



## STAFF REPORT

SUBMITTED BY: Chris Frotten

DATE: November 13, 2020

SUBJECT: Recreation Centre Design Update

## ORIGIN

In September, SNMArchitect provided an update on the design of our new Recreation Centre along with updated cost estimates and the background information relating to its chosen location. This report is a summary of the information provided.

## BACKGROUND

At our last meetings, back in November 2019 and March 2020, Council and Staff discussed the location of the building and a number of changes to improve its use (i.e. bathroom locations, storage, meeting spaces, program spaces, kitchen location, etc.).

Following our meetings and subsequent discussions with our architects, two outstanding items remained: the background information on the decision of locating the new Centre in the parking lot of the arena and the placement/functionality of the walking track.

## DISCUSSION

Based on our conversations, our architects have prepared two final design options and have provided the background information on the location.

### **Design & Walking Track**

In terms of the design, all of the suggestions that were made have been incorporated in both options. The only decision left to make is the placement of the walking track. You will see that both design options are very similar but option B, which includes an elevated walking track, has a slightly smaller multipurpose room and group activity room.

### **Location**

I have attached the engineering drawings and diagrams that were prepared back in 2019 to demonstrate the reason why the architect's chose the parking lot location. You will see that they considered six

different locations and studied two of those options in more detail – the parking lot location (C) and the front of the arena (D). In the end, due to the requirement to construct a new road and move sanitary and water lines in option D, the parking lot location (C) was chosen.

### **Next Steps**

This is an exciting project that will result in a much-needed replacement for our current Centre. Our Municipality deserves and requires a new facility, and we cannot afford to postpone this project any longer – financially, physically and mentally. Construction costs continue to rise, the condition of the building continues to deteriorate, and we’ve held off on any major repairs. We’ve had many discussions without moving significantly forward but addressing the Recreation Centre should be at the top of the priority list.

If you would like additional information on the two design options or have any questions for our architects, they are willing to present to you. If you would like to move forward, at least one more public engagement meeting would be beneficial to allow the public to consider the two options and provide feedback on the design, functionality and most importantly – the placement of the walking track.

### **BUDGET IMPLICATIONS**

A cost comparison of both options is attached. Based on the estimates provided, you will note that option B is \$120,000 more than option A but that we are still very close to our \$3 million target budget.

As mentioned before, this project depends heavily on grants from the other two levels of government. It is possible that we could attain approximately 71% in funding, which would require us to invest approximately \$870,000 of municipal funds. The funding program which will be the linchpin of this project is the social stream of the Investing in Canadian Infrastructure (ICIP). This \$21.9 billion funding program proposes new investments over the next decade to support social infrastructure in Canadian communities. This stream has not yet opened but we should be shovel ready for when it does so that we position ourselves with the best opportunity to be successful. The provincial Recreation Facility Development Grant Program is an example of Provincial funding that we could access. This program helps municipalities with up to \$150,000 in funding to develop recreation and sport indoor and outdoor facilities open to the public.

### **LEGAL IMPLICATIONS**

N/A

### **PUBLIC CONSULTATION/COMMUNICATIONS**

N/A

### **RECOMMENDATION**

At this point, I do not have a recommendation on which option to choose as that will be based on your priorities and the feedback from the public.

I do, however, require direction from Council on how to move forward. As noted above, we've had many discussions without moving significantly forward. If this is not a priority of Council at this time, I must know so that I can reorient our next steps to address the deteriorating condition of the current building. If this is a priority of Council, I recommend engaging the public once more for feedback on our two current design options to help us determine which to move forward with. Deciding on a design option will subsequently allow us to aggressively pursue funding opportunities to make this project a reality.

#### SUGGESTED MOTION

N/A

#### ATTACHMENTS

1. Engineering Drawings and Diagrams re: Location
2. Design Option A
3. Design Option B
4. Cost Comparisons

# EXISTING SITE

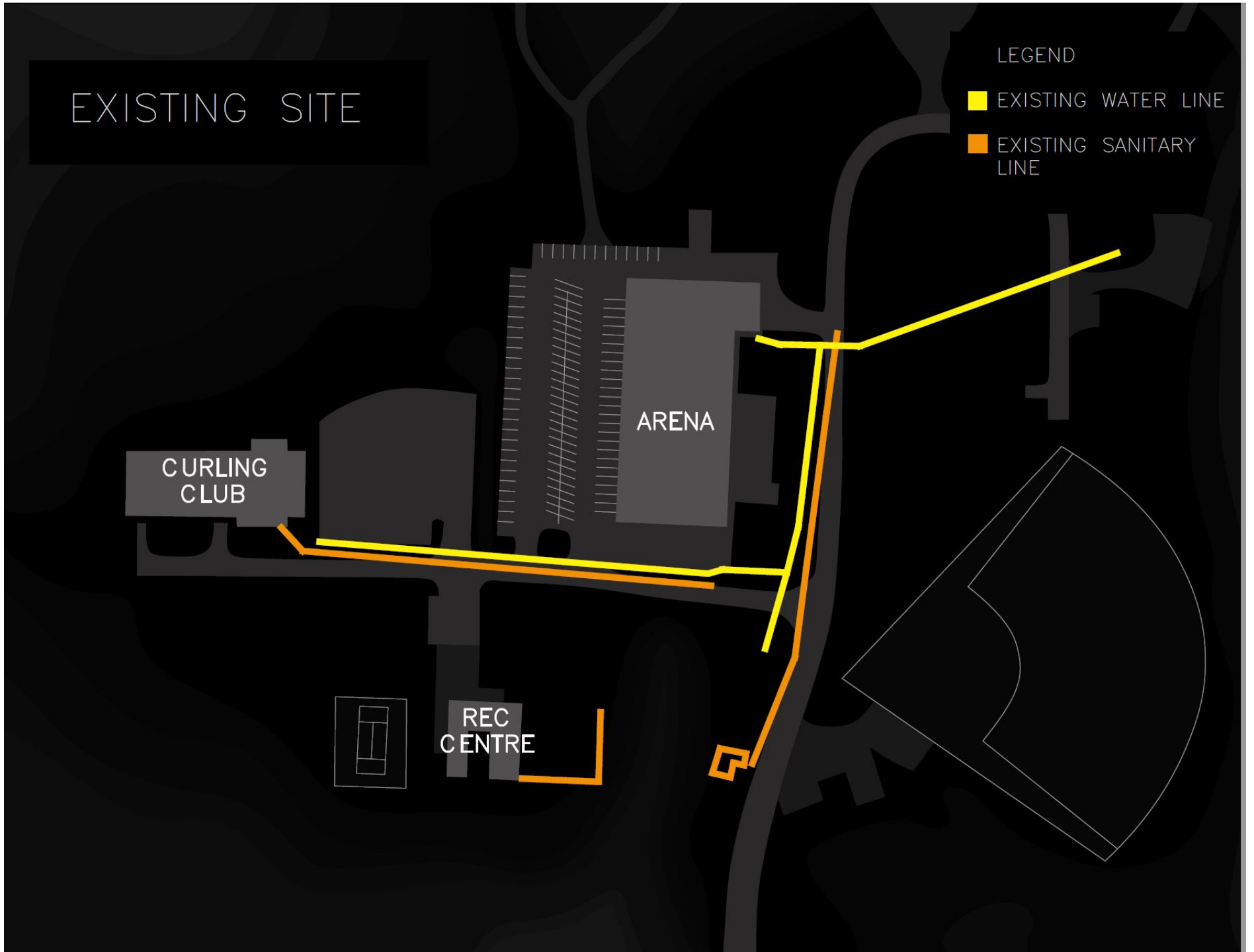
## LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY LINE

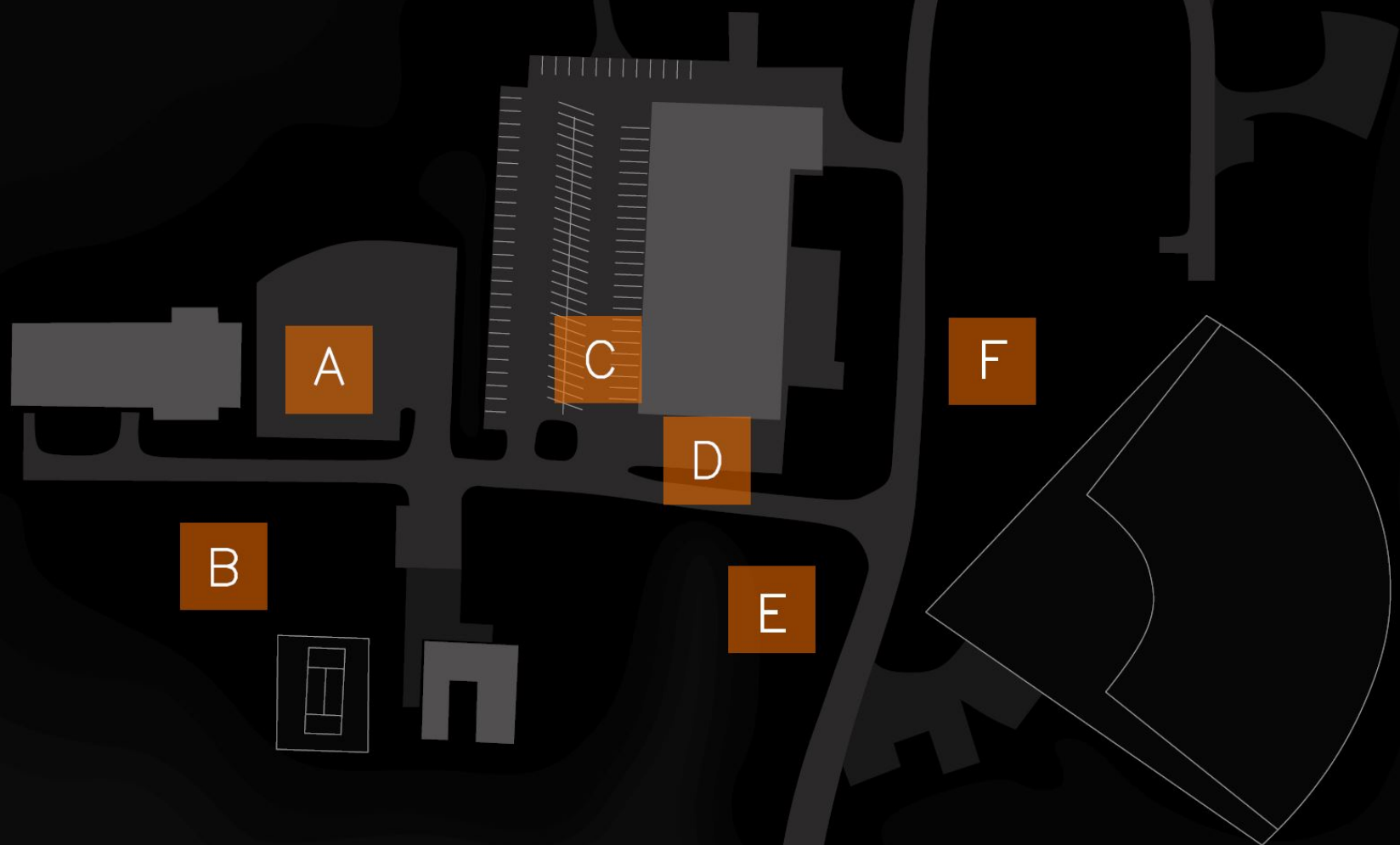
CURLING CLUB

ARENA

REC CENTRE



PROPOSED  
BUILDING SITES



# OPTION C

## LEGEND

--- PROPOSED WATER LINE

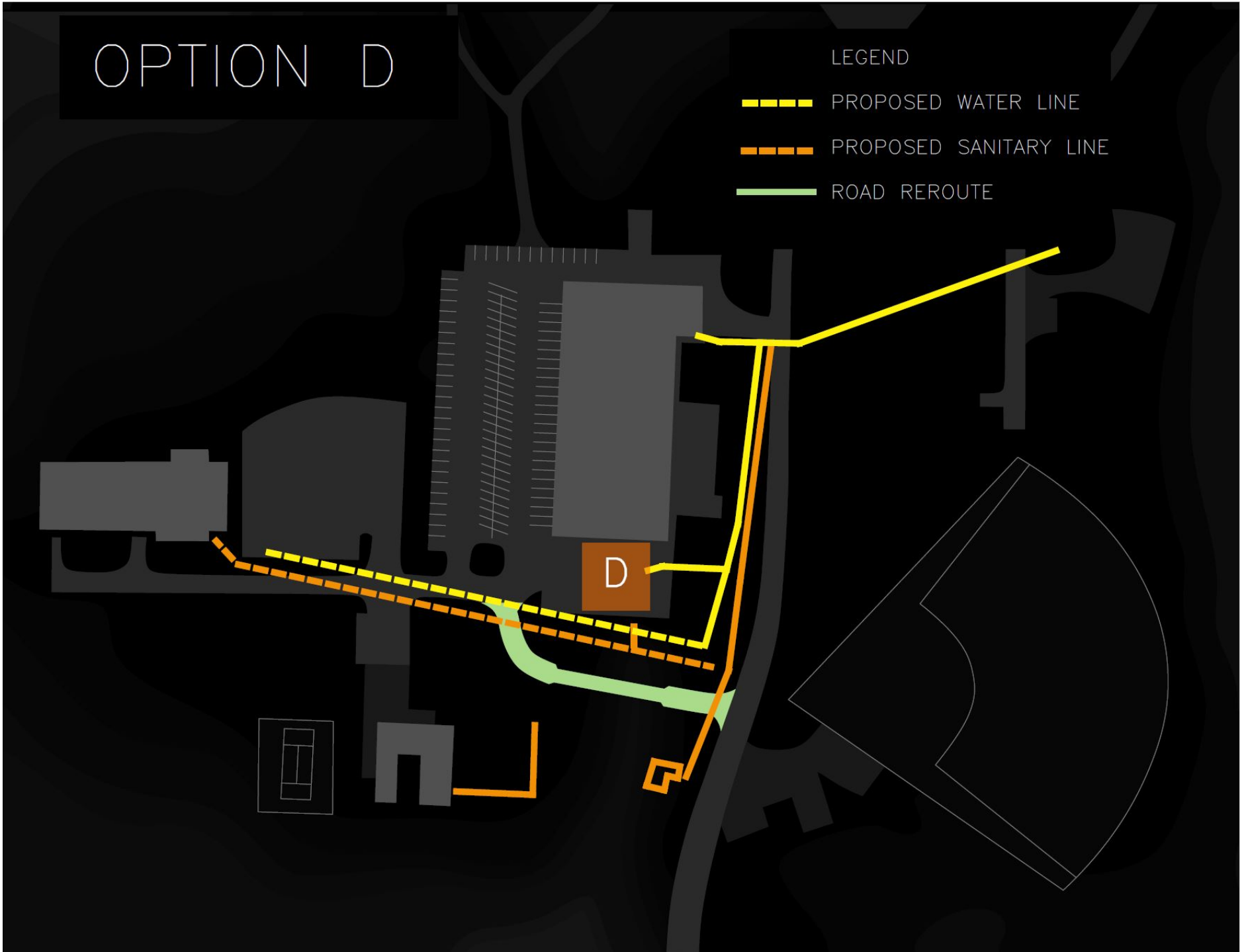
--- PROPOSED SANITARY LINE



# OPTION D

## LEGEND

- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- ROAD REROUTE



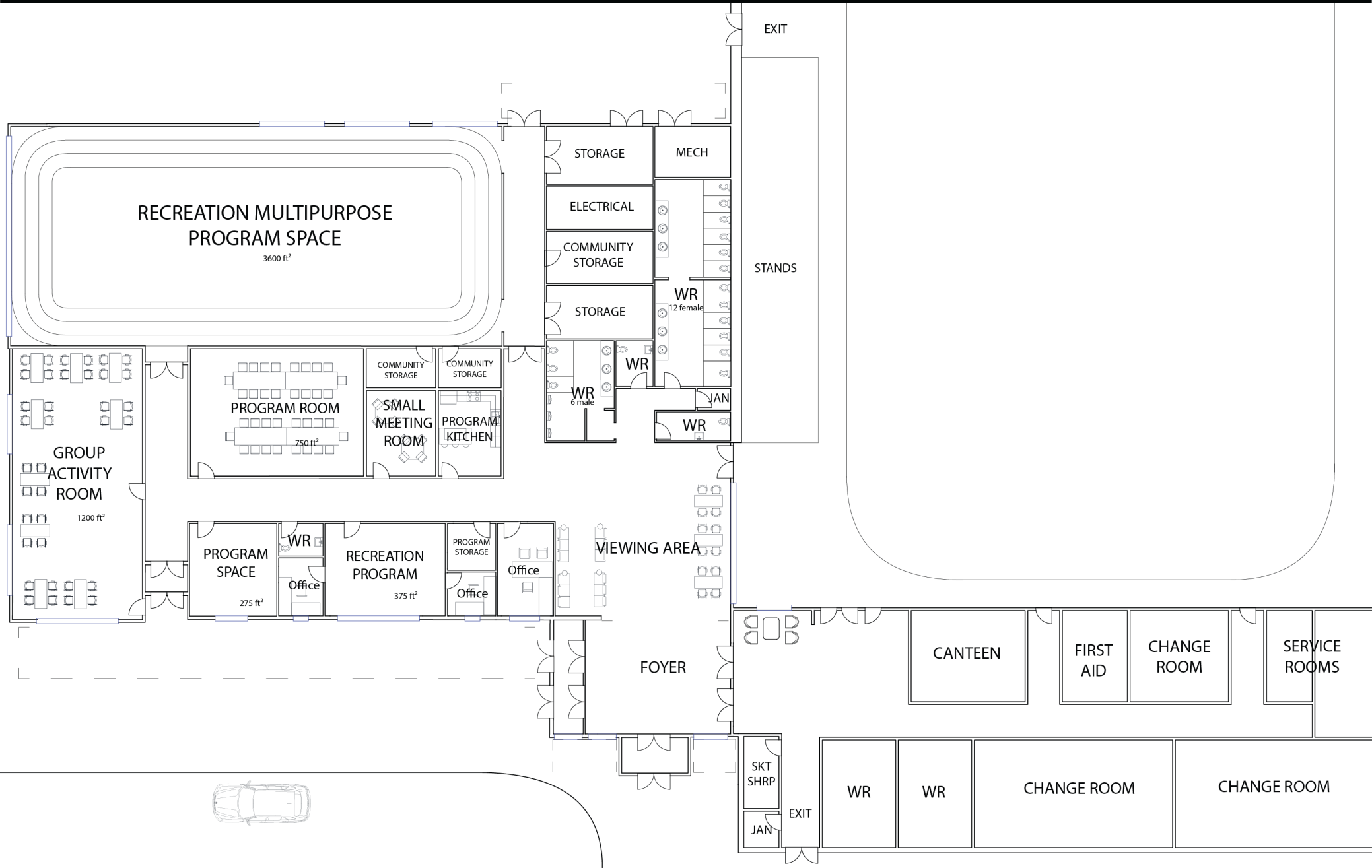


# BARRINGTON COMMUNITY CENTRE



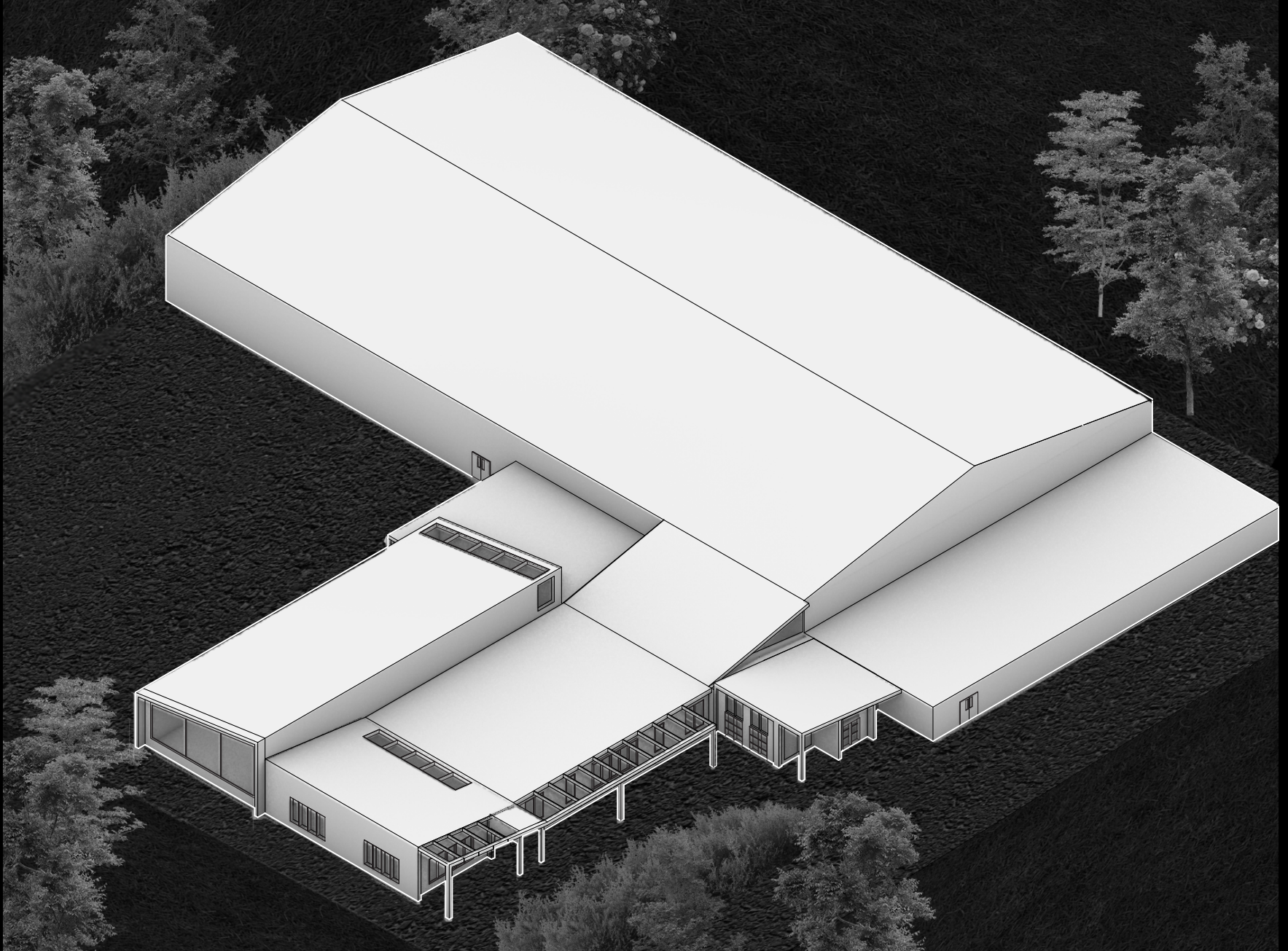
# OPTION A

## INTEGRATED TRACK AND REC SPACE



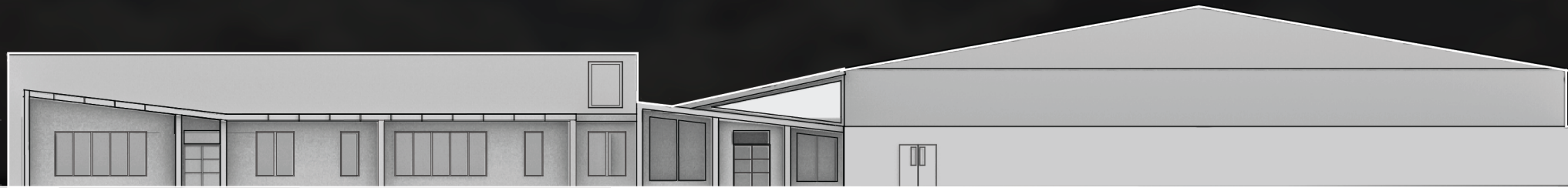
# OPTION A

INTEGRATED TRACK AND REC SPACE – ISOMETRIC



# OPTION A

INTEGRATED TRACK AND REC SPACE – FRONT ELEVATION



# OPTION A

INTEGRATED TRACK AND REC SPACE



TOTAL SQUARE FOOTAGE: 13000

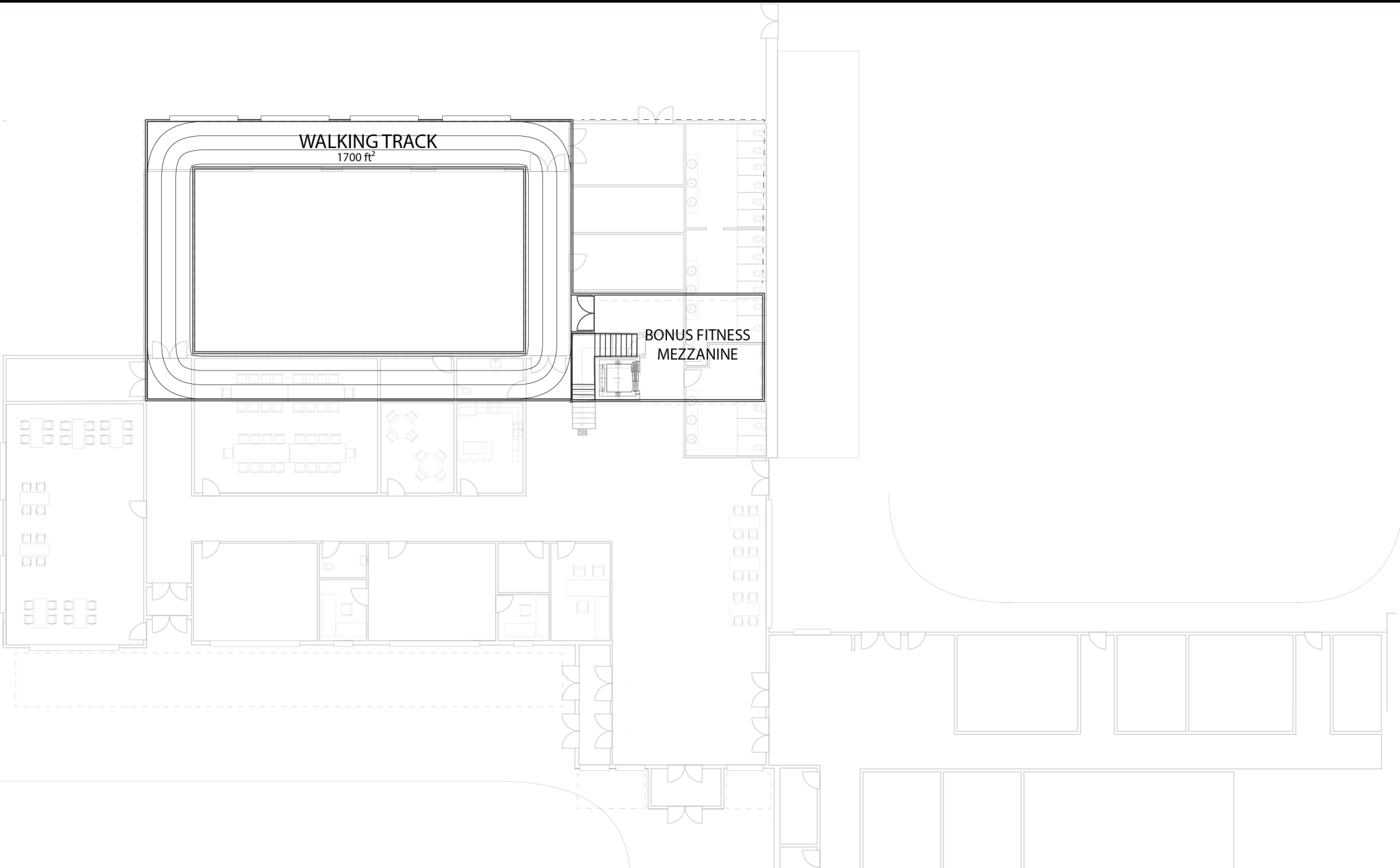
RECREATION SPACE :3600

TRACK: 1800



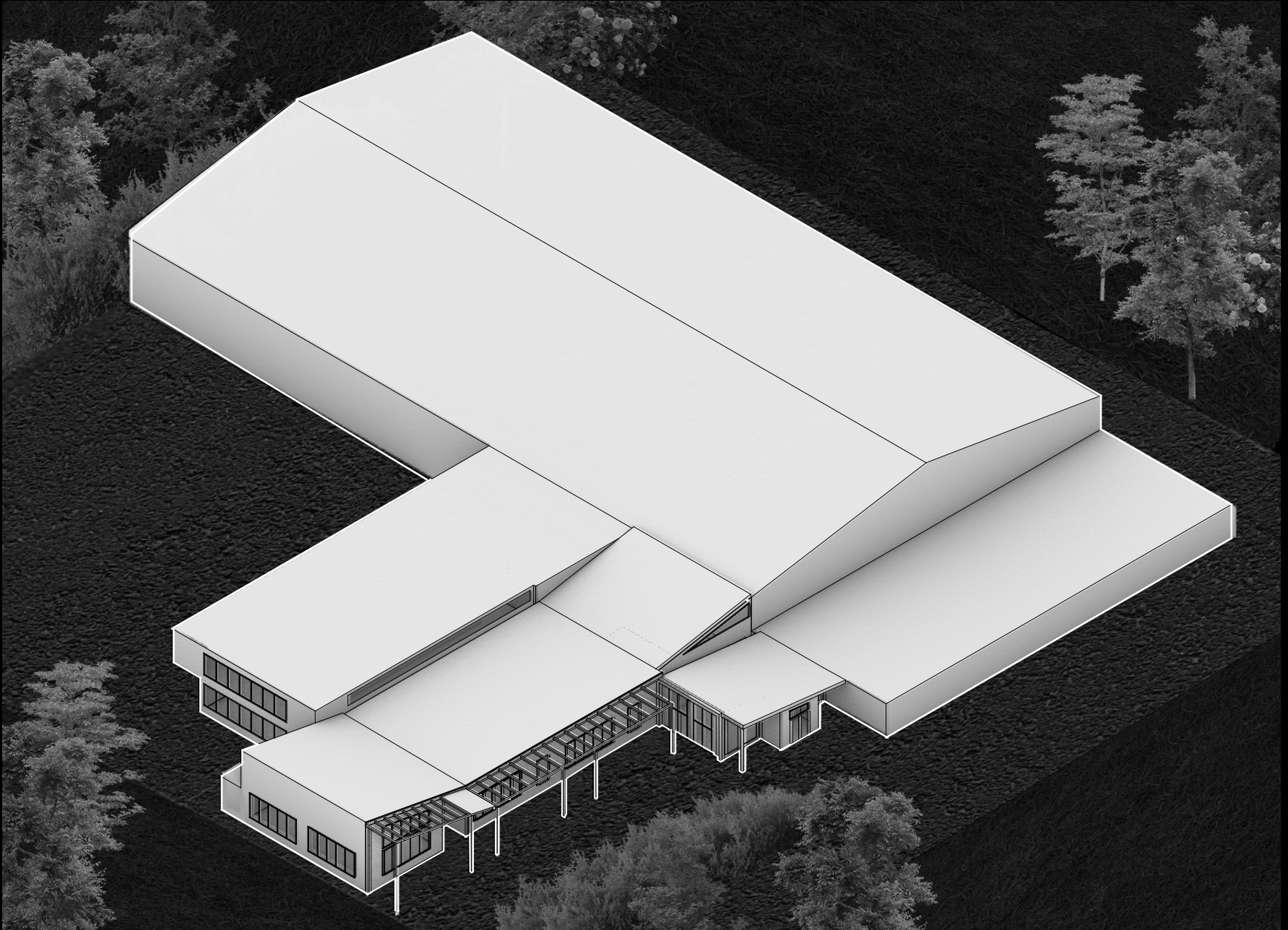
# OPTION B

ELEVATED TRACK – SECOND FLOOR



# OPTION B

ELEVATED TRACK – ISOMETRIC



# OPTION B

ELEVATED TRACK – FRONT ELEVATION



# OPTION B

ELEVATED TRACK



TOTAL SQUARE FOOTAGE: 13500

RECREATION SPACE : 2400

TRACK: 1700

**RECREATION BUILDING  
COST COMPARISON 2020**



	Sq.Ft.	
<b>Option A - One Storey</b>		
<b>Total Gross Floor Area</b>	<b>13,000</b>	
<b>Cost per Sqft</b>	\$ 211	
Net Building Cost Excluding Site		\$ 2,743,000
Site Works		\$ 240,000
<b>Net Building Cost Including Site</b>		<b>\$ 2,983,000</b>
General Requirements and Contingencies (20%)		\$ 596,600
<b>TOTAL CONSTRUCTION HARD COST</b>		<b>\$ 3,579,600</b>
<b>Option B - Elevated Running Track</b>		
<b>Total Gross Floor Area</b>	<b>13,500</b>	
<b>Cost per Sqft</b>	\$ 211	
Net Building Cost Excluding Site		\$ 2,848,500
Site Works		\$ 240,000
<b>Net Building Cost Including Site</b>		<b>\$ 3,088,500</b>
General Requirements and Contingencies (20%)		\$ 617,700
<b>TOTAL CONSTRUCTION HARD COST</b>		<b>\$ 3,706,200</b>
***** Construction cost based on Altus Class D Estimate values of April 2019		