

---

# TILLSONBURG COMMUNITY CENTRE

---

DESIGN DISCUSSION, DESIGN OPTION REPORT, 2019

**MJMA**

maclennan jaunkalns miller architects



# SITE OVERVIEW





Tillsonburg is a town with a strong relationship to water at the meeting of two major creeks. From the early mill days to the formation of Lake Lisgar and the establishment of the waterpark there, the town has prospered from its use of water, both financially and socially.



WATERPARK EARLY DAYS







Unfortunately, the state of the waterpark is poor and requires several million dollars in estimated improvements to bring it back up to speed in terms of servicability, accessibility and modern function. Coupled with the limited seasonal use this facility provides, declining attendance from the 2019 Aquatics Facility Study, and the need to provide improvements to the community centre for year-round use, this study aims to envision a new splashpad adjacent to the existing facility in a consolidated water zone with the fairgrounds area. This is not to say that a splashpad could not be placed next to a refurbished waterpark; that is indeed possible, but the business case would need to be made for this. Currently, that business case seems elusive and not the purpose of this study. What is clear though, is that a consolidated waterzone has multiple advantages for operations, maintenance, year round use and provides expansion possibilities for the fairgrounds and natural features within the park.





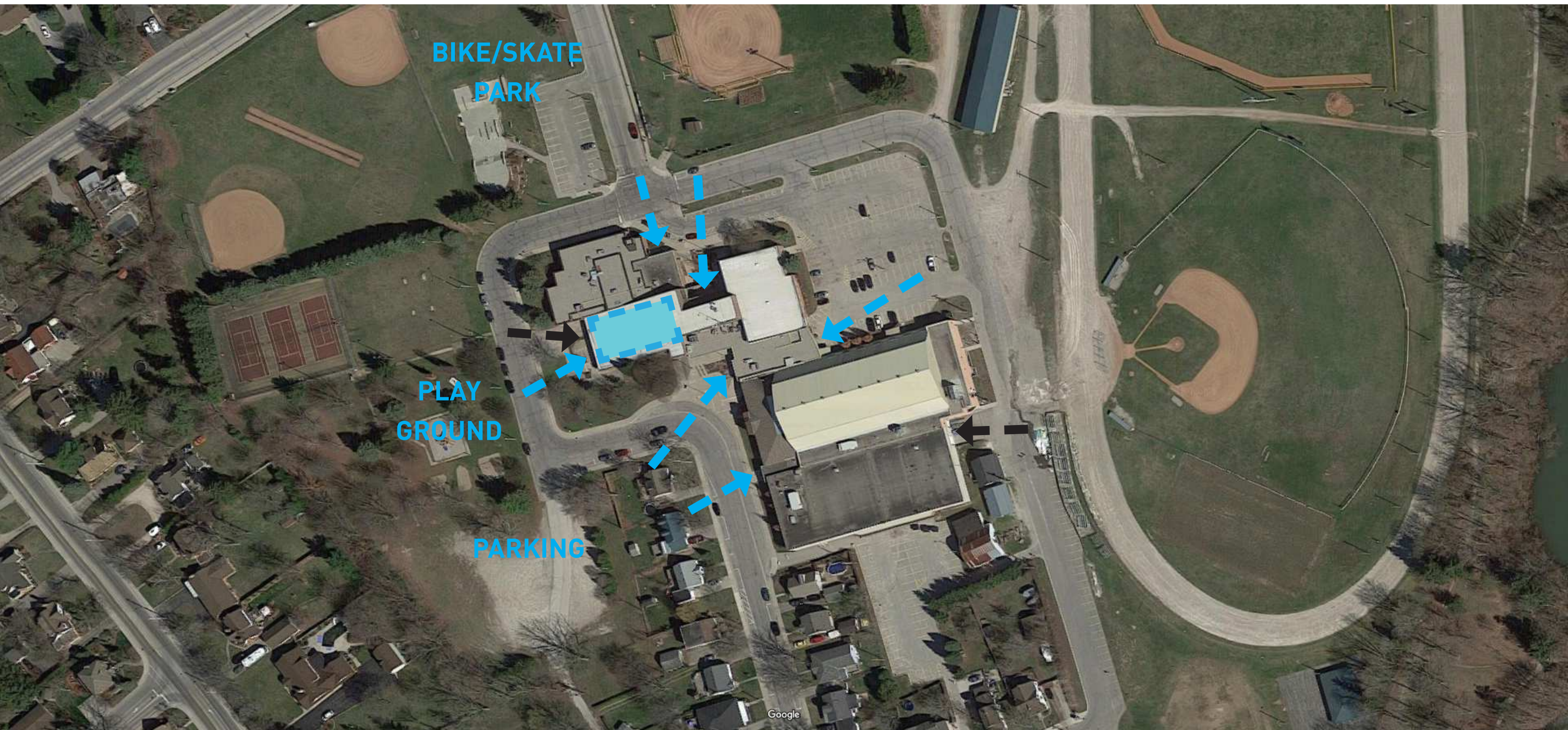
 **VEHICULAR ENTRY**  
 **PEDESTRIAN ENTRY**



**EXISTING MASTERPLAN**

This vision of the Community Centre and Fairgrounds builds on the existing Park masterplan and formulates an option for the consolidated waterzone adjacent to the existing community centre. Hardy Avenue is proposed to be bisected by a new public plaza that connects the community centre to the western park for continuity by pedestrians. In this way, all roads lead to the community centre which has ample parking provided at each entry. The site circulation becomes less functional for vehicle traffic but much more useable and safe and connected for pedestrians.





Imagery ©2019 Google, Map data ©2019 Google 20 m

The existing Community Centre is surrounded by roads and relies on several entry points resulting in security issues and lack of centre. This proposal attempts to consolidate the circulation and main lobby spaces to the centre of the building



This consolidated water zone provides a new leisure pool and family changerooms on the face of the existing building and connects the site across Hardy Avenue to the western parklands with a new splashpad and wading pool. A potential walking loop and skating trail extends into the parkland here to improve useage through the seasons.









# PLANS



B

DEPARTMENT

- ADMIN
- AQUATIC
- ATHLETIC
- CHANGEROOMS
- PUBLIC
- SUPPORT
- WASHROOMS

EXTERIOR  
CHANGEROOMS

POOL  
MECH

NEW SPA

NEW LEISURE POOL  
(4.5' depth)

NEW AQ.  
STAFF

NEW FAMILY CHANGE

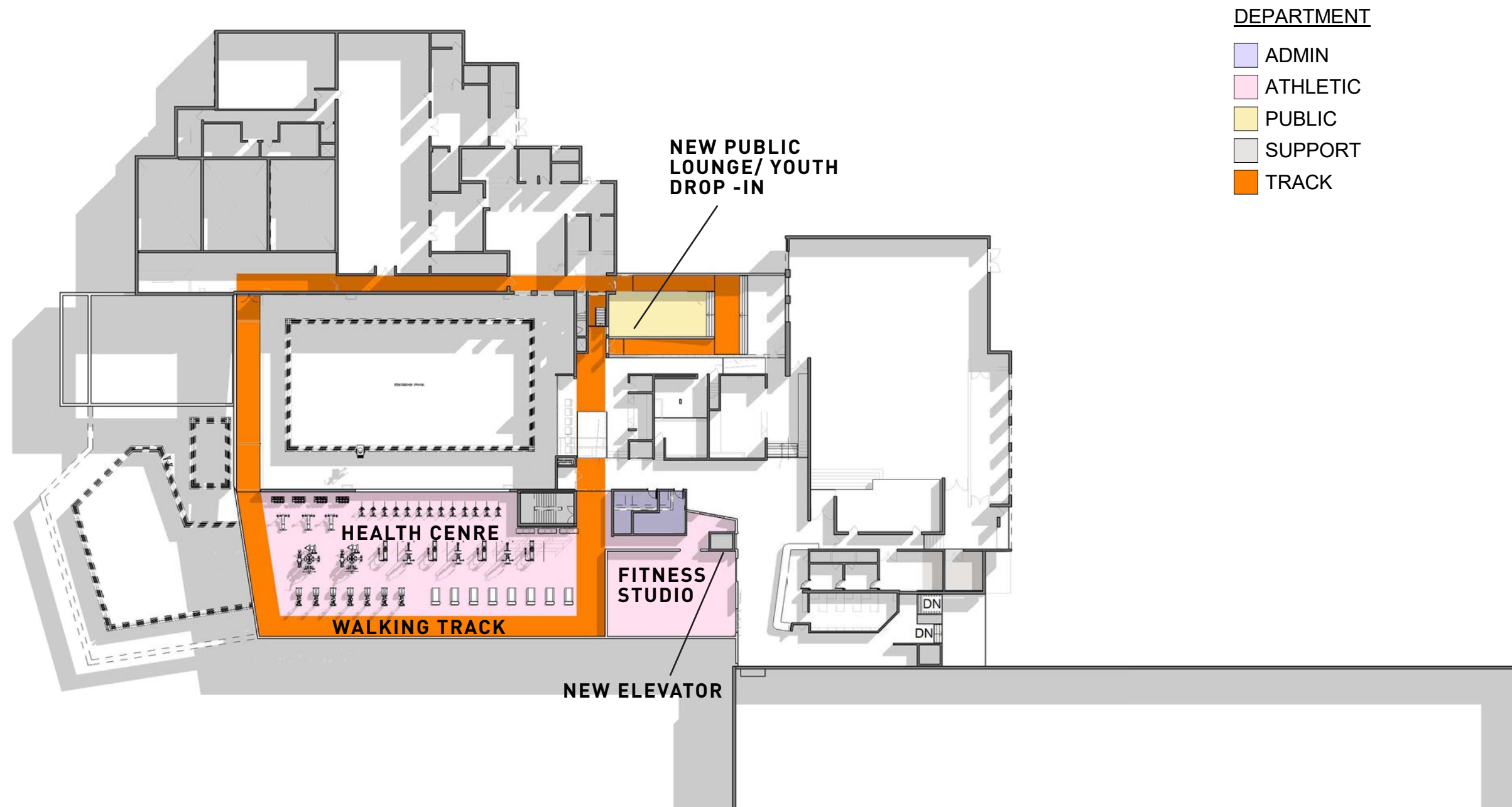
LOBBY AND  
CONTROL  
DESK

NEW  
WC

NEW ELEVATOR



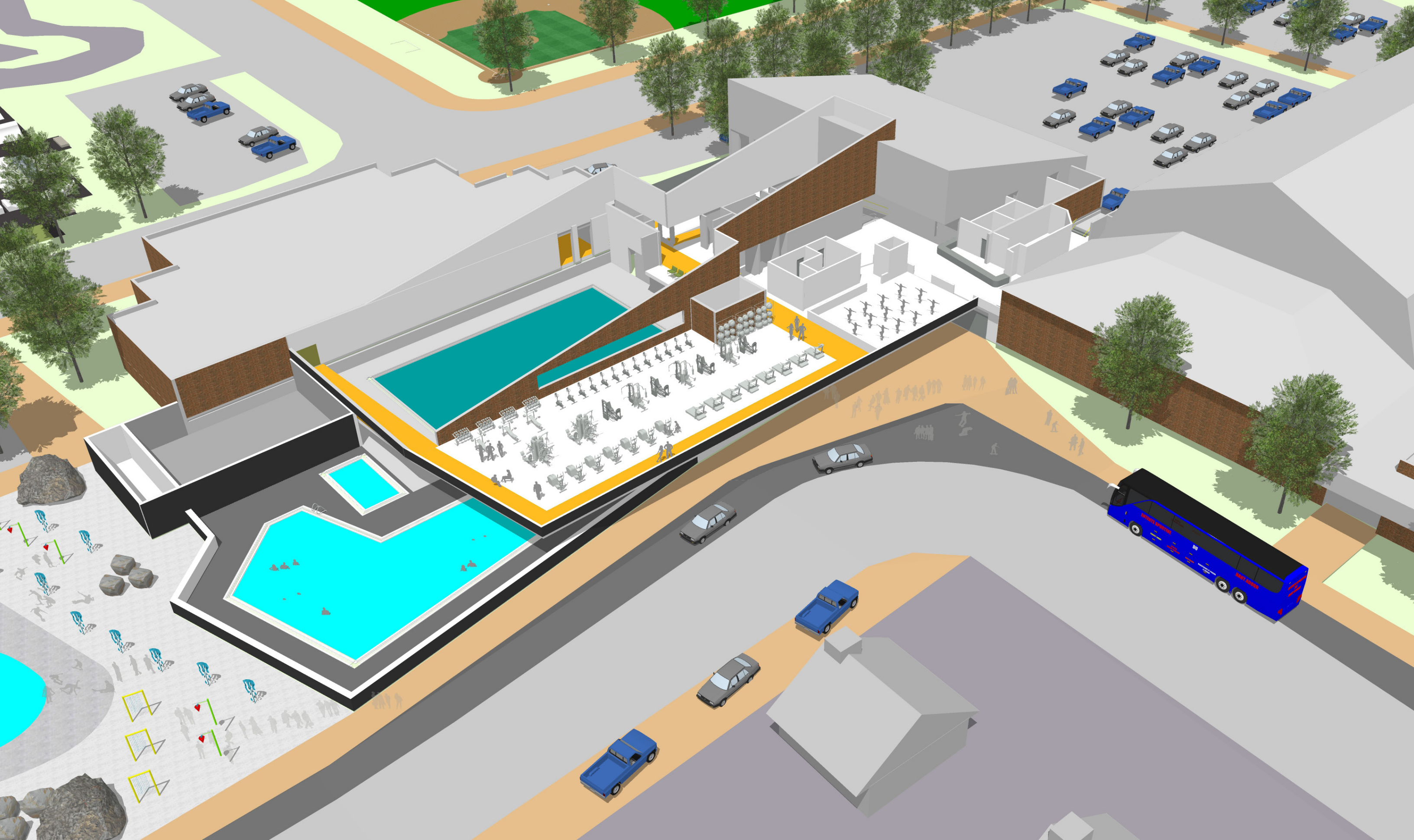
B



DEPARTMENT

- ADMIN
- ATHLETIC
- PUBLIC
- SUPPORT
- TRACK

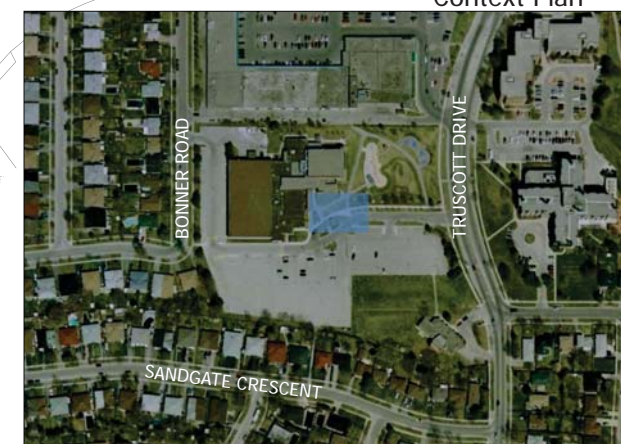






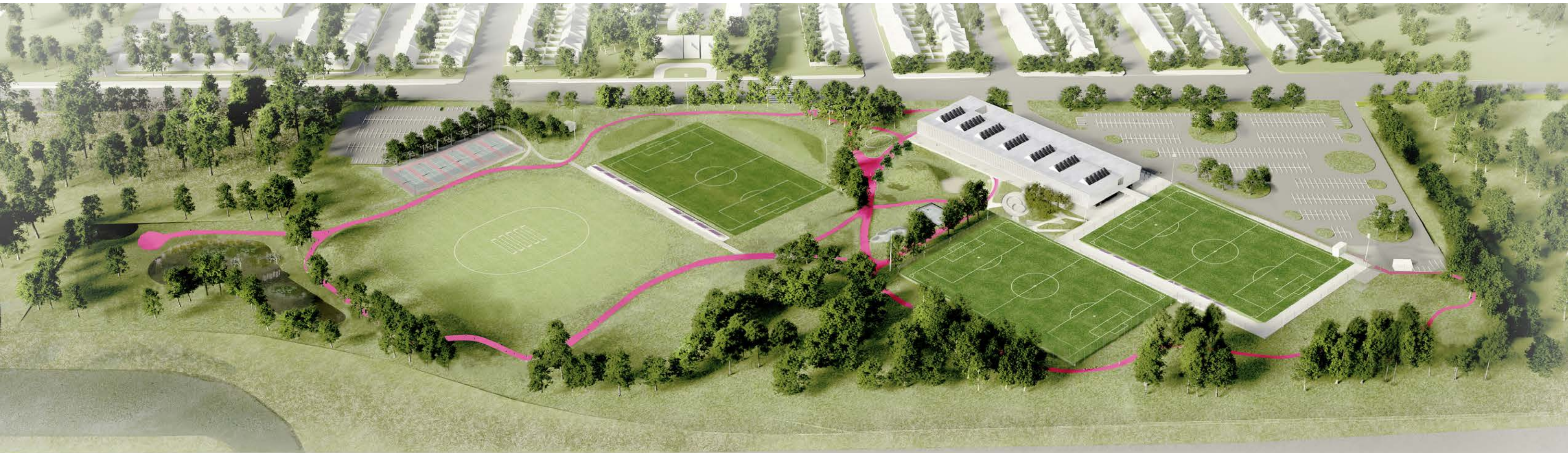
# SIMILAR PROJECTS





Context Plan

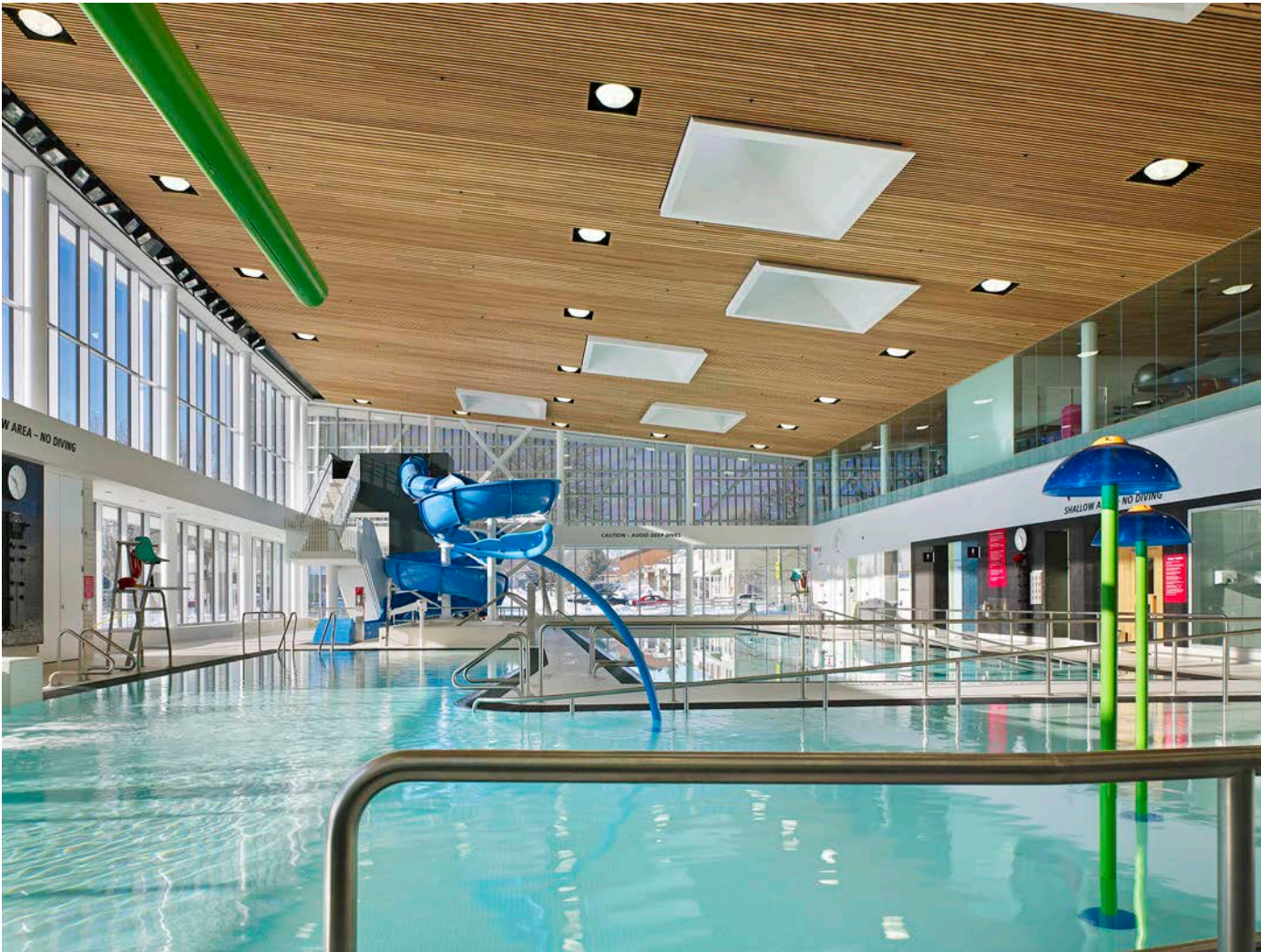








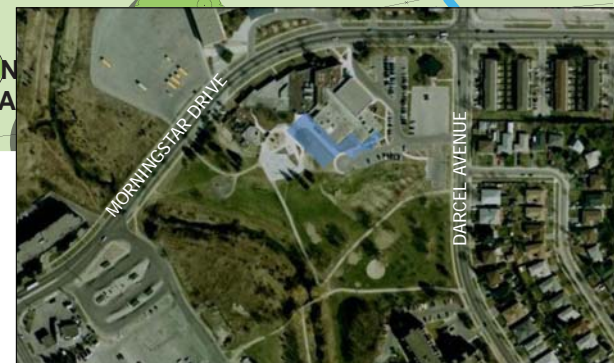














# COSTING ASSUMPTIONS



Tillsonburg Costing Assumptions

COMMUNITY CENTRE

	Area	Rate	Value
Renovation			
Demolition	12,000 sf	\$35	\$420,000
Renovation area	Lower level 2,000 sf	\$175	\$350,000
(includes new elevator)	Upper level 2,000 sf	\$175	\$350,000
Pool Upgrades (per Sept 17, Pool Audit)			
Main drains		\$6,800	
Tactile Indicators		\$15,000	
Inlets replacement		\$100,000	
Protruding Step fix		\$17,000	
Gutter drop grates cleaning		\$6,500	
Recirculation Pump replacement		\$15,000	
Adding deck drains, new deck slope		\$37,000	
Replace deck tile		\$300,000	
Pool Tile		\$400,000	
Recirculation piping		\$220,000	
Chemical controller		\$6,000	
Chemical tanks		\$3,000	
Chemical feeds		\$2,500	
Tubing and chemical sensor		\$1,600	
Subtotal Pool Upgrades			\$1,130,400
New Construction	20,000 sf	\$600	\$12,000,000
Site development	20,000 sf	\$5	\$100,000
Mechanical site Servicing	5,000 sf	\$4	\$20,000
Electrical site servicing	5,000 sf	\$2	\$10,000
Asebestos Removal (assumed)			\$275,000
SUBTOTAL			\$14,655,400
General Requirements and Fees		10%	\$1,465,540
Design Allowance		20%	\$2,931,080
Escalation Allowance		4%	\$586,216
TOTAL Community Centre Upgrades	24,000 sf	\$818 /sf	\$19,638,236
Signage		0.50%	\$73,277
FFE Allowance		3%	\$439,662
Testing and Inspection Allowance		1.00%	\$146,554
Door Hardware			\$80,000
AV		2%	\$293,108
Community Centre Full Scope		\$861.28 /sf	\$20,670,837

SPLASHPAD

	Area	Rate	Value
New splashpad	5,000 sf	\$125	\$625,000
Wave Pool Upgrades (confirm minimum)			
Pool Deck		\$200,000	
Main Drains		\$6,800	
Main Drain body		\$28,000	
Skimmers		\$112,000	
Contrasting Tile		\$1,200	
Contrasting Tile Pool Perimeter		\$25,000	
New Sand Filters		\$40,000	
Larger Recirculating Pump		\$15,000	
Automatic Level Controller		\$4,500	
Flow Meter		\$1,500	
Update schedule piping		\$20,000	
Coping repair		\$62,000	
New water feature		\$25,000	
Subtotal Wave Pool Upgrades			\$541,000
Changeroom Building			
(includes new accessibility upgrades)	4,000 sf	\$250	\$1,000,000
Site development	25,000 sf	\$5	\$125,000
Mechanical site Servicing	20,000 sf	\$3.0	\$60,000
Electrical site servicing	20,000 sf	\$2.0	\$40,000
SUBTOTAL			\$2,351,000
General Requirements and Fees		10%	\$235,100
Design Allowance		20%	\$470,200
Escalation Allowance		10%	\$235,100
			\$3,291,400
Signage		0.50%	\$11,755
FFE Allowance		3%	\$70,530
Testing and Inspection Allowance		1.00%	\$23,510
Door Hardware			\$40,000
AV		2%	\$47,020
Splashpad Full Scope	9,000 sf	\$387 /sf	\$3,484,215

GRAND TOTAL ALL STAGES

	33,000 sf	\$732 /sf	\$24,155,052
--	-----------	-----------	--------------

Exclusions:

HST	Food Equipment/ Kitchen Equipment
Design Fees	Escalation beyond 2020
Legal fees and expenses	Premiums for single sourcing materials
Project Management Fees	Schedule Acceleration Premiums
Owner's administration Expenses	AESS Grade Steel
Permits and Development Charges	



