



Subject: Recreation, Culture & Parks – Tillsonburg Community Centre Renovation

Report Number: RCP 22- 24

Department: Recreation, Culture & Parks Department

Submitted by: Julie Columbus

Meeting Type: Council Meeting

Meeting Date: Monday, November 21, 2022

RECOMMENDATION

THAT Report RCP 22-24 Recreation, Culture & Parks – Tillsonburg Community Centre Renovation, be received; and

THAT the final proposed site plan for the Tillsonburg Community Centre submitted by A+Link Architects be approved; and

THAT the anticipated budget overage of \$400,000 be funded through the 2023 (\$200,000) and 2024 (\$200,000) levy; and

THAT staff provide Council with ongoing updates for the renovation project including timelines and budget.

BACKGROUND

At the October 11th, 2022 Council meeting, A+Link Architects presented renderings and a project update for the Tillsonburg Community Centre (T.C.C.) renovation. At that meeting, staff were asked to investigate an alternate option for accessible parking and status of the pool tile. This report provides Council with an update on both.

The report will also address the cost estimate submitted by A+ Link for the scope of work and overage of \$400,000 due to inflation and demand caused by COVID in the past two years.

DISCUSSION

Staff, including the CBO, Engineer and Planner reviewed the initial site plan and potential opportunities for enhancing the accessible parking at the west side of the community center. It was determined that due to the elevation and property grade that the options were limited. Staff met with the Architect to discuss the potential of

expanding the existing accessible 3 parking spots to the south and adding 3 more additional accessible spots. This would create an accessible parking lot connected to the new walkway. It would provide easier access to the pathway to the new entrance as well as easier access for driving into and exiting from the parking area on Hardy Ave.

The proposed new accessible parking lot is highlighted in **Attachment A**.

The exterior renderings for the Asphalt Lay-By of the Community Centre have also been updated and included as **Attachment B**. Décor, colour pallets and interior/exterior esthetics will be coordinated once the tender has closed and General Contractor hired. Staff will bring the details forward to Council for final approval. Staff recommend the site plan be approved as presented.

The interior portion of the renovation project includes enhancements to the natatorium (indoor pool) including a new accessible ramp into the pool and pool deck tile replacement. The Accessibility Committee has approved the final design of the pool ramp which has been detailed in **Attachment C**. Council had requested that staff investigate the status of the tile located inside the pool, to explore its integrity and determine if it needed replacing as part of the overall project.

Staff confirmed that the tile replacement was not included in the original scope of work for the renovation project at the T.C.C. as it had been determined that the tiles were in good shape prior to the renovation. After receiving Council's direction, Staff hired a pool consultant to inspect the pool tile and report on the findings.

A consultant from Clear Aquatics visited the site, completed a visual inspection, and noted the tiles were in good shape, he did not notice any grout issues or cracked tiles. Clear Aquatics confirmed that the integrity of the tiles were intact and overall good shape. The consultant suggested that without draining the pool he could not provide an official inspection report and suggested that there be a plan to have them formally inspected when the renovation starts, the pool has been drained and work on the new ramp commences. He shared in his professional opinion after his review he believes the tiles are in good condition, show no deterioration and could last for many more years. Staff will initiate an annual natatorium maintenance plan to monitor the tiles and complete regular maintenance to preserve the asset.

A previous cost analysis for the T.C.C. renovation was provided to staff in May 2022 at an average of \$350,000. The Architects were asked to provide staff with an updated cost estimate reflecting the most recent site plan adjustment and scope of work. Due to inflation, supply issues mostly impacted by COVID and addition of the new accessible parking lot the cost estimation has come in approximately \$400,000 over budget bringing the overall project cost to \$4,340,580.

CONSULTATION

This report has been prepared in consultation with the Director of Finance, CAO, A+Link Architects and Recreation, Culture & Parks Department.

FINANCIAL IMPACT/FUNDING SOURCE

When the ICIP grant was awarded to the town in 2019, the overall T.C.C. renovation and Splash Pad projects were budgeted at \$4,999,500 (\$3,940,580 for the renovation and \$1,058,920 for the splash pad). It had a three way monetary commitment for equal contributions of 1/3 funding from the Federal and Provincial Governments and the Town, as follows:

Federal Contribution:	\$1,833,050
Provincial Contribution:	\$1,833,050
Municipal Contribution:	\$1,333,400

The Town has received an updated cost estimate to the budgeted \$3,940,580 that was committed from the total ICIP grant funding to the T.C.C. renovation project, and will now be closer to \$4,340,580.

The \$400,000 overage is recommended to be funded through the capital levy over the next two years with \$200,000 in 2023 and \$200,000 in 2024.

CORPORATE GOALS

How does this report support the corporate goals identified in the Community Strategic Plan?

- Lifestyle and amenities
- Customer service, communication and engagement
- Business attraction, retention and expansion
- Community growth
- Connectivity and transportation
- Not Applicable

Does this report relate to a specific strategic direction or project identified in the Community Strategic Plan? Please indicate section number and/or any priority projects identified in the plan.

Goal – Tillsonburg will strive to offer residents the amenities, services and attractions they require to enjoy balanced lifestyles.

Strategic Direction – Update municipal sports facilities consistent with modern standards; Develop a robust, long-term asset management plan to inform evidence-based decisions regarding the maintenance, rehabilitation and replacement of community facilities; Maintain and enhance programs and facilities to support an active, engaged senior population; Maintain and enhance programs and facilities to support an active, engaged youth population; Target new programs, services, amenities and attractions that will be a magnet for young families.

Priority Project – Community Centre rehabilitation.

ATTACHMENT

A - Site Plan Revised

B - Renderings

C - Accessible Ramp for Pool entry schematic