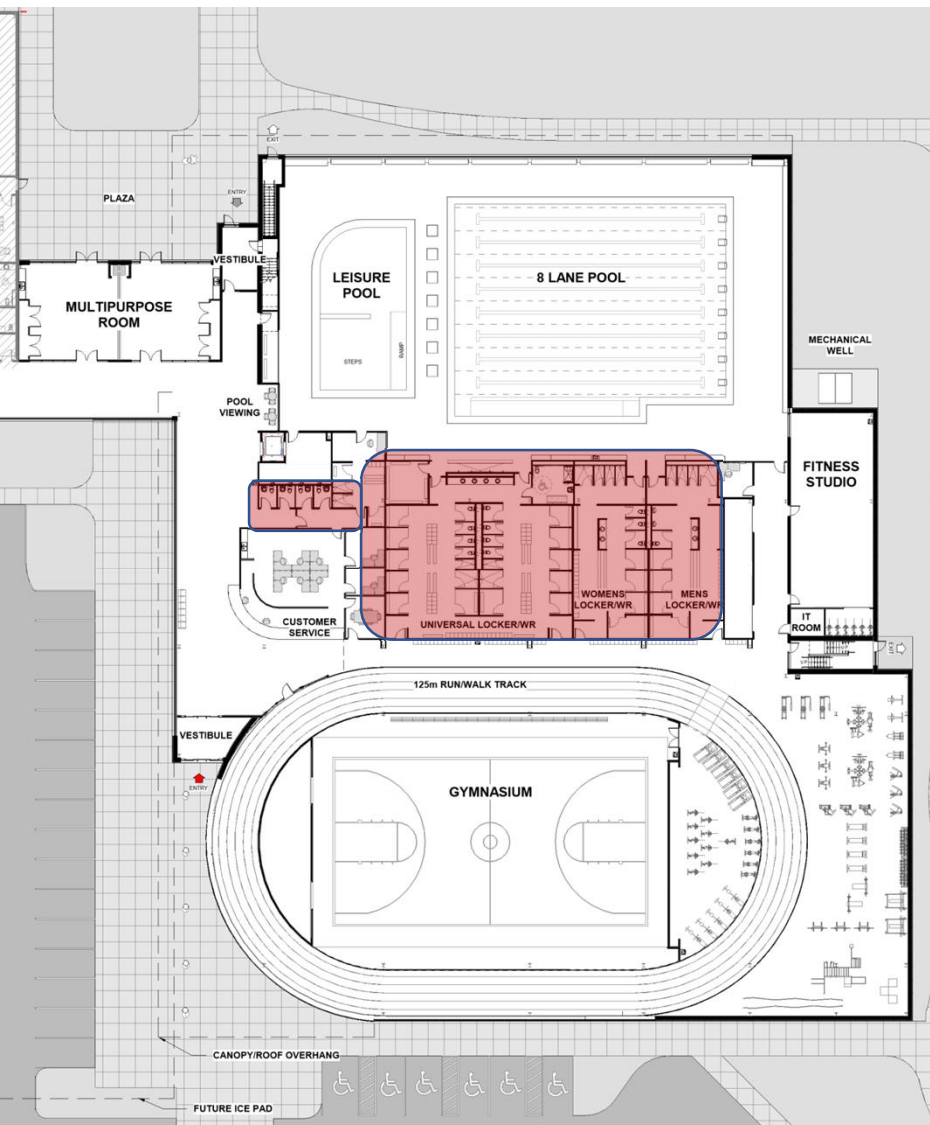






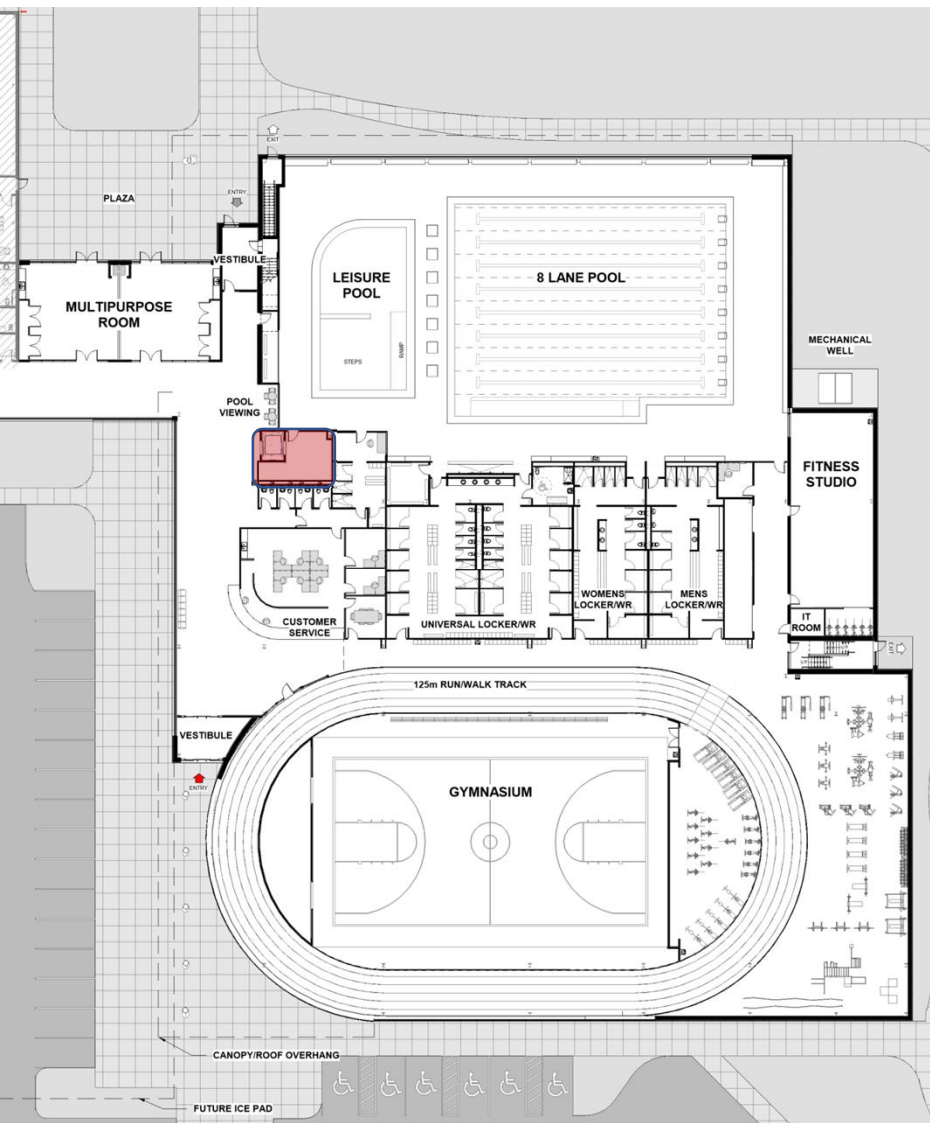
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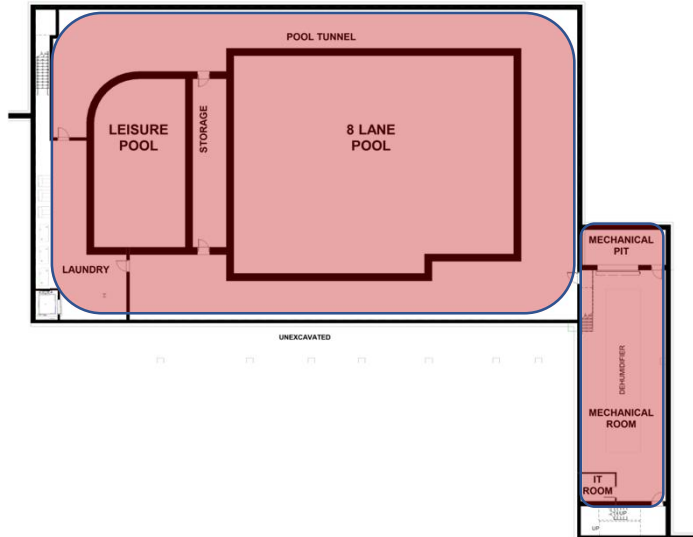
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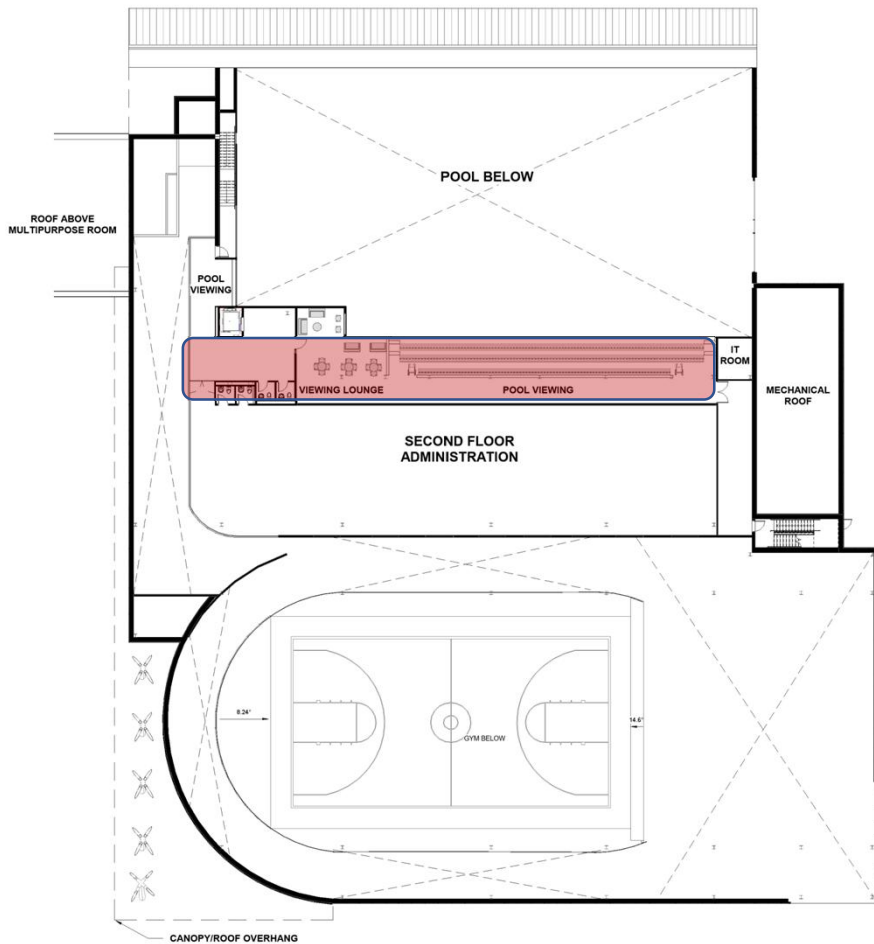
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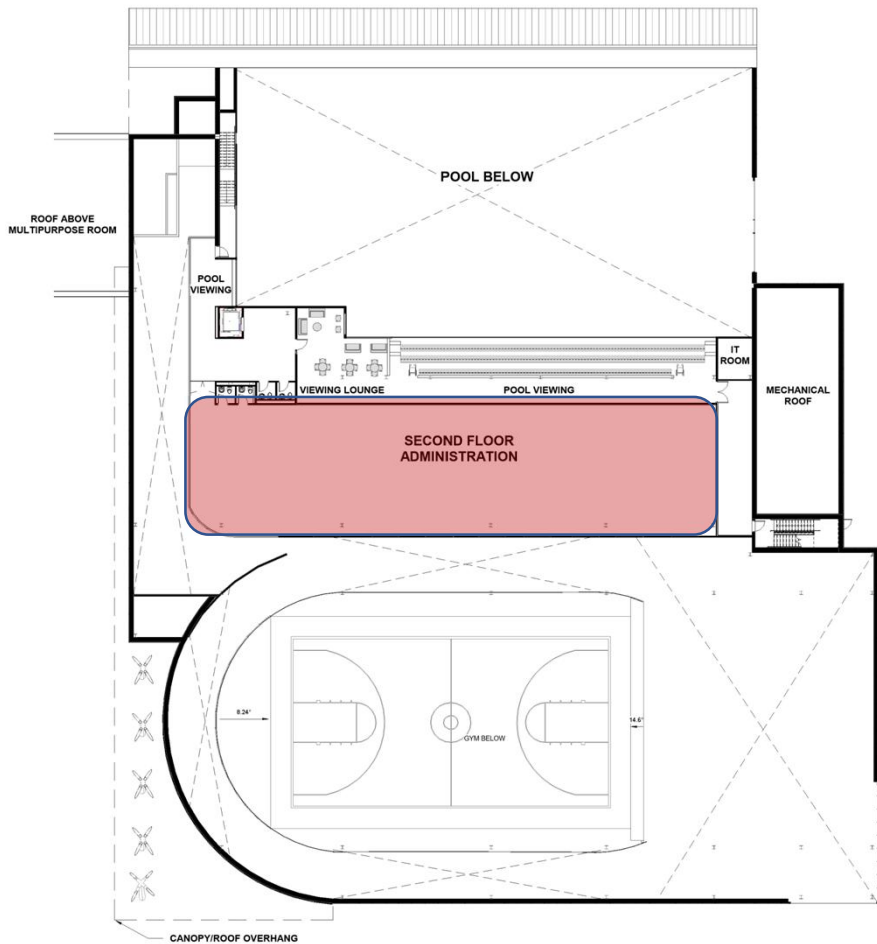
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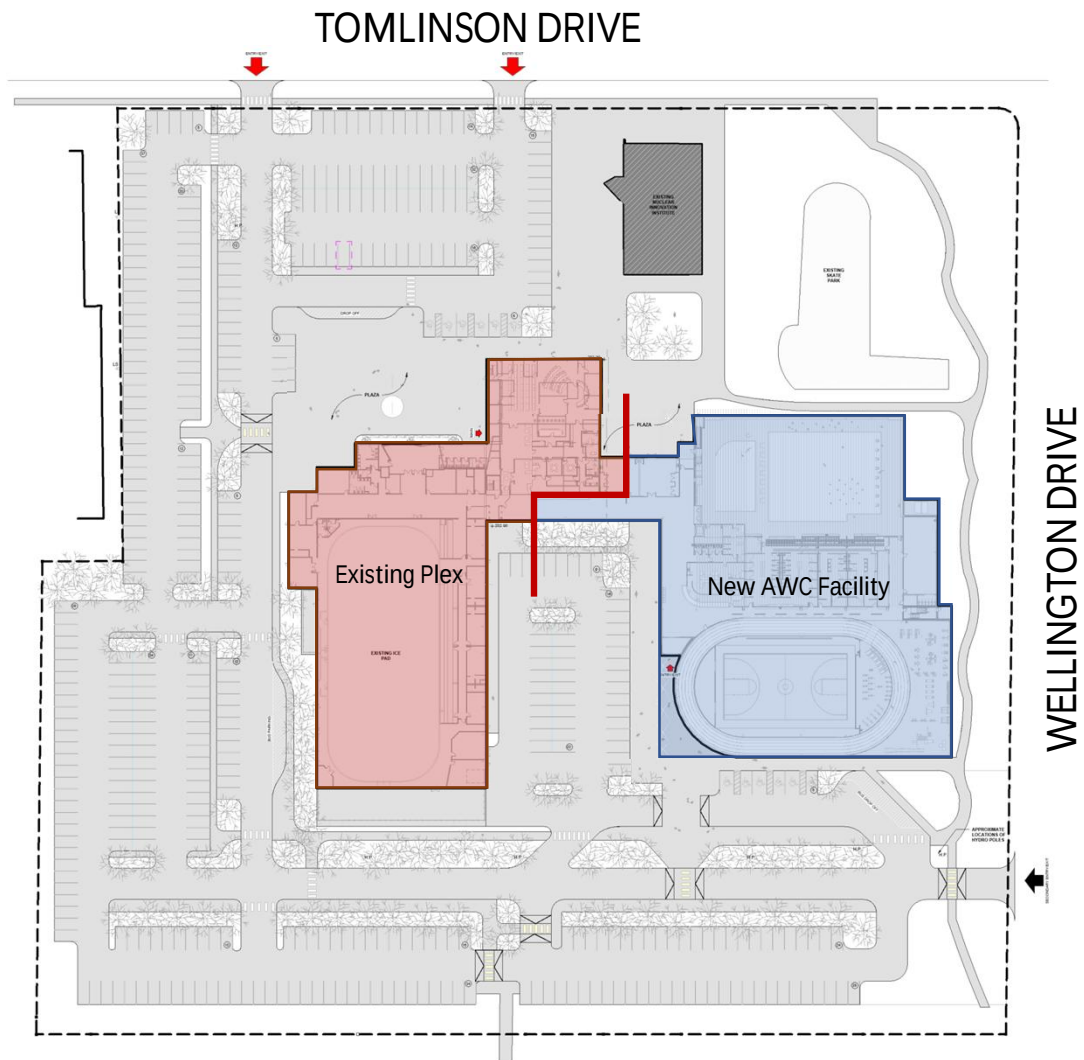
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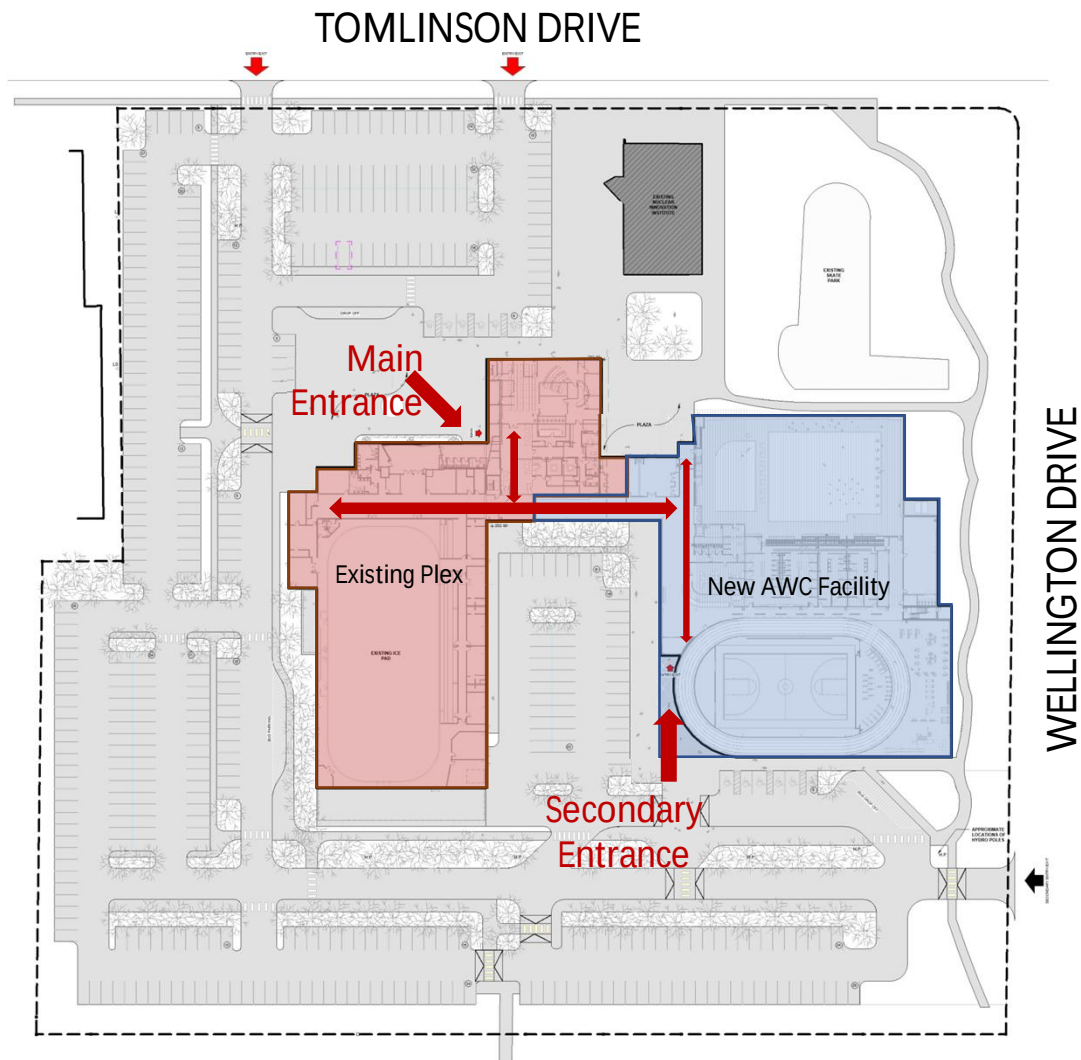


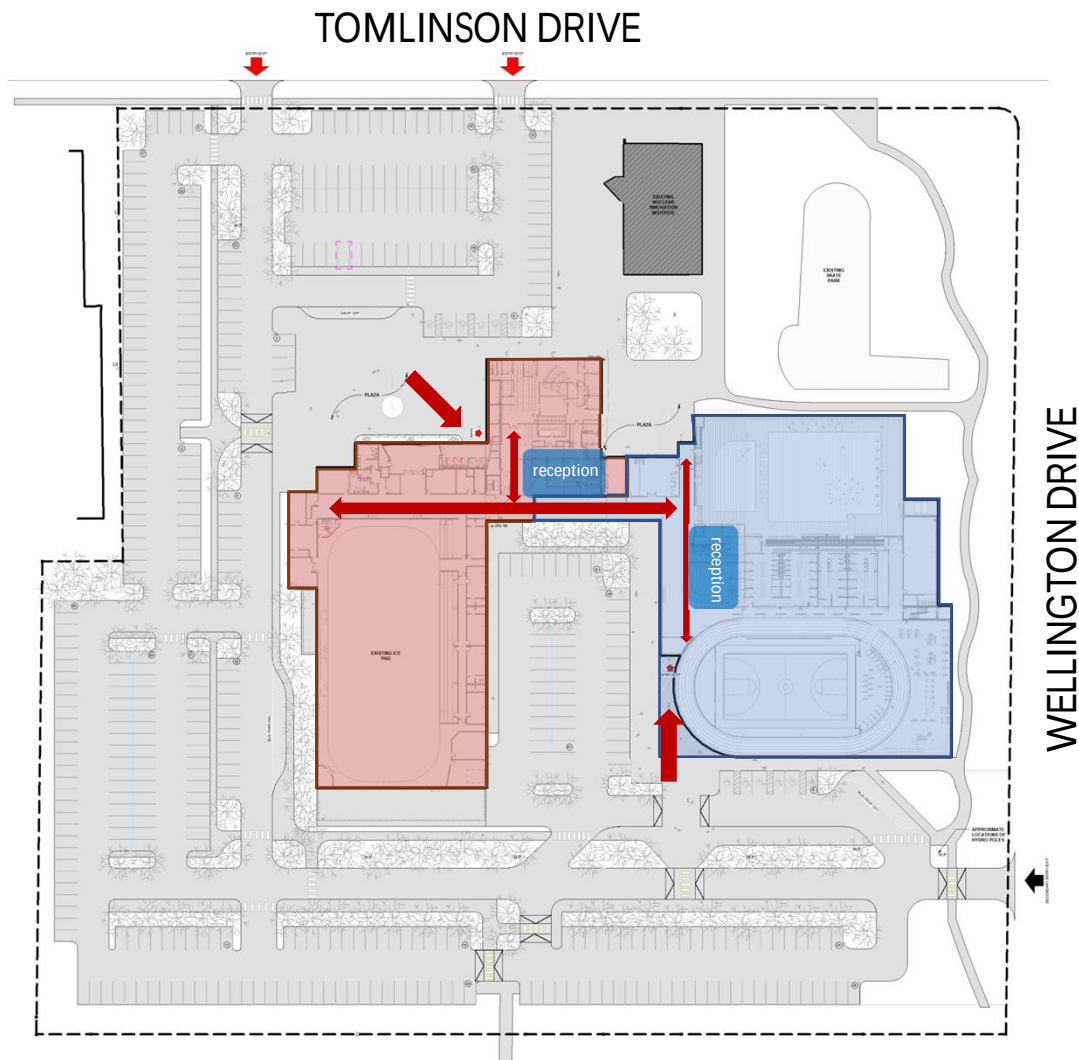


TOWN HALL



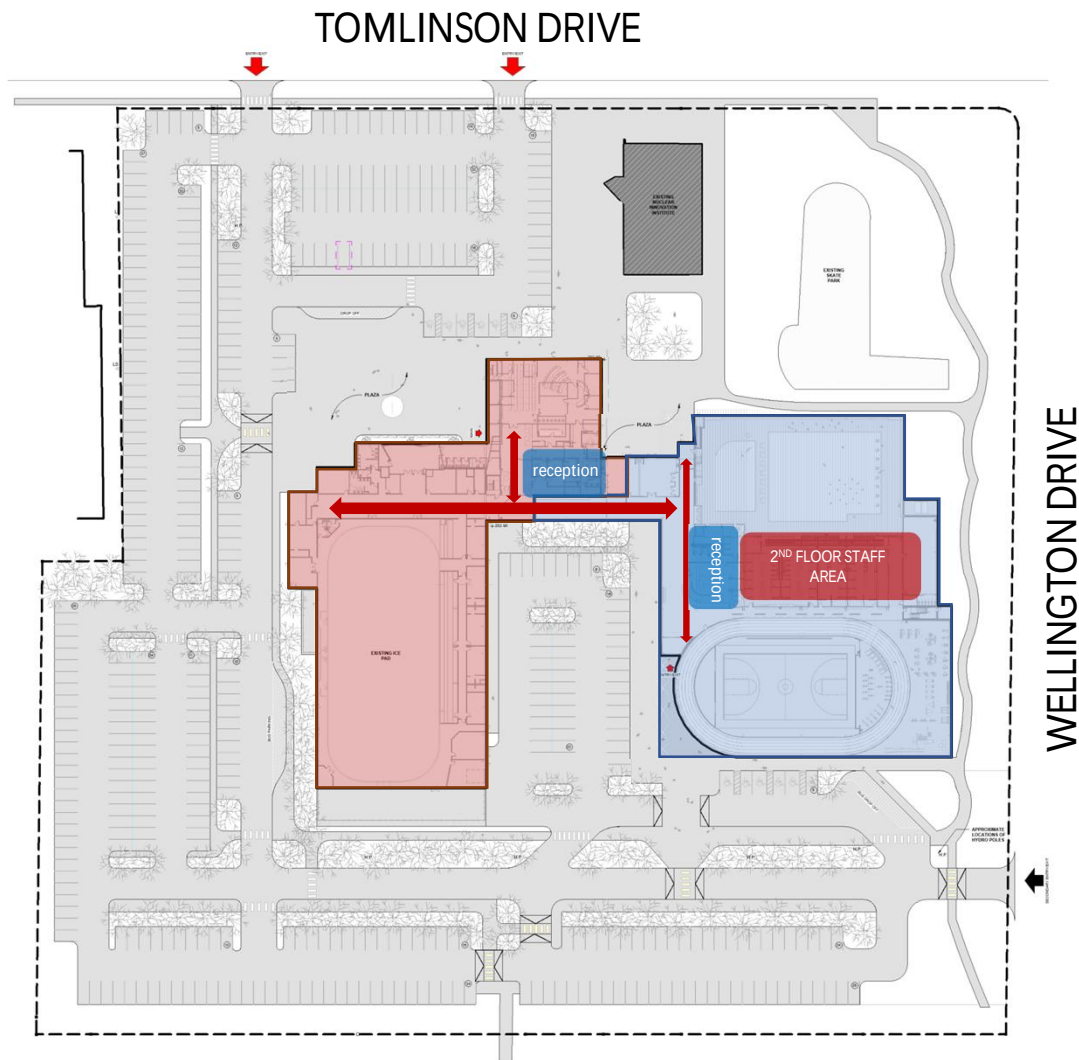






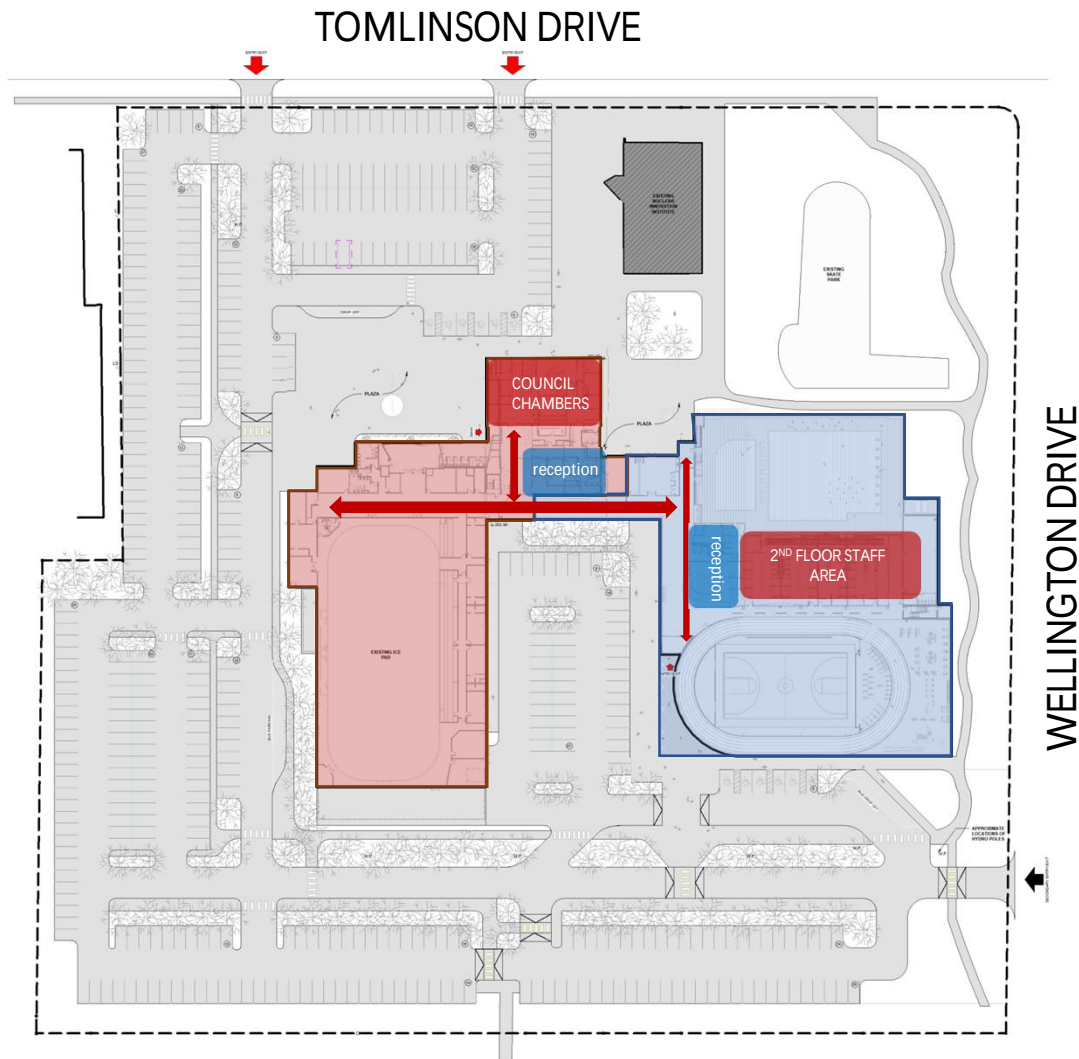
Building considerations have been accounted for the following:

- 1) Municipal Office Space is currently insufficient for staff and council. How might Town Hall staff be integrated or phased into the expanded facility?



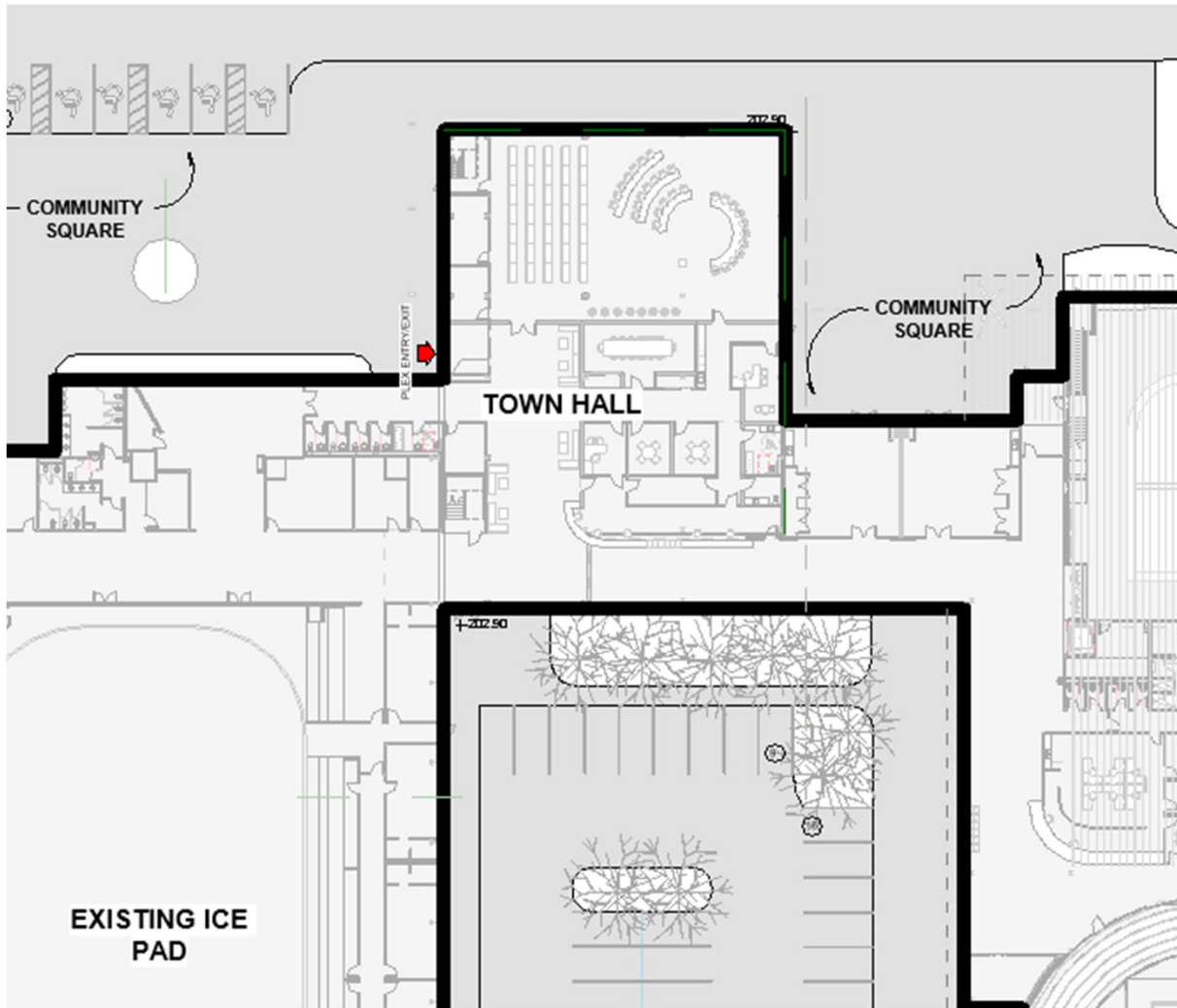
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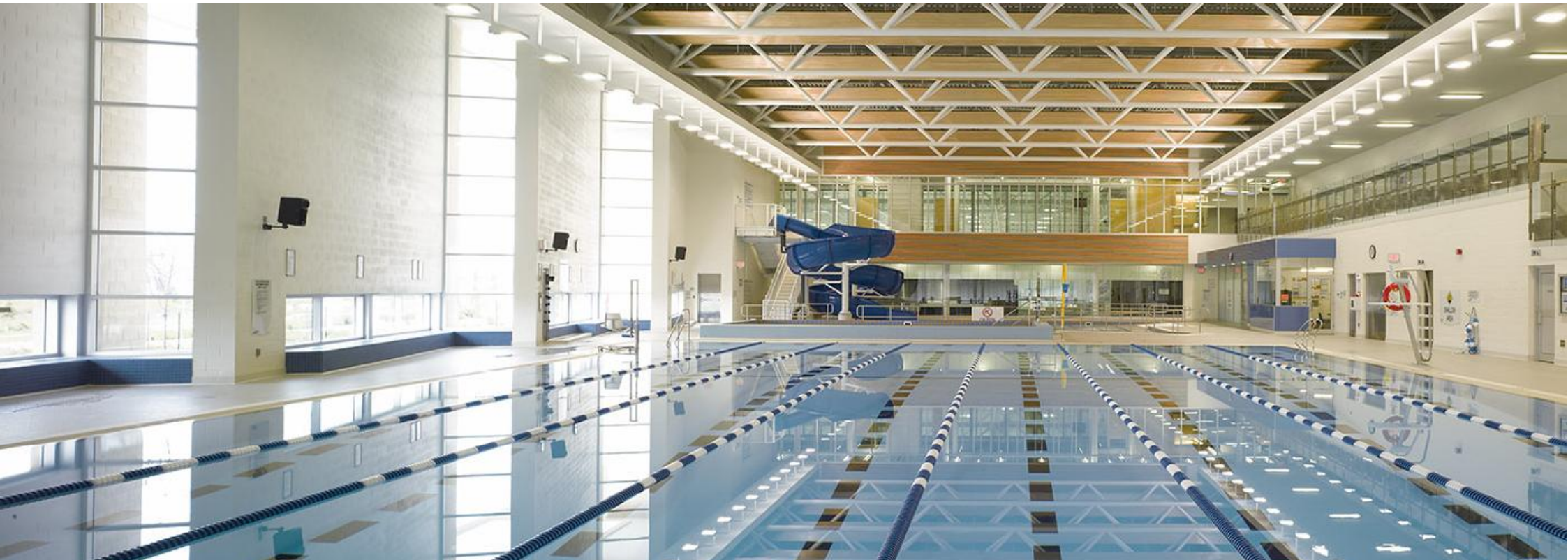
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- 2) Council Chambers is currently insufficient and can't accommodate staff, let alone the general public. How might a new Council Chambers be integrated or phased into the expanded facility?



OPERATING COSTS & SUSTAINABILITY



Federation of Canadian Municipalities (FCM)
/ Green Municipal Fund



Association of Municipalities Ontario (AMO)
/ Canadian Community-Building Fund



Ontario Trillium Foundation (OTF)
/ Capital Grant Program



Building considerations have been accounted for the following:

- 1) Explore and consider opportunities to reduce operating costs and promote sustainability within the AWC project

Green and Inclusive Community Buildings (GICB)

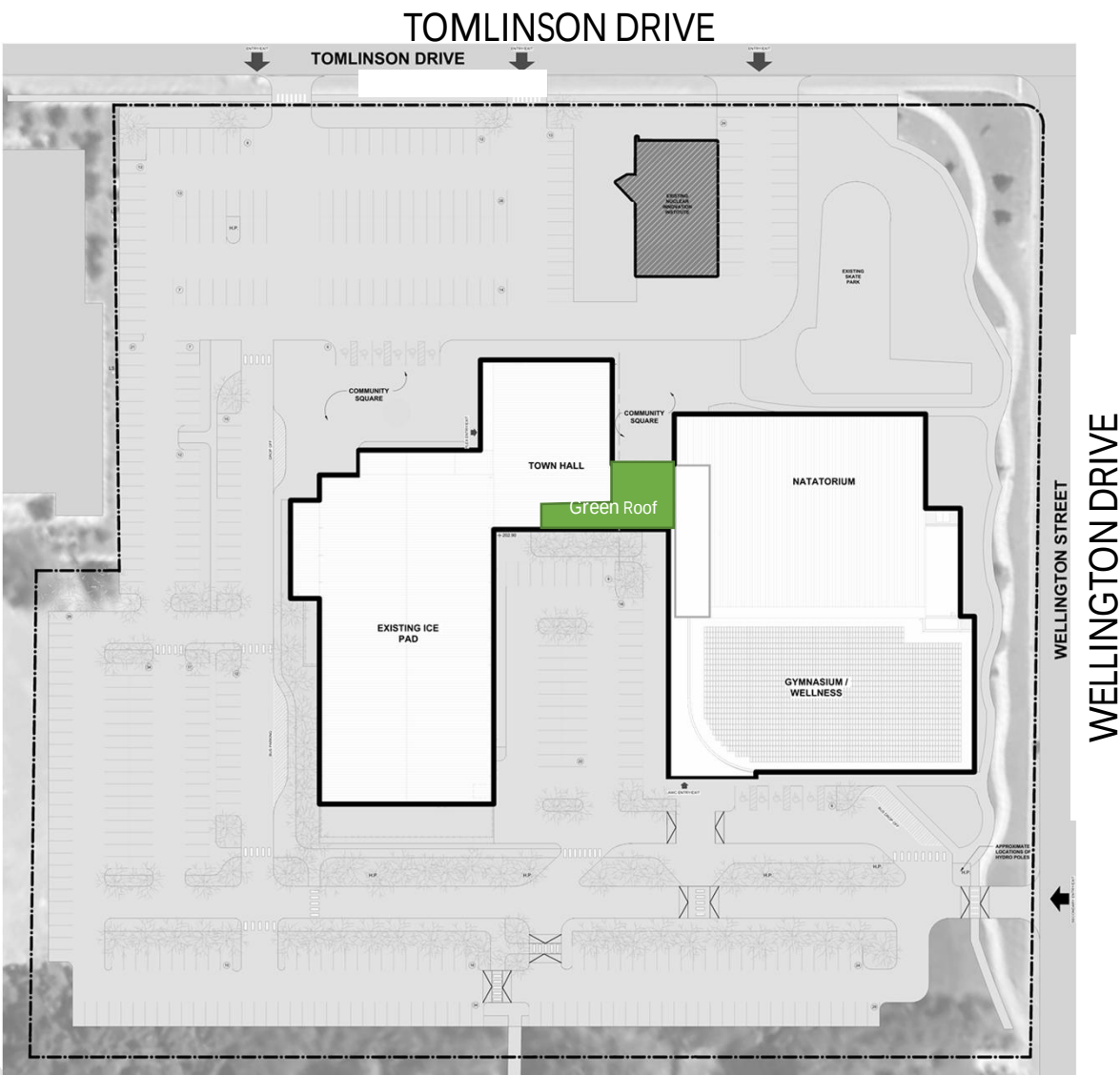


Investing in Canada Infrastructure Program (ICIP)



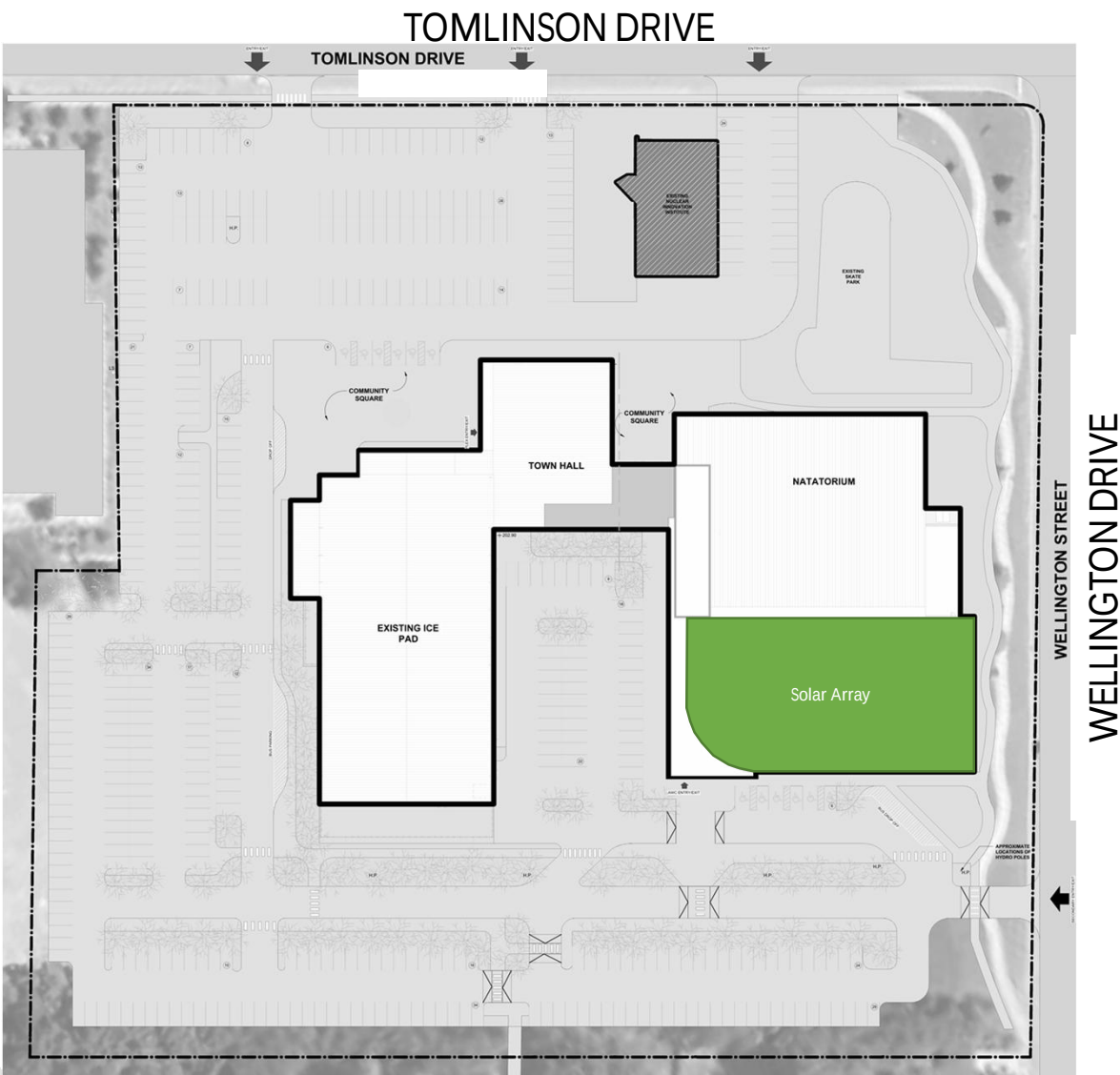
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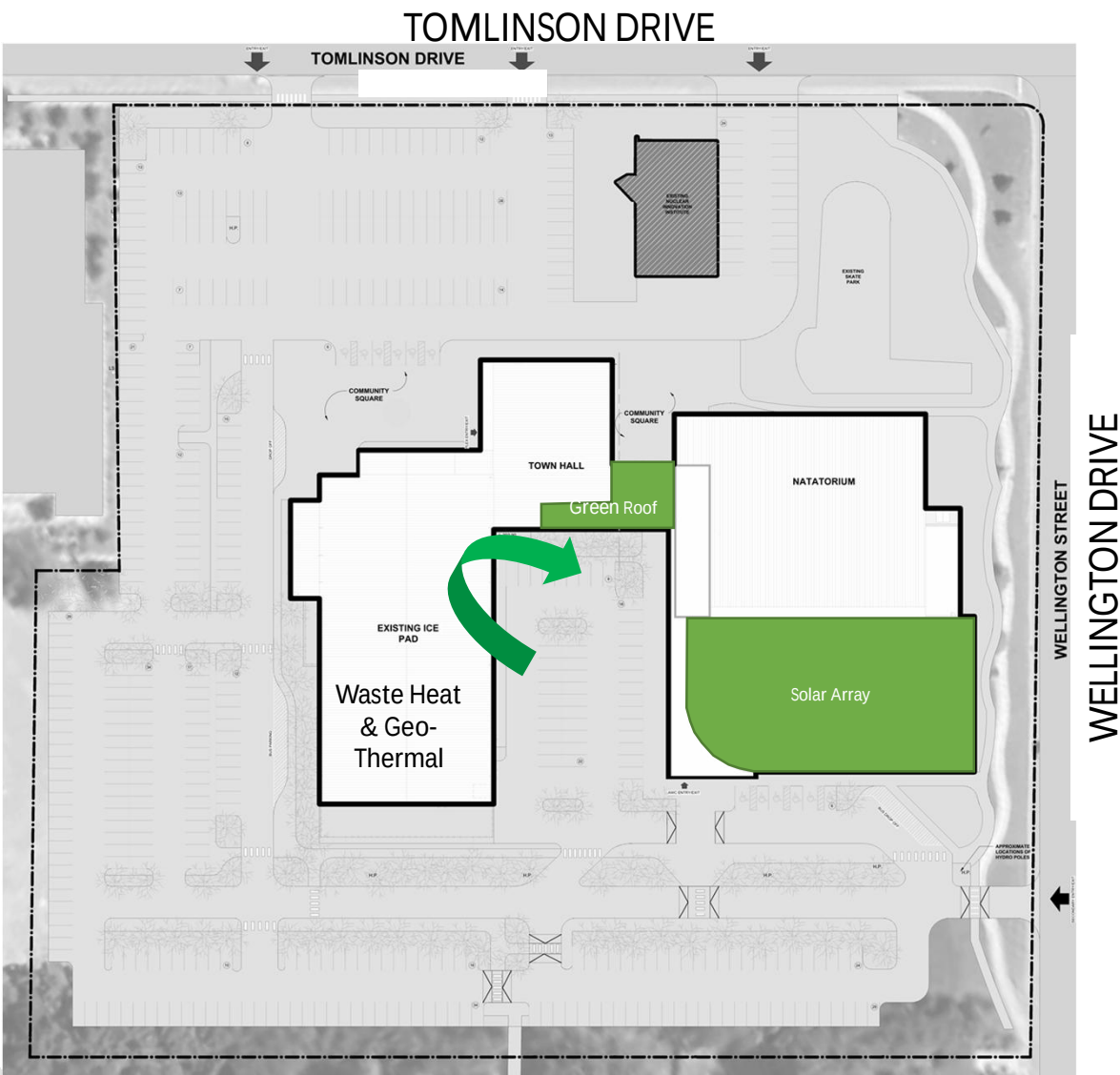
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- 3) Explore and consider opportunities to reduce operating costs and promote sustainability within the AWC project
 - 1) Green Roof



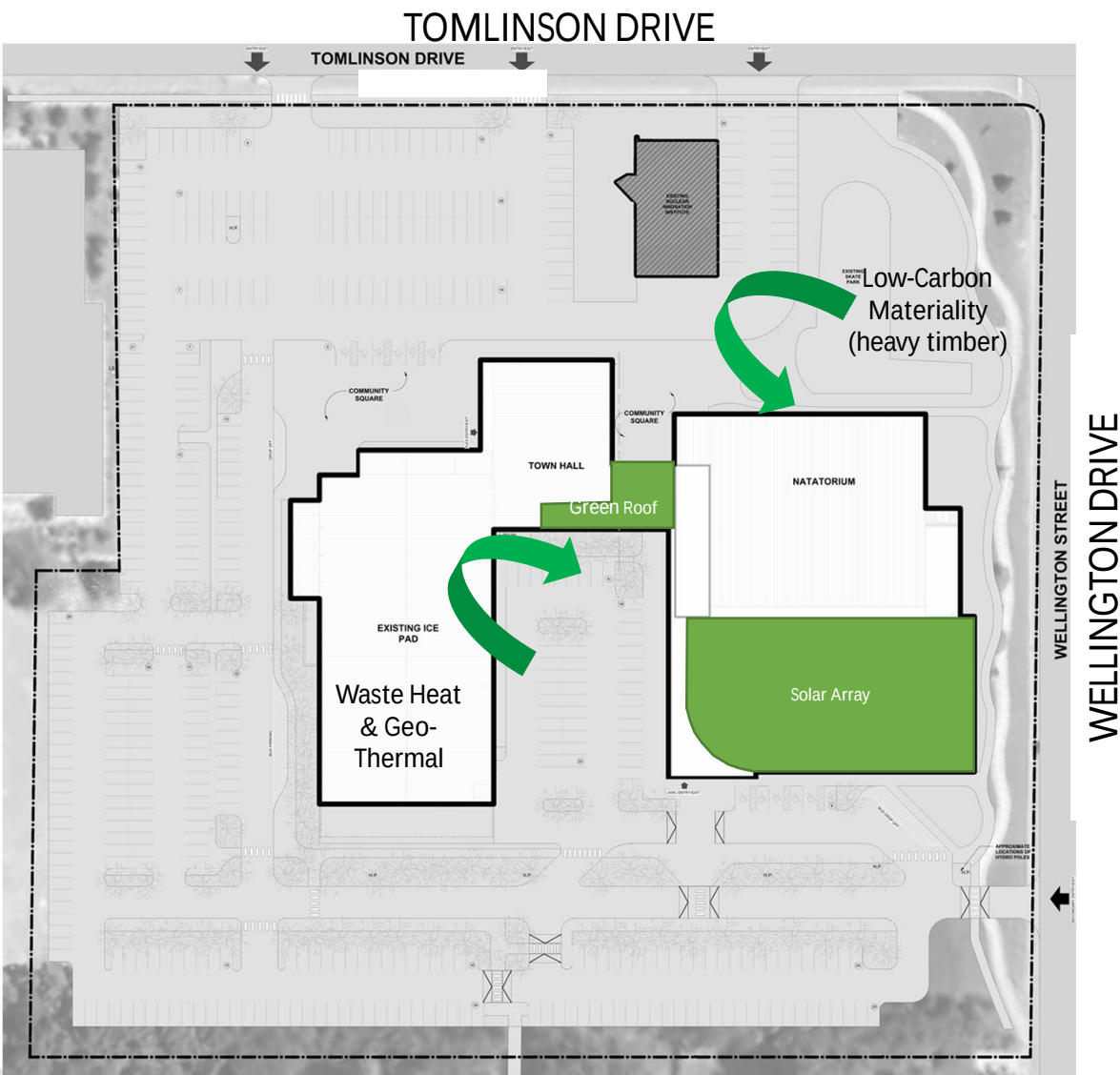
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- 3) **Explore and consider opportunities to reduce operating costs and promote sustainability within the AWC project**
 - 1) Green Roof
 - 2) Renewables – solar array



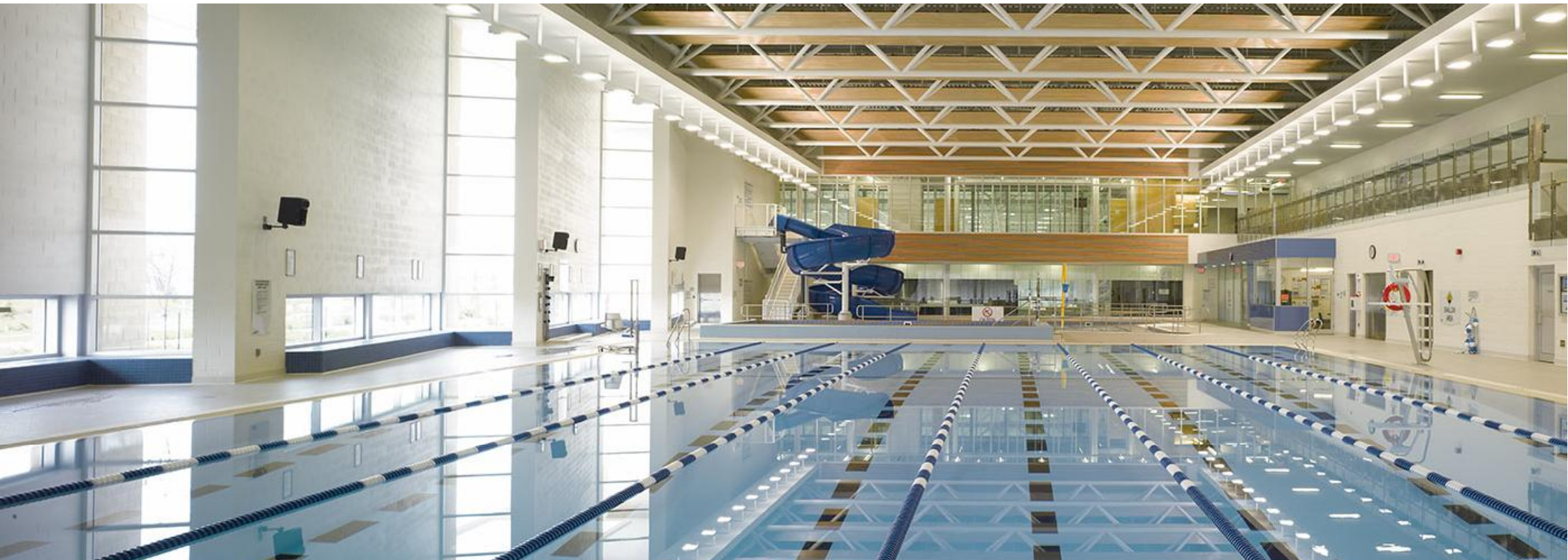
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 - 1) Green Roof
 - 2) Renewables – solar array
 - 3) Mechanical Systems – Geo-Thermal & Waste Heat



Building considerations have been accounted for the following:

- 1) Municipal Office Space is currently insufficient for staff and council. How might Town Hall staff be integrated or phased into the expanded facility?
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- 3) **Explore and consider opportunities to reduce operating costs and promote sustainability within the AWC project**
 - 1) Green Roof
 - 2) Renewables – solar array
 - 3) Mechanical Systems – Geo-Thermal & Waste Heat
 - 4) Low Embodied Carbon Materials – Heavy Timber



CONSTRUCTION COST



BUILDING BUDGET CONSIDERATIONS

Aquatics & Wellness Centre (RFP Scope)	\$32,600,000	
Added scope (pool lanes and track)	\$ 3,900,000	
Site Works Allowance	\$ 5,000,000	(without site premiums)
AWC Building Cost	\$41,500,000	

Town Hall (Municipal Offices and Council Chambers)	
Renovation of existing and added *'base build' area	\$ 4,335,000
Added **'fit-up' for future office area	\$ 1,065,000
Town Hall Considerations	\$ 5,400,000

Escalation (3.5%)	\$ 1,641,500
Contingency (3%)	\$ 1,407,000
Total	\$ 3,048,500

Total Construction Cost	\$49,948,500
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* 'Base building' is a shell space for future office in the new AWC. This space is not fit for occupancy but built as a future proofing measure.

** 'Fit-up' includes mechanical, electrical, partitions, ceilings and finishes to complete the future office space in the new AWC

BUILDING BUDGET CONSIDERATIONS

Total Construction Cost	\$49,948,500
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Premium Items

Premium for Heavy Timber	\$ 2,800,000
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Premium for Green Roof	\$ 79,000
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Premium for Supply/Install of Solar array	\$ 470,000
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Additional parking, outdoor amenities, additional sidewalks and boulevards	\$ 1,750,000
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Civic Square	\$ 750,000
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Total of Premium Items	\$ 5,849,000
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Escalation and (3.5%)	\$ 204,715
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Contingency (3%)	\$ 175,470
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Total	\$ 380,185
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Total Construction Cost with Premiums	\$ 56,177,685
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NEXT STEPS & RECOMMENDATIONS



YOU ARE HERE

Dec.15 22'
Council Direction
Design and Budget

DETAILED DESIGN &
SPECIFICATIONS

Feb. 23'
Site Plan Approval
Application Submitted

Mar. 23'
1st Permit
Site Servicing &
Foundations

June 23'
Construction
Start
Site & Foundations

July 23'
Construction
Documents
Complete

Dec. 24'
Substantially
Complete

CONSTRUCTION

Jan.25'
Move-In