



2017

MUNICIPALITY OF SOUTH HURON

South Huron Recreation Centre And Exeter Pool

Options Paper

| | |
|---|-----------|
| INTRODUCTION AND BACKGROUND..... | 3 |
| EXETER AND DISTRICT POOL PROJECT | 8 |
| FINDINGS | 9 |
| SOUTH HURON RECREATION CENTRE PROJECT..... | 13 |
| FINDINGS | 14 |
| CONSIDERATIONS | 18 |
| MOVING FORWARD..... | 19 |
| CONCLUSION | 20 |

Introduction and Background

The South Huron Recreation Centre (SHRC) project and Exeter and District Pool (Pool) project have been a part of the Council agenda for a number of years.

The purpose of this options paper is two-fold:

- For Council to develop a clear vision for these two capital projects
- For Council to provide clear direction to Staff to ensure that vision is achieved

To assist Council in its decision-making process, this options paper has been prepared. Although there will be recommendations outlined in this options paper, it must be clearly understood that the decision regarding these projects lies solely with Council.

On November 1, 2016 a Committee of the Whole meeting was held and a presentation was made by Ms. Grace Wang and Mr. Bob Prince of Invizij Architects Inc. The presentation was designed to clarify proposed recreation centre upgrades and next steps to proceed from the preliminary design to final construction.

As part of the presentation, it was noted that the feasibility study for the SHRC and the Pool was completed in 2013, following two full day workshops and various public input sessions.

The design and construction process was reviewed with Council and through pre-qualification, Invizij would facilitate the contract. The preliminary design was done in 2013 following a number of public engagement processes. At the meeting, it was proposed that Invizij proceed with design development in November of 2016 by obtaining costs for drawings, a community Open House and preparing documents to go to tender, while working on site plan approval and the required building permit. Subsequently, the next step would be to tender the project, evaluate the bids and award the tender. It should be noted the construction contract would be administered by Invizij, including site visits and certification of work completed each month.

Municipal responsibilities were reviewed including boundary verification, and topographical survey, geotechnical investigations and a designated substance survey. Invizij would be responsible to prepare the Terms of Reference, obtain, review and make recommendations on fee proposals.

The project schedule was outlined, leading to a completion date of December, 2018, allowing for continued arena usage throughout the project.

As part of the preparation for the meeting, a number of questions were forwarded to Invizij to discuss at the November 1, 2016 seeking clarification. The following are highlighted as Invizij responses:

- The fee of \$475,000 is a fixed fee, calculated on a percentage of construction costs, based on the industry standard. The fee can be renegotiated if the scope of the project changes significantly (An example of a \$1M change was mentioned).
- The fee includes the walking track and exploring options to extend it.
- The proposal includes architectural, civil, structural, mechanical and electrical engineering as well as a cost consultant.
- There is no financial penalty for not proceeding past the design phase.
- The contract provided includes proposal details answering questions regarding detailed engineering components, site plan approval matters, fire sprinkler system requirements, re-using existing site services and construction phases.
- The contract is a standard OAA (Ontario Association of Architects) agreement. Engineering fees are included.
- Sprinkler system will be included in the renovated portions of the building as per requirements of Ontario Building Code, and extension of the sprinkler system to the remainder of the building will be as directed by the Building Code with additional upgrades being at the discretion of Council.
- The current use of the building is an arena and is not intended to serve as an emergency facility. This relieves the building of post disaster status. If the use changes to include a purpose of post disaster, the post disaster requirements shall apply to the entire building.
- Existing site services will be assessed but should be adequate for Option 2a. External improvements are not included at this time.
- Soft costs include Invizij fee, client responsibilities listed earlier, staff time, furniture, development charges, permit fees and other costs of a similar nature. Approximately 20% should be added to construction

costs to cover soft services for total project cost. There should be a contingency of at least 10% for unforeseen costs and the budget includes contingency.

- It was noted that HST is not included in the costs provided.
- An estimated cost of options to include in the renovation can be provided, when tender documents are prepared elements can be priced out separately to be included or not at that time depending on prices.
- Significant construction costs are set out in the construction break-down information, approximately 1.5 million for the shell, and 1.3 million for the interior, along with site work, electrical and mechanical costs being the five largest costs.
- The main features of option 2A included the following:
 - Seven new change rooms, 2 are accessible
 - Renovated lobby and warm area
 - Renovate existing washrooms
 - New multipurpose room
 - Second floor warm viewing room
 - Walking track
- The Walking Track was discussed in greater detail public input sessions of 2013 and feasibility study. Options for a full track will be explored, Invizij is committed to finding a way to make this work
- A full kitchen renovation with new equipment is not included in the proposal.

Subsequent to this meeting, a second Committee of the Whole was held on November 14, 2016. The purpose of the meeting was to provide staff direction on proceeding with the swimming pool and recreation centre upgrades.

It was identified that there is a resolution to move forward with Option 2A as a preliminary design, and requested clarification regarding specific elements of Option 2A to proceed with the design phase of the project. This will allow Invizij to create design drawings.

Council was advised that a report will be required to come forward to a future meeting regarding the Request for Proposals for the architectural design of the swimming pool upgrades.

The construction costs, based on estimates for project management and construction, are approximately \$2.16 million (however this amount could be reduced by an estimated \$500K as the water park was is already built). It was noted that alternate solutions to update the washrooms, change rooms, and mechanical components could potentially expedite the project and cost approximately \$500,000

It was noted at the meeting that there was vermiculite in the concrete blocks of the arena. Although there is no danger to the public, abatement procedures would be required with the exposing of the blocks. At the time of the meeting, there was no estimate of what the asbestos abatement cost may be. Council was apprised that there may be environmental issues as the new change rooms proposed by Invizij are located over the old arena and an environmental assessment may be required. This cost is not included in the proposal. Grants for energy efficiencies require an energy audit that is also not included in the proposed costs.

The following recommendation to be forwarded to Council for approval regarding the Pool project was as follows:

Motion: #CW08-2016
Moved: D. Frayne
Seconded: W. DeLuca

That South Huron Committee of the Whole recommends that the CAO bring forward an alternate plan and approximate costing for the outdoor pool upgrades to Council that includes;
Accessibility ramp,
Interior washroom and change room renovation;
Mechanical equipment as required, as well as refurbishing the tub, if required.

Disposition: Carried.

Council discussed upgrade options respecting the SHRC. An alternative plan was suggested to eliminate the second floor, upgrade the existing washrooms and change rooms and maximize space on the first floor for multiple purposes. It was noted that a walking track or other elements may be considered as future phases to the project. Council agreed that recreation upgrades are the first priority in South Huron.

A request was made to Invizij regarding the potential construction costs for the SHRC if the upper level portion of the project was eliminated. The high level estimate (+/-25%) is identified in the following table:

| | | |
|---|--------------|----------------|
| Construction Cost Estimate Calculation - South Huron Recreation Center Option 2A - Less Upper Level | | |
| 11/3/2016 | | |
| From "Final Schematic Design Report , dated April, 2013" by Invizij Architects | | |
| Appendix 5, Hanscomb Cost Estimates | | |
| Appendix F, "South Huron Recreation Centre- Option #2A" | | |
| | | |
| | | |
| Total Construction Cost Estimate - from "Elemental Cost Summary " page | | \$5,492,100.00 |
| 11% Adjustment for Escalation from 2013 including new Ontario Building Code requirements | | \$604,131.00 |
| Total Construction Cost Estimate - As of November 2016 | | \$6,096,231.00 |
| | | |
| Deductions to Remove 2nd Level from 2013 Construction Cost Estimate | | |
| Delete Section A22 Upper Floor Construction | \$313,900.00 | |
| Deduction from A32.1 - Exterior Cladding System | \$7,000.00 | |
| Deduction from Sections B11 Partitions, B12 Doors & B21 Floor Finishes | \$10,000.00 | |
| Deduction from Section B22 Ceiling Finishes | \$7,000.00 | |
| Delete B31.7 Allowance For Indoor Track | \$303,800.00 | |
| Delete Section B33 Elevators | \$80,000.00 | |
| Deduction from Section C11 Plumbing & Drainage | \$7,000.00 | |
| Deduction from Sections C22 & C23 - Electrical | \$50,000.00 | |
| Delete Sub Section "Upper Floor plan - HVAC Option 2A" within C13 HVAC | \$30,900.00 | |
| Delete item 10, Allowance ...for new elevator pit" in section D22 | \$10,000.00 | |
| Subtotal All Deductions | \$819,600.00 | |
| Add 11% General Requirements & Fees (per Item Z on "Elemental Cost Summary" page | \$90,156.00 | |
| Total Deductions from 2013 Construction Cost Estimate | \$909,756.00 | |
| 11% Adjustment for Escalation from 2013 including new Ontario Building Code requirements | \$100,073.16 | |
| Total Deductions - As of November 2016 | | \$1,009,829.16 |
| Construction Cost Estimate Calculation - South Huron Recreation Center Option 2A - Less Upper Level | | \$5,086,401.84 |

The following recommendations were to be forwarded to Council for approval regarding the SHRC project as follows:

Motion: #CW09-2016
Moved: C. Hebert
Seconded: T. Oke

That South Huron Committee of the Whole recommends that staff proceed with the following studies to move the recreation centre project forward;

Boundary and topographical survey
Geotechnical investigation
Designated substance survey
Energy audit review/plan; and

That this work be funded from the 2016 Engineering Budget for the Recreation Centre.

Disposition: Carried.

Motion: #CW10-2016
Moved: C. Hebert
Seconded: T. Tomes

That South Huron Committee of the Whole recommends that staff be authorized to work with Invizij on Option 2a to bring back options of a one floor or two floor renovation for the recreation centre, including the requirements included in the Option 2a concept.

Disposition: Carried.

The recommendations from the November 14, 2016 Committee of the Whole were adopted by Council on November 21, 2016. Since that time, Staff have undertaken to gather the information to comply with Council direction

Exeter and District Pool Project

A work plan for this project was established in order to move forward and achieve the direction provided by Council. Staff examined the aspects of the project and the scope is outlined below.

The compilation of a scope of work for the Pool project focused on the key areas highlighted below. The compilation of this information could be used to assist Council in its decision-making through the provision of options.

1. Construction

- Inside ramp vs outside ramp;
- Potentially fill deep end of pool;
- Repair filter system (weld steel tank vs. concrete tank, R&R pumps, piping & valves to PVC; change filters from round to square);
- Repair pool tank (sand blast & re-coat);
- Screens on skimmers;
- Replace return line heads;
- Building repairs (doors, windows, shingles, washroom fixtures & stalls, fascia & soffit and paint).

2. Huron County Health Unit

- Discuss “repair” vs “replacement with Huron County Health Unit

3. Confirm Flood Plain limits, Flood Hazard

4. Prepare options for pool project

- Inside ramp vs outside ramp
- Full deck vs partial deck
- “Repair” vs upgraded filters
- Upgrade existing washrooms to be accessible, approximately \$120,000
- Pool tank renovation (sand blast & re-coat) approximately \$30,000
- Renovate building (doors, windows, shingles, washroom fixtures & stalls, facia & soffit and paint)
- Stand-alone mechanical building
- Relocate washrooms to splash pad area

5. Partnership with the Optimist Club

- Potential to build a joint washroom/change room near splash pad on the south side of pool. Discuss accessible parking from gravel parking lot off Hill Street, south end of MacNaughton Park and constructing an accessible pathway from gravel parking lot to splash pad area.

Findings

Estimated construction costs related to the Pool project was coordinated through an industry expert. A number of options were explored that could lead to a menu of options for Council to consider. The following options were explored:

Close Pool and Demolish (Potentially Relocate)

| ITEM | DESCRIPTION |
|--------------------------------|---|
| Professional Services Required | No |
| Life Cycle/AMP | Removed |
| Accessibility | No |
| Permits | Demolition Permit |
| Work Plan | Demolish all structures and restore to open space |

The estimated cost of this option would be approximately \$50,000 (exclusive of relocation). This option was primarily discussed tied to site issues respecting lack of parking, accessibility to the facility and does our existing pool meet the community demographic needs (pool type- leisure, therapeutic or hybrid)

Repair & Maintenance

| ITEM | DESCRIPTION |
|--------------------------------|--|
| Professional Services Required | No |
| Life Cycle/AMP | Extend Life Cycle of the facility by 8 years. AODA requirements are required to be met by 2025 |
| Accessibility | No |
| Permits | No |
| Work Plan | Repair pool shell (sand blast, repair cracks & paint) Repair Filtration System (filters, piping, pumps, etc.) Repair Pool House (shingles, facial, soffit, doors, windows, painting, replace toilets, sinks & bathroom fixtures) |

This option primarily carries out repairs to restore facility to its original function. The estimated budget for all items is estimated at approximately \$500,000 but could be reduced to an estimated \$250,000 depending on the scope of work.

Retrofit and Upgrade – Accessibility Upgrades

| ITEM | DESCRIPTION |
|--------------------------------|---|
| Professional Services Required | Yes |
| Life Cycle/AMP | Extend Life Cycle by 20 years estimate |
| Accessibility | Yes |
| Permits | Yes |
| Work Plan | Carry out all R&M options above plus accessibility upgrades. Add accessibility ramp to pool or install lifting device OPTION A - ramp (\$150,000) OPTION B - fixed lift (\$6,500) OPTION C - portable lift (\$10,500) |

The renovation of the Pool and Pool House (fully accessible) with no change to the foot print of the existing structures has an approximate cost of \$1,700,000.

There was originally some concern that within existing building for only one accessible washroom/change room. This would be a common washroom/change room but it does appear that this limitation does exist.

In conversation with the industry professional, an Accessibility Lift is significantly less expensive than a concrete ramp. It was the opinion of the IP that there is no stigma associated with a lift and that it is only cost consideration. A similar project for the City of London was cited with a budget of \$1,400,000 that incorporated the use of City forces to reduce costs.

Re-design

| ITEM | DESCRIPTION |
|--------------------------------|--|
| Professional Services Required | Yes |
| Life Cycle/AMP | Extend Life Cycle by 20 years estimate |
| Accessibility | Yes |
| Permits | Yes |
| Work Plan | Carry out all R&U plus scope of work presented by Invizij. Refurbish pool shell and deck Re-locate pool house to south side of the existing pool structure New upgraded filtration system New washrooms/change rooms to AODA standards Accessibility ramp from new pool house to pool Accessibility ramp to pool or install lifting device Accessibility parking in gravel lot at end of Hill Street including hard surface pathway to pool/splash pad area |

Following the Invizij proposal, with site plan improvements for greater accessibility to the Splash Pad and Pool with a renovated pool option with washroom/change room building on the south side of the existing pool. The high estimate for this project would be an estimated \$2,500,000. It should be noted that this amount could be reduced with the elimination of some of the site plan design with a focus on only the 600 square foot building and the 1500 square foot pool, the estimated construction cost could be approximately \$1,500,000.

Overall Findings for the Pool Project

In conversations with ABCA, to review the flood zone issues, ABCA confirmed that the pool is within the regulated flood area. However, they would not deny approval to rebuild or place requirements on construction, only recommendations. ABCA would prefer if the pool house was constructed outside the regulated flood area south of the pool and remove the existing pool house from the floodway. ABCA agreed to confirm discussions in writing.

Discussions were held with members of the Optimist Club regarding potential to build a joint washroom/change room near splash pad on south side of pool. If the re-design project is moving forward and the bathhouse is relocated to the south side of the pool, the club may be interested in partnering. However, this would be an item that would need to go back to their membership.

From a Building Code perspective, the pool is within regulated flood area and there would be a requirement to comply with ABCA. If the Splash Pad project moves forward, those washrooms will be required to be fully accessible, as it is a public building. If the Municipality constructed a fully accessible washroom at the pool, the Optimists would not be required to meet accessibility requirements, as they are within 45m of an accessible washroom. Accessible parking could be provided at gravel parking lot in MacNaughton Park. It would be acceptable to access to the splash pad by a hard surfaced pathway from the gravel parking lot. A repair to the Pool house would not require a building permit but a full renovation would. If washroom/change room were upgraded, they would be required to fully accessible.

A meeting was held with the Huron County Health Unit. HCHU was okay with the repairs/replacement of pool filtration system as presented with the provision that we were maintaining existing operational parameters. HCHU was satisfied with the renovation of bathrooms, but indicated upgraded bathrooms would require approval and a permit.

From a programming standpoint, a ramp on the inside of the existing pool impacts swim team program, as well as swimming lessons for the junior levels participating in the shallow end. A ramp on the outside of the existing pool would affect the water feeds to the pool. If the existing pool remains and the Re-design option is not moved forward, the portable lift option is the most appropriate for Council to consider.

South Huron Recreation Centre Project

A work plan for this project was established in order to move forward and achieve the direction provided by Council. Staff examined the aspects of the project and the scope is outlined below.

The compilation of a scope of work for the SHRC project focused on the key areas highlighted below. The compilation of this information could be used to assist Council in its decision-making through the provision of options.

- Obtain quotations
 - Obtain three quotes for survey and base plan.
 - Obtain three quotes for geotechnical work.
 - Obtain estimate for asbestos abatement.
 - Obtain cost of Energy Audit
- Update cost of options:
 - Arena boards approximately = \$150,000
 - Arena seating approximately = \$120,000
 - Kitchen Counter tops
 - Renovate existing change rooms/washrooms
 - Expand change rooms/washrooms to east side
 - Renovate public washrooms to fully accessible
 - New west entrance to Recreation Centre
 - Exterior cladding & upgrade insulation
 - Renovate/expand interior programming space
 - Hall renovations (windows, flooring and upgraded lighting)

The results of the quotations undertaken are as follows:

- For the survey and base plan, quotes ranged from \$2,700 to \$5,000. GM BluePlan had the lowest quote and was awarded the work. Work was completed in the first week of January 2017.
- For the geotechnical work. Two quotes were received as a third firm

did not respond. Englobe was awarded the work in the amount of \$4,750 plus HST. First week of January 2017, boreholes were undertaken on site.

- An estimate for asbestos abatement was received from WH Smith construction to carry out isolated areas of asbestos abatement based the Invizij Option 2a design. The total estimated cost was established at \$57,000 plus HST. As a reminder, this cost is exclusive of quote provided by Invizij for construction project costs.
- A previous report for an energy audit relate to the refrigeration plant was conducted by IB Storey. This report cost \$15,000 and included the entire building. At this time, this is an estimated cost to have that work conducted based on whatever option Council chooses to proceed with.

Of interest to note is that SHRC arena seating upgrade would be in the area of \$120,000 for 600 seats. However; moving to such a seating model would result in less space between seats as required under the Building Code and may not be feasible. In addition, replacement of the boards still remains at approximately \$150,000.

Findings

Estimated construction costs related to the SHRC project was coordinated through an industry expert. A number of options were explored that could lead to a menu of options for Council to consider. The following options were explored:

Do Nothing

| ITEM | DESCRIPTION |
|--------------------------------|--|
| Professional Services Required | No |
| Life Cycle/AMP | No Extended Life |
| Accessibility | Pre-existing |
| Permits | No |
| Work Plan | Continue to operate with no reinvestment in facility |

This option is not recommended by Staff as there are building elements of the SHRC that require some investment.

Repair & Maintenance

| ITEM | DESCRIPTION |
|--------------------------------|--|
| Professional Services Required | No |
| Life Cycle/AMP | Yes. Extended Life facility in accordance with AMP (estimated at up to 10 years) |
| Accessibility | Pre-existing |
| Permits | No |
| Work Plan | <p>Carry out only required repairs to restore facility to its original function.</p> <p>Repair boards Dressing rooms (replace washroom fixtures, showers, toilets, sinks & paint interior walls) Replace player benches in arena (composite) Kitchen counter tops (required by HCHU Inspection) Plumbing repairs in public washrooms Public washrooms (replace toilets, sinks, fixtures, urinals, counter tops and paint interior walls) Paint interior walls of building Replace/upgrade interior lighting</p> |

The estimated cost of proceeding with the above scope of work would fall into the range of an estimated \$100,000 - \$150,000.

Retrofit and Upgrade

| ITEM | DESCRIPTION |
|--------------------------------|---|
| Professional Services Required | Yes |
| Life Cycle/AMP | Yes. Extend life of the Facility for an estimated 20+ years. |
| Accessibility | Yes |
| Permits | Yes |
| Work Plan | <p>Dressing rooms: renovate so each dressing room has its own washroom.</p> <p>Renovate existing & convert Officials and storage room to washroom for last dressing room.</p> <p>Expansion on east side for additional dressing rooms and new Officials & storage room.</p> <p>Replace player benches in arena (composite)</p> <p>Kitchen counter tops (required by HCHU Inspection)</p> <p>Public washrooms renovated to AODA standards, complete with all new fixtures, cabinets & finishes</p> <p>Paint interior walls of building</p> <p>Replace/upgrade interior lighting</p> <p>Renovate east lobby area to include program space</p> <p>Minor asbestos abatement</p> |

The estimated rough construction costs are estimated to be approximately \$300 per square foot. Preliminary estimates establish that the estimated square footage moving forward in this fashion would be approximately 1700 square feet. As a result, total rough construction costs would be an estimated \$510,000. Estimated cost to upgrade existing shared dressing room shower area/bathrooms - \$90,000 and new lighting and paint other minor repairs for existing dressing rooms - \$40,000. This brings a total cost rough construction costs of an estimated \$640,000. With 15% for soft costs based \$640,000, the total construction element would be an estimated \$96,000.

As a result, the estimated costs to proceed with this option would be

approximately \$736,000. The replacement of the boards would add on an additional \$150,000. It should be noted that these costs do not include HST.

Re-design

| ITEM | DESCRIPTION |
|--------------------------------|--|
| Professional Services Required | Yes |
| Life Cycle/AMP | Yes. Extend life of the Facility for an estimated 20+ years. |
| Accessibility | Yes. |
| Permits | Yes |
| Work Plan | Option 2A as prescribed by Invizij Second floor & walking track Open up "warming room" to lobby area Replace boards & upgrade to current standards Renovate public bathrooms to AODA standards Renovate dressing rooms/ washrooms Expansion on east side for additional dressing rooms Enhance entrances to the SHRC – Increase footprint to the southeast section of the SHRC hall to incorporate program/Age Friendly space |

The 2013 construction estimate for Option 2A was approximately \$5.492M. Further to the COW meeting in November, the estimated construction costs of the project are \$6.096M. At that time, there was discussions to examine the implication of not constructing the second floor (including the walking track).

The following table provides an update of the potential costs associated with Option 2A:

| | | |
|---|--------------|----------------|
| Construction Cost Estimate Calculation - South Huron Recreation Center Option 2A - Less Upper Level | | |
| 11/3/2016 | | |
| From "Final Schematic Design Report , dated April, 2013" by Invizij Architects | | |
| Appendix 5, Hanscomb Cost Estimates | | |
| Appendix F, "South Huron Recreation Centre- Option #2A" | | |
| | | |
| Total Construction Cost Estimate - from "Elemental Cost Summary " page | | \$5,492,100.00 |
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| Deductions to Remove 2nd Level from 2013 Construction Cost Estimate | | |
| Delete Section A22 Upper Floor Construction | \$313,900.00 | |
| Deduction from A32.1 - Exterior Cladding System | \$7,000.00 | |
| Deduction from Sections B11 Partitions, B12 Doors & B21 Floor Finishes | \$10,000.00 | |
| Deduction from Section B22 Ceiling Finishes | \$7,000.00 | |
| Delete B31.7 Allowance For Indoor Track | \$303,800.00 | |
| Delete Section B33 Elevators | \$80,000.00 | |
| Deduction from Section C11 Plumbing & Drainage | \$7,000.00 | |
| Deduction from Sections C22 & C23 - Electrical | \$50,000.00 | |
| Delete Sub Section "Upper Floor plan - HVAC Option 2A" within C13 HVAC | \$30,900.00 | |
| Delete item 10, Allowance ...for new elevator pit" in section D22 | \$10,000.00 | |
| Subtotal All Deductions | \$819,600.00 | |
| Add 11% General Requirements & Fees (per Item Z on "Elemental Cost Summary" page | \$90,156.00 | |
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| Total Deductions - As of November 2016 | | \$1,009,829.16 |
| Construction Cost Estimate Calculation - South Huron Recreation Center Option 2A - Less Upper Level | | \$5,086,401.84 |

The following should be noted that the above table is a high level estimate (+/-25%). In addition, the soft costs would be an estimated 20%.

Considerations

When examining the options presented in this paper, Council should take into account some of the following elements:

- According to our approved Asset Management Plan, the 2016 replacement cost for the SHRC is \$4,708,393. The estimated replacement value of the Pool is \$490,434.
- For the SHRC project, any options below the Re-design could be financed within MOSH existing resources and no need for debt financing. For the Pool project, any options below the Retrofit and Upgrade option could be financed within MOSH existing resources and no need for debt financing.

Moving Forward

Based on the options that have been examined in the preparation of this report, it is clearly evident that these two projects can be polarizing but are important to our Community and our future.

One of the key challenges that our Municipality faces is related to our debt capacity. As has been identified in the budget process the 2016 ARL – Annual Repayment Limit (the maximum debt repayment levels established by the Ministry of Municipal Affairs and Housing) is approximately \$2.2 million per year. Our current payments sit at \$1.7 million.

The investments that make up our long-term debt obligation as of December 31, 2016 are outlined in the following table:

| Municipality of South Huron | | | |
|---|-------------------------------|----------------------|-----------------------------------|
| Long Term Debt Summary - Unaudited | | | |
| Budget purposes only | | | |
| | | | |
| | Loan Date | Maturity Date | Balance December 31/16 |
| Exeter Water | Jan 1998 | Dec 2017 | \$ 60,765 |
| Exeter Water/Sewer | June 2004 | June 2024 | \$ 353,591 |
| Huron Park Water/Sewer | Dec 2006 | Dec 2046 | \$ 6,207,254 |
| Oakwood Sewer | July 2007 | July 2047 | \$ 608,956 |
| Crediton Centralia Sewer | Aug 2008 | Aug 2028 | \$ 3,307,322 |
| Exeter Hensall Pipeline-Water | Dec 2009 | Dec 2034 | \$ 9,023,805 |
| SHRC Refrigeration Plant | Dec 2013 | Dec 2033 | \$ 790,612 |
| | Balance Long Term Debt | | \$ 20,352,305 |

Based on the options examined and our fiscal situation, it is very difficult as the senior non-elected official to recommend debt financing for the recreational projects. It would be increasingly difficult to access grant funding from other levels of government when there is really no strong tie to energy efficiencies. Nonetheless, there needs to be some form of investment in the facilities.

From a rudimentary review of community wants related to the SHRC, there appears to be a focus on the washrooms, dressing rooms and a walking track. It would appear that the dressing rooms and washrooms can be

addressed in the options. Where costs tend to escalate is the concept of the walking track. The only viable option for a walking track lies with Option 2A of the Invizij Plan. The key question is if there is good public value in the cost of this initiative. Alternatively, would it not be realistic to have a running room with treadmills that could meet the general principles of that need at a significantly reduced cost.

Respecting the Pool, outside of the obvious need to “clean up” the bathrooms and change rooms, does the existing facility meet our community needs? If the answer is in the affirmative, then the facility should be repaired and maintained. If this is not the situation, then a business case is really required to determine what that need would be. This could be captured through a Master Recreation Plan and options examined through that process.

Based on the foregoing, for the consideration of Council, the following is proposed:

That Council approves a budget of \$1,000,000 (plus HST) for the South Huron Recreation Centre and Exeter and District Swimming Pool projects;

And that Council establish an upset limit of \$750,000 (plus HST) for the South Huron Recreation Centre project;

And that Council establish an upset limit of \$250,000 (plus HST) for the Exeter and District Swimming Pool project;

And that a formal scope of work be presented to Council for approval prior to implementation of the projects.

Conclusion

The gathering of the information compiled in this Options Paper satisfies the direction provided by Council. Specifically Resolutions CW08-2016 and CW09-2016.

In order to fulfill Resolution CW10-2016, it was critical for staff to provide an update to Council on its findings to date. In addition, until the information from the survey, geotechnical and abatement information was gathered, discussions with Invizij would be premature

As previously identified, the purpose of this options paper is two-fold:

- For Council to develop a clear vision for these two capital projects
- For Council to provide clear direction to Staff to ensure that vision is achieved

To assist Council in its decision-making process, this options paper has been prepared. Options and a recommendation have been presented, but it must be clearly understood that the decision regarding these projects lies solely with Council.

The 2010 economic downturn and slow recovery has resulted in communities seeking a more environmentally friendly and simple lifestyle. There is a strong belief that we're entering the urban century that emphasizes sidewalks, bike paths and parks. There is also a greater sense of community and recognition of the value of community.

In its decision-making, Council should reflect on the fact that investment in the community is predominantly rural planning. Rural planning is about place and investment. By moving forward in this manner, there is an opportunity to design our Community based on the following:

- Importance of mix-use planning
- “back to basics”, simplicity and movement
- Community Tourism = neighbourhoods as a vibrant destination

The decision on the SHRC and Pool projects provides such an opportunity for the Municipality of South Huron to establish a neighbourhood node that is reflective of the elements outlined above.