Introduction

• C.A.O. to reference Council report CAO-20 2016
• 60% DESIGN and PRELIMINARY BUSINESS PLAN
• Past cost estimates discussed with Council:
  • Kin Club (2 – 2.5 million)
  • MHPM Consulting soccer dome only (1 – 3 million)
Benefits to the community to build a multi-sports dome

THE VALUE OF SPORTS AND RECREATION

Sports and recreation is not about winning, it’s about helping build stronger, healthier, happier and safer communities. Communities that participate in sports and recreation develop strong social bonds, are safer places and the people who live in them are generally healthier and happier than places where physical activity is not a priority. Physical activity enhances cognitive function improving memory, behaviour, concentration and academic achievement. Active people are smarter! In other words, if you exercise, your brain is fitter and works better.
Benefits to the community to build a multi-sports dome

We could describe many ways that sport and recreation benefits people and communities. Here are some important examples:

• Brings people together, providing opportunities for social interaction and networking.
• Inspires and motivates individuals.
• Keeps kids away from the TV or computer screen.
• Kids who participate learn better and are more likely to enjoy school.
• Creates positive alternatives to youth offending, antisocial behaviour and crime.
• Reduces pollution – promotes use of active modes of transportation like walking and cycling.
• Provides a vehicle for inclusion and brings together people of different races, religions and cultures.
• Creates opportunities for, and promotes, volunteering.
• Sports and recreation clubs are the hub of community life, especially in the smaller rural regions.
• Provides work / life balance.
• Foster community pride.
Happier communities – Pursuit of happiness

Happiness. There’s plenty of it going around at the local outdoor pool, arenas, on the street and in the parks.

Most people smile when they achieve a challenging physical goal; whether it’s the challenge of a fun run, overcoming their fear of failing or winning at the Olympics. They are happy.

Sports and recreation has that effect. It releases the feel-good endorphins and in turn, relieves stress by taking our minds away from our problems. Sports contribute to our health in a positive way. When we are healthy we feel good about ourselves.

Research shows that individuals living in a county with greater access to sports facilities are more likely to participate in physical activities and have a higher life satisfaction.
Making our community safer

Sports and recreation are great ways to involve people in community activities (social inclusion) and at providing support for at-risk members of our society. When we invest in these programs, we are investing in what we call social capital.

Participation in physical activity provides positive alternatives by creating opportunities to learn new skills, develop confidence, enhance self-esteem and, importantly, reduce boredom and apathy, both of which can trigger at-risk behaviours. While sport and recreation are not a solution for all society’s problems, with quality delivery and appropriate level of support they can significantly assist in enhancing social cohesion and making our community safer.

There are many examples around the world of how sports centers have positively influenced the lives of many people. Whether it is a case of creating a venue for local leagues or providing the opportunity for people of all ages to enjoy a pastime year-round, these centers provide a valuable service.

Different groups of people within the sport and recreation community have different requirements. With the coming of the sports dome, the municipality feels that we will be responding better to every one’s needs.
Our Users and Programs

When kids play sport, our whole community wins

Sports help children develop physical skills, get exercise, make friends, have fun, learn to play as a member of a team, learn to play fair, and improve self-esteem. It is important to remember that the attitudes and behaviour taught to children in sports carry over to adult life. Parents should take an active role in helping their child develop good sportsmanship.

Exercise and Fitness as You Age

As we grow older, an active lifestyle is more important than ever. Regular exercise can help boost energy, maintain your independence, and manage symptoms of illness or pain. Exercise can even reverse some of the symptoms of aging. Not only is exercise good for your body, it’s also good for your mind, mood, and memory. In fact, exercise is the key to staying strong, energetic, and healthy as you get older. And it can even be fun, too especially if you find like-minded people to exercise with.
Our Users and Programs

Our challenged friends

Since the Township already has a program for challenged young adults, called New Frontiers, we will definitely expand the programming in the dome. We will have sports for persons with a disability including physical and intellectual. Those are based on existing able bodied sports, which means they are modified to meet the needs of persons with disabilities. In order to get those sports, a consultation will be done with the Township’s Accessibility Committee. Adapted sports help society learn about disability and help remove some of the stigma associated with disability.
The Dome and its Programs

The sports dome will be a rain, shine or snow facility accessible all year round. The climate controlled facility will maintain a comfortable environment for all the different recreation needs on a yearly basis. At the forefront of our maintenance program is player safety. Using the latest equipment and products, we will maintain a safe and consistent playing surface and environment. Our versatile turf will be able to host different activities. If you can do it outside, you can do it in the dome!

During the year, we are contemplating in having two different schedules, one from May to August and the other one from September to April. We feel that there will be a different amount of usage during the summer and winter months. Therefore, we want to take this into account for the planned activities.
# Schedule

(Fall & Winter Schedule (September to April))

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(Spring & Summer Schedule (May to August))

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Next Steps in the process

- The daily operation of the dome is anticipated to start as of September 1\textsuperscript{st}, 2017 and a 4 months operational budget has been approved in the 2017 Budget.

- Staff will be in a position to present a 12 month operational budget for 2018 once the 90\% detailed design will be completed and/or once provisional components of the dome will have been decided by Council.
  
  ➢ Decisions of such design and provisional components will have an impact on the type of programming and related capital and operational revenues and expenses.

- The proposed user fees schedule including the prime and non-prime time along with the different groups rental time allocation will also be presented to Council on February 7, 2017 for approval.
Program ideas

The Parks & Recreation Department is planning to organize some programs under the Recreation Department for all ages and groups.

Children (up to 12 years old)
- Sports Camp during the summer and March break
- Daily camp for school PD day, Christmas holidays
- Tennis lessons
- Football
- Soccer
- Badminton
- Ultimate Frisbee
- Pre-school play
- Indoor golf lessons with instructor
- Birthday parties

Teens and Adults
- Archery dodgeball leagues
- Indoor golf with instructor
- Ultimate Frisbee league
- Bubble soccer – for private parties and team building activity
- Pickle ball program
- Personal trainer in the gym
- Training for marathon participants
- Walking group program
Program ideas

Seniors
- Indoor golf session with instructor
- Pickle ball program
- Personal trainer in the gym
- Walking group program
- Tennis
- Lawn bowling

Challenged persons
- Lawn bowling
- Boccia ball
- Archery (adapted)
- Walking group
- Tennis
Next Steps in the Process

• Tonight the administration is providing you with the alternatives that have been discussed, items that we have been directed to include and a dome facility that after several discussions with our consultants have came up with a preliminary design. We have taken some additional time but we hope Council will see that the information presented tonight will assist in ensuring Council is up to date.

• Council directed staff to provide a facility and building with an upset construction value limit of approximately 3 million dollars.

• Several meetings were undertaken to discuss options prior to providing Council with this 60% estimate.

• It should be understood that this is a class “D” estimate being presented to you tonight with an explanation of how the administration would like to proceed to the 90% level.
Next Steps in the Process

• Tonight we are showing you the estimated cost of the facility and building design.
• From here we will begin the process of finalizing the dome, building size and components prior to our next presentation at 90%.
• We will present Council with another, more accurate cost estimate at the 90% design stage.
• This will also allow staff to better determine which core items will be in the base tender document and which items will be earmarked as “Provisional” so when the tender prices are received that there can be a negotiation process to meet the current upset limit or further investment if Council wishes to increase the budget based on the provisional items.
Next Steps in the Process

- Staff will present the final design with the options to Council at the 90% completion and Council can then decide based on the 90% estimate what the final design will include and the proposed estimated budget prior to going to tender.

- Once tenders are received Council can then make the final decision, approve the tender and proceed to construction of the facility.
Next Steps in the Process

• First the dome which was shown to Council at a previous meeting.
• The Township has worked with the Farley group to provide preliminary cost estimates of 2 options for the budget.
• Option 1) dome size 160 ft. x 330 ft. as shown on the next slide.
• Track: 3 lanes for public use preferably one lane for jogging. Final track size is still in the design stage.
• Sports area: multiuse court for tennis etc. and other ball sports
• Also included is a future athletic area (gym or equivalent)
• Current estimated budget $875,000
Next Steps in the Process

• Secondly the dome is being presented with the following changes:
• Option 2) dome size 180 ft. x 330 ft. as shown on the next slide.
• Track: 3 lanes for public use preferably one lane for jogging. Final track size is still in the design stage.
• A 45 ft. viewing area from the proposed restaurant so the public can watch from outside the dome area, have something to eat and a beverage.
• Skylight to increase the amount of light which enables the dome to be used without lighting depending on the day(save energy)
• Additional soccer field width of 20 ft. when three courts are in use.
Next Steps in the Process

Additional area for benches, nets, etc.

- Additional walking space to enter and exit the sports areas. Upgraded netting to protect the public when walking or jogging
- Additional netting for golf and baseball, etc.
- Additional concrete for the proposed athletic area
- Additional floor covering for the proposed athletic area
- Roof skylight

- It should be noted that the Farley Group is being recommended and pre-selected as the supplier and installer of the dome portion of the project who will work under the successful general contractor from the tender process.
- Farley’s design and drawings are currently at 90% for both options with estimated costs.
Next Steps in the Process

- Sports area: multiuse court for tennis etc. and other ball sports extended size
- Also included is a future athletic area (gym or equivalent) extended size
- Current estimated budget $1,086,000
Dome 180' option
Next Steps in the Process

- As Council is aware the soils in this area are class “E” which relates to very low bearing capacity (strength). This is why this area was chosen. With the exception of the building the dome carries minimum weight which best suits this area. Secondly with the sale of land to Valoris and services to the sports dome site there was a huge savings having to re-locate it to another area. The additional costs to deal with poor soils are still less cost than buying land and providing services at another location.

- The Township completed an additional soils testing to ensure that there would be no issues with the proposed footings for the dome and the building. The results of the soil tests has put a premium of costs associated with the construction of the building which are higher than what was initially proposed.

- As part of the completion to 90% construction alternatives will be reviewed before the estimated budget is provided to Council.
Next Steps in the Process

• The 90% building design will show 3 different variations all based on the same core building. This will ensure that the 90% budget being presented to Council will provide the flexibility to decide on design and budget prior to proceeding to tender.

• In the next slides staff is showing the total square ft. at each of the three sizes noted above.
Building Option 1

3,760 square feet
Building Option 2

3,028 square feet
Building Option 3

2,879 square feet
# Construction options at 60% design completion

## OPTION 1 - LARGE DOME 180', LARGE BUILDING 3,760 sq. ft.

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<th>TWP (Paving)</th>
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## OPTION 2 - SMALL DOME 160', MEDIUM BUILDING 3,028 sq. ft.

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## OPTION 3 - SMALL DOME 160', SMALL BUILDING 2,879 sq. ft.

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Capital Financing

• The Sports Dome construction is identified as part of the Township’s Development Charges Study as a project benefitting both growth and existing tax payers;

• The benefiting ratio established by the DC study for this project is 81% growth vs 19% existing;

• The following slides will detail the financial implications of a $3,000,000, $3,500,000 and $4,000,000 project cost on:
  • Operational budget;
  • Debt Capacity;
  • DC Reserves.
Impact on Operational Budget

The following is the financial impact on the Parks and Rec operational budget if the Township were to obtain a loan or borrow from existing reserves for the portion of the project benefiting existing tax payers:

$3,000,000 capital costs
- General taxation portion: 19% of total costs = $570,000;
- Annual payments on a $570,000 loan\(^1\) = $64,800
- \textit{CONCLUSION: Impact on operational budget of $64,800 over the period of 2018 – 2027.}

$3,500,000 capital costs
- General taxation portion: 19% of total costs = $665,000;
- Annual payments on a $665,000 loan\(^1\) = $75,600
- \textit{CONCLUSION: Impact on operational budget of $75,600 over the period of 2018 – 2027.}

$4,000,000 capital costs
- General taxation portion: 19% of total costs = $760,000;
- Annual payments on a $760,000 loan\(^1\) = $86,400
- \textit{CONCLUSION: Impact on operational budget of $86,400 over the period of 2018 – 2027.}

\(^1\) Based on the current Infrastructure Ontario rate of 2.4% for a 10 year term (2016/11/06)
Impact on debt capacity (if loan)

A) Estimated 2018 debt capacity\(^1\): 25% of net revenues = $ 5,500,000
B) Projected 2018 annual repayments (including 2017 budget projections): $ 1,850,000
C) Estimated 2018 annual repayment limit (A – B): $ 3,650,000 (66.4% of capacity)

$ 3,000,000 capital costs ($ 570,000 loan for general taxation portion)
- Annual payments on a $ 570,000 loan\(^1\) = $ 64,800
- **CONCLUSION: 2018 Annual repayment limit: $ 3,585,200 (65.2% of capacity)**

$ 3,500,000 capital costs ($ 665,000 loan for general taxation portion)
- Annual payments on a $ 665,000 loan\(^1\) = $ 75,600
- **CONCLUSION: 2018 Annual repayment limit: $ 3,574,400 (64.9% of capacity)**

$ 4,000,000 capital costs ($ 760,000 loan for general taxation portion)
- Annual payments on a $ 760,000 loan\(^1\) = $ 86,400
- **CONCLUSION: 2018 Annual repayment limit: $ 3,563,600 (64.8% of capacity)**

\(^1\) Limit on debt is imposed by the Province of Ontario
Reserves - Current

Reserve balances as at December 31st, 2017 (Based on 2017 budget)

- **Development Charge reserves**
  - Police Services: $2,264
  - Public Works: $11,325
  - Other Roads related: $1,007,336
  - **PARKS & REC:** $4,998,688
  - Public Library: $122,934
  - Water Services: $753,860
  - General Govt: ($58,902)
  - Fire Protection: ($187,525)
  - By-law Enforcement: ($11,867)
  - Sewer Services: ($4,395,678)

**NET TOTAL DC RESERVES:** $2,242,435

- Other reserves and deferred revenues: $9,932,063
- **TOTAL RESERVES AND DEFERRED REVENUES:** $12,174,498

Overall, DC reserves have an approximate yearly revenue of $2,130,000
Currently, DC reserves have a yearly committed loan payments of $1,185,000
Therefore, the estimated yearly net revenue in the DC reserve is of $945,000
Reserves (with $3,500,000 project)

Reserve balances as at December 31st, 2017 following a $2,835,000 ($3.5M x 81%) draw from Parks and Rec DC reserve

- Police Services: $2,264
- Public Works: $11,325
- Other Roads related: $1,007,336
- **PARKS & REC:** $2,163,688
- Public Library: $122,934
- Water Services: $753,860
- General Govt: ($58,902)
- Fire Protection: ($187,525)
- By-law Enforcement: ($11,867)
- Sewer Services: ($4,395,678)

**NET TOTAL DC RESERVES:** ($592,565)

- Other reserves and deferred revenues: $9,932,063

**TOTAL RESERVES AND DEFERRED REVENUES:** $9,339,498

1 Based of projections of 2017 Budget
Reserves (with $3,500,000 project)

Reserve balances as at December 31st, 2018 following net revenues from 2018

- Police Services: $2,264
- Public Works: $11,325
- Other Roads related: $1,007,336
- PARKS & REC: $2,163,688
- Public Library: $122,934
- Water Services: $753,860
- General Govt: ($58,902)
- Fire Protection: ($187,525)
- By-law Enforcement: ($11,867)
- Sewer Services: ($4,395,678)

2017 NET TOTAL DC RESERVES: ($592,565)

Plus estimated 2018 Net revenues $945,000

2018 NET TOTAL DC RESERVES: $352,435

- Other reserves and deferred revenues: $9,932,063
- TOTAL RESERVES AND DEFERRED REVENUES: $10,284,498

1 Based of projections of 2017 Budget
## Capital Financing - Summary

<table>
<thead>
<tr>
<th>FINANCIAL IMPACT</th>
<th>Current (without Sports Dome)</th>
<th>$ 3,000,000 cost</th>
<th>$ 3,500,000 cost</th>
<th>$ 4,000,000 cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operational budget (2018 – 2027)</td>
<td>$ 0</td>
<td>$ 64,800</td>
<td>$ 75,600</td>
<td>$ 86,400</td>
</tr>
<tr>
<td>Estimated 2018 annual repayment limit</td>
<td>66.4%</td>
<td>65.2%</td>
<td>64.9%</td>
<td>64.8%</td>
</tr>
<tr>
<td>Parks &amp; Rec DC balance as at December 31st, 2017</td>
<td>$ 4,998,688</td>
<td>$ 2,568,688</td>
<td>$ 2,163,688</td>
<td>$ 1,758,688</td>
</tr>
</tbody>
</table>
Other potential sources of capital financing

**Grants submitted**
- Canada 150 – Community Infrastructure Program ($ 200,000) (FedDev);
- Public Transit Infrastructure Fund;

**Other grant opportunities**
- Heart & Stroke;
- Hydro One Powerplay;
- Trillium;

**Kin Club Fundraiser** (objective: $ 400,000)
- Private and corporate donations;
- Corporate advertising;

**2016 Budget annual surplus**
- The administration is currently working on estimating the surplus for the 2016 budget year;
- The surplus, or a portion of it, could be used to help finance the Sports Dome construction.
Next Steps in the Process

• Council to review and approve Kin Club’s corporate sponsorship program (expected at December 12th Council meeting);
• The administration will continue exploring grant opportunities in order to decrease Township financing needs.
Estimated Timelines

• January 31, 2017: Report back to Council with 90% detailed design/updated contract estimates.
• February 6, 2017: Report back to Council for final design and budget approval
• March 1, 2017: Issue construction tender
• March 22, 2017: Construction tender closing
• April 3, 2017: Award of contract by Council
• May 15, 2017: Construction Commencement
• August 31, 2017: Construction Completion
Council Directions

• Direction from Council to finalize the proposal from The Farley Group to be included and presented to Council at 90% for final approval.

• Direction from Council to include or not include the engineering fees as part of the construction cost of the facility.

• Direction from Council to include the paving of the parking lot and maintenance access road in the amount of $413,629 in the 2018 Capital Budget subject to not receiving a grant of $200,000. The grant being received would lower that cost to $213,629.