

Clarington Memo

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To: Mayor Foster and Members of Council
Andy Allison, CAO
From: George Acorn, Acting Director of Community Services
Date: October 18, 2019
Subject: South Bowmanville Recreation Centre – Items #4, #5 General Government Committee Meeting Minutes October 15, 2019
File:

At this General Government Committee meeting the recommendations from staff report CSD-009-19, as outlined in Resolution #GG-458-19, were amended to add:

“That Staff report back to the October 28, 2019 Council meeting on the cost of adding a wellness/fitness component, amongst other items, in place of the office space of 5,600 square feet.”

Following discussion with the consulting team staff have prepared a revised facility program, as requested, for Council’s consideration. This work was limited to a recalculation of the square footage of the facility and the associated impact on the overall project budget. The preliminary concept plan from the report has not been updated to reflect the proposed changes.

Facility Square Footage Adjustment:

Original Gross Floor Area	148,281 square feet
Delete Office Space	(7,000)
Add Wellness/Fitness	10,250
Add Fitness Change Rooms	<u>2,863</u>
Revised Gross Floor Area	154,394 square feet

The revised plan would increase the gross floor area of the facility by 6,113 square feet. This reflects in a revised project budget increase of \$3,403,770. It is important to note the cost per square foot of the fitness area and change rooms is more expensive than the deleted administration and office spaces. You will also see the revised budget includes the provision of fitness equipment.

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Revised Project Budget:

Original Construction Budget	\$42,100,000	
Delete Office Space	(2,069,600)	includes 25% gross-up
Add Wellness/Fitness	3,652,500	includes 25% gross-up
Add Change Rooms	<u>1,047,800</u>	includes 25% gross-up
Revised Construction Budget	\$44,730,700	
Design/Engineering/Project Mgmt	4,473,070	10% of construction budget
Furnishings & Equipment	1,705,300	
Add Fitness Equipment	<u>500,000</u>	
Revised Project Budget	\$51,409,070	

Project Cost Per Square Foot (average):

Original Facility Program	\$48,005,300/148,281 sq. ft.	= \$323.75/sq. ft.
Revised Facility Program	\$51,409,070/154,394 sq. ft.	= \$332.97/sq. ft.

The revised facility program budget, as requested, reflects the deletion of 5,600 square feet of office space which includes Community Services administration offices and Clarington Tourism space. This space also includes the customer service area, facility and program operations offices, staff kitchenette, staff meeting room and a staff washroom. An allocation of space for some of these critical functions will need to be included in any final design program.

Should Council approve the revised facility program to include wellness/fitness, the following resolution, from the Council meeting of May 12, 2003, would need to be rescinded:

Resolution # C-286-03

Moved by Councillor Schell, seconded by Councillor Rowe

WHEREAS the Municipality of Clarington recognizes that the fitness industry, as a local small business, is at a disadvantage when directly competing with organizations that do not pay the taxes that form a significant part of the small business owner's operating expenses;

WHEREAS the Municipality of Clarington does not feel it is in the best interests of its residents to compete with the fitness industry who are meeting the needs of the community;

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WHEREAS the Municipality of Clarington is committed to responding to opportunities for business retention and attraction;

NOW THEREFORE BE IT RESOLVED

THAT the Municipality of Clarington hereby advises the local fitness facility owners that it will not enter into direct competition with the local fitness industry in new facility construction; and

THAT the Association of Municipalities of Ontario be advised of Council's decision, and be requested to forward the resolution to the member municipalities for their consideration.

CARRIED.

The project team remains confident with the original recommendations stated in Report CSD-009-19 relating to a wellness/fitness centre and provide the following points from the report for Council's information:

4.6 A centrally located fitness facility would be beneficial to the delivery of fitness services to our community, however, in the shorter term, we are concerned about the impact this would have on our existing membership base at Courtice Complex. Our membership base has remained relatively steady over recent years and staff agree that the current facility could accommodate increased memberships.

4.8 The provision of fitness facilities by Clarington is an area that is also serviced by the private sector. An existing Council resolution prevents development of municipal fitness centres in this facility and this must be reconsidered before moving forward with a fitness/wellness centre in this facility. Deferring this component to the second phase will allow staff to gauge the impact of population growth and the ability of the private sector to satisfy the needs of the community.

Staff are currently working on the Investing in Canada Infrastructure Program application, with the deadline of November 12 approaching, and are confident we will have a competitive submission for provincial and federal consideration. There is a strong focus on "community" in the application and tourism has been specifically referenced as an integral partner to enhance service delivery for residents and would be a positive component of our funding application.

I trust this information will be of assistance to you as you consider this item on October 28.

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Regards,



George Acorn
Acting Director of Community Services