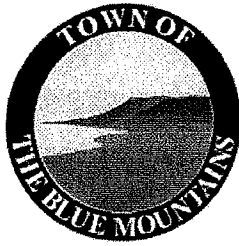


STAFF REPORT: BUILDING & BY-LAW DEPARTMENT



REPORT TO: Council
MEETING DATE: October 27, 2008
REPORT NO.: SRB.08.62
SUBJECT: Award of Contract - Parks
Operation Centre Building,
Tomahawk Recreation Complex
PREPARED BY: D. Finbow, Director, Bldg & B/L

A. Recommendations

THAT Council hereby receive Staff Report SRB.08.62 respecting the proposed Parks Operations Centre Building;

THAT Council hereby approve a budget of \$635,000.00 for the proposed Parks Operations Centre Building and related amenities (drive access, parking area, fencing, well, on-site sewage, tec.) with the related funding for this project as set out in this Report; and,

THAT Council hereby authorize the Mayor and Clerk to execute a contract with DBD Systems Inc. for the construction of the Parks Operations Centre Building upon the written recommendation of the Director, Building & By-law.

B. Background

1. Through the 2007 and 2008 Budget processes, the Recreation Department identified a need for a 531 square metre (5,715 square feet) Parks Operations Centre so as to provide "adequate storage and office space" and to "provide secure storage of Town equipment and assets".
2. At its meeting of May 29, 2008, the Recreation Committee considered and approved Recreation Report No. DOR.08.23 respecting the "Tomahawk Recreation Complex Concept Plan". This Report was subsequently approved by Council at its meeting of June 9, 2008. (Appendices "A" and "B").
3. Town Staff, in conjunction with a local designer, have developed drawings (Appendix "C") and specifications for the proposed building that will:
 - a. Address the Parks Division needs for the next 15 – 20 years;
 - b. Maximize storage space, provide adequate interior temperature controlled work space and address the office and amenity space needs of the Parks Division;
 - c. Reflect the rural nature of its proposed setting; and,

- c. Reflect the rural nature of its proposed setting; and,
 - d. Maximize energy efficiency.
4. On August 27, 2008, the Town released Request for Quotation (“RFQ”) No. TBM-2008-55 for the construction of the Parks Division Operations Centre. This RFQ was broken out into the following Phases with the noted “optional” items:

PHASE I

- Generally the supply of materials, equipment and labour for the construction of a 50’ x 60’ one-storey building complete with a 12’ x 60’ mezzanine (3,720 square feet).

PHASE I – OPTIONAL ITEMS

- 8” Board & Batten Prefinished Siding
- Geothermal Heating System
- Solar Hot Water

PHASE II

- Generally the supply of materials, equipment and labour for the construction of a 40’ x 50’ one-storey building addition to Phase I.

PHASE II – OPTIONAL ITEMS

- 8” Board & Batten Siding

5. In response to the RFQ, the Town received the following quotations (exclusive of GST/PST):

	DBD Systems Inc. (Singhampton)	Shertine Construction Ltd. (Collingwood)	W.E. Marshall Construction Ltd. (Collingwood)
PHASE I	\$362,290	\$436,000	\$493,000
PHASE I B & B Siding	\$17,936	\$9,000	\$25,800
PHASE I Geothermal	\$36,500	\$45,600	\$42,000
PHASE I Solar Hot Water	\$9,700	\$10,200	\$9,500
PHASE II	\$89,208	\$137,000	\$207,000
PHASE II B & B Siding	\$9,360	\$5,500	\$17,750

6. DBD Systems Inc. has recently completed an addition to the COLLUS Office Building (2008), Collingwood Toyota (2007/2008), an addition to the Alpine Ski Club Maintenance Building Pump House and the related reference checks have proved to be satisfactory.

7. Town Staff are recommending that the Town enter into a contract with DBD Systems Inc. to construct the subject facility, Phases I and II, inclusive of the Geothermal and Solar Hot Water Optional Items with a total bid price, exclusive of GST and PST, of **\$497,698**.
8. The contract with DBD Systems Inc. would not include site works (access road, parking areas, fine landscaping), the on-site sewage system, well or fixtures, furniture or equipment. These matters will be addressed via separate contracts and coordinated by Recreation Department Staff.
9. The Recreation Committee and Town Staff considered Board & Batten Siding but determined that steel siding was in keeping with the rural nature of the site as well as provided better long term durability and significant benefits related to maintenance.
10. If approved, the subject project will commence immediately with occupancy of the storage component projected to be prior to Christmas '08 and the office component sometime early in the New Year.
11. The subject building is principally a maintenance and storage building with approximately 85% of the building dedicated to same and, although this building has not been designed with LEED Certification in mind, the following energy/water efficiency measures have been taken into consideration in the design of the building:
 - R26 Wall Insulation
 - R40 Ceiling Insulation
 - Geothermal Heating System
 - Solar Hot Water System
 - Drain Water Heat Recovery
 - Dual Flush Toilets

12. With regard to expected Capital Resource Requirements, the 2009 Proposed Capital Project Form (Appendix "D"), not yet considered by Council, reflects a total project of \$635,000 comprised of the following:

Construction (\$497,698 + GST/PST + Site Works + On-Site Sewage + Well)	\$575,000
Contingencies	\$50,000
Miscellaneous (Fence)	\$10,000
 Total	 \$635,000

13. Financial Services recommend funding for the project be as follows:

**PROPOSED RECREATION OPERATIONS CENTRE
FUNDING**

TAXATION	CAPITAL RESERVES NON-GROWTH	DEVELOPMENT CHARGES	TOTAL
\$22,500	\$41,000	\$571,500	\$635,000

14. Financial Services advise that sufficient funds exist within the current Recreation Development Charge Reserve Fund and note that the projected year-end balance of said fund is \$880,000.00.

C. The Blue Mountains' Strategic Plan

1. Addressing the Town's municipal infrastructure needs.

D. Environmental Comments

If the "green" elements of the Project are incorporated, the Town will take a demonstrable step towards Environmental Leadership.

E. Budget Impact

See summary contained within the report.

F. Attached

"A" Staff Report DOR.08.23 – "Tomahawk Recreation Concept Plan"
"B" Council Minutes of June 9, 2008 re "Tomahawk Recreation Concept Plan"
"C" Drawings 1 and 3, Proposed Parks Operations Centre
"D" 2009 Proposed Capital Project Form

Respectfully submitted,

David Finbow
Director, Building & By-law/CBO

Respectfully submitted,

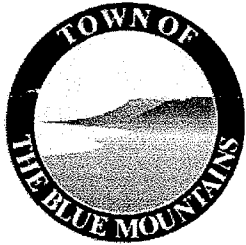
Shawn Everitt
Director of Recreation

Respectfully submitted,

Robert Cummings
Director of Financial
Services

11
A

STAFF REPORT: Recreation Department



REPORT TO: Recreation Committee
MEETING DATE: May 29, 2008
REPORT NO.: DOR 08 23
SUBJECT: Tomahawk Recreation Concept Plan
PREPARED BY: Shawn Everitt
Director of Recreation

A. Recommendation

THAT Council receive and approve Report DOR 08 23 "Tomahawk Recreation Complex Concept Plan" and that future planning of the Tomahawk Recreation Complex be based on the Concept Plan as presented.

B. Background

Staff, in conjunction with Envision Tatham has prepared the Tomahawk Recreation Complex presentation graphic and feel confident that the graphic is a reflection of early visioning meetings with stakeholders and also it has highlighted the needs of the community.

Staff have identified 3 full size soccer pitches and 2 mini soccer pitches. These pitches were identified prior to the land acquisition and fulfill the present needs of the Minor Soccer Program.

Along with the soccer pitches we have identified the availability of parking for 260 vehicles. A new entrance off the 10th Line will also create a new entrance into the Golf Course and an increased supply of parking will benefit the Golf Course facility as well.

A second entrance off of the 10th Line will allow access to the proposed Recreation Department Operations Building. This Building would also include a large fenced area for storage and an adequate turn around area for delivery vehicles, it would also include a proposed Greenhouse that will allow Staff to develop an in house inventory for planting purposes.

A Bandshell/pavilion/washroom facility has been proposed to be directed toward the Golf Course and pond to ensure that noise from possible music events be directed away from any future development potential, as well using the pond as a feature for events. The installation of fabric shelters between soccer pitches as well as the planting of shade trees will allow for shade and cover areas while

providing an increased natural feel to the property. A proposed town tree nursery will allow for tree development for future parkland tree placement. A walking trail that will surround the entire property will increase the usability of the Parkland for activities other than Soccer and Golf. These trails could be utilized in the winter months for snowshoeing and cross country skiing.

Also identified is a potential driving range area that would require protective netting to ensure no balls are entering the golf course area.

C. The Blue Mountains' Strategic Plan

Addressing the Town's municipal infrastructure needs

Supporting the development of social and recreational programs to meet the broad range of needs in the community

Providing a strong, well managed municipal government

D. Environment Impacts

To ensure sustainable use of Town Parkland.

E. Budget Impact

As outlined in the 5 year capital project

Soccer Pitch Construction and Property Upgrades

2007 \$300,000.00

2008 \$188,000.00

2009 \$79,000.00

2010 \$79,000.00

2011 \$79,000.00

2012 \$79,000.00

Total \$804,000.00

Recreation Department Operations Building

2008 \$400,000.00

Total \$400,000.00

F. Attached

1. Tomahawk Presentation Graphic (available at the meeting)

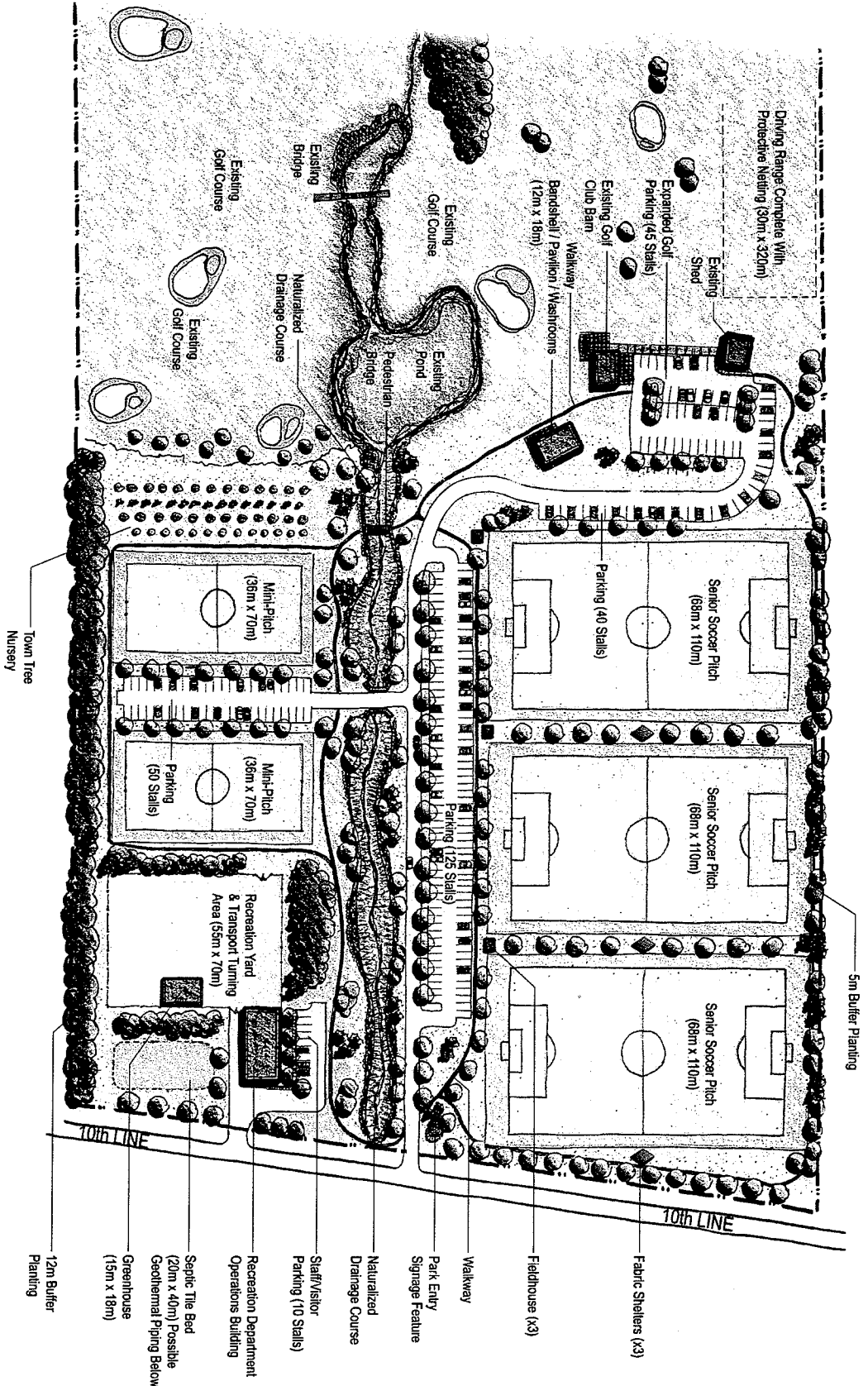
Respectfully submitted;

Shawn Everitt, Director of Recreation



SCALE 1:750
 JOB NO. E1008002
 MAY 23, 2008

Tomhawk Recreation Complex



PRELIMINARY CONCEPT

0 5 10 20 40
 METERS
 SCALE

DESIGN BY TOWN OF THE
 BLUE MOUNTAINS
 GRAPHICS BY EYNSHON-JATHAM



11
B

4. Recreation Committee, May 29, 2008

Councillor Gamble then reviewed the Report, including establishment of a Museum Advisory Committee and Tomahawk Concept Plan.

Director of Recreation Shawn Everitt then reviewed the Concept Plan, including a previous visioning process.

Shawn noted there would be no soccer pitch lighting in the area.

Council then dealt with the following Resolution:

Moved by: R.J. Gamble Seconded by: D.R. McKinlay

THAT the Recreation Committee Report of May 29, 2008 be adopted as circulated, including the Recommendations contained therein, Carried.

Minutes List (Receive)

None

H. Next Meeting Date(s)

Council June 23, July 14, August 18, September 8, 22, October 15 (Wed), 2008

Planning Council July 7, September 3 (Wed), October 6, 2008

All Council meetings to be at the Library unless otherwise noted

Engineering and Public Works Committee, June 10, 2008

Finance and Administration Committee, June 24, 2008

Recreation Committee, June 26, 2008

I. Confirmation By-law and Adjournment

Councillor McKean then assumed the Chair as Mayor Anderson and Deputy Mayor McKinlay had previously declared pecuniary interests.

Moved by: John McGee Seconded by: R.J. Gamble

THAT By-law No. 2008 - 63, being a By-law to confirm proceedings of the Council of the Corporation of the Town of The Blue Mountains on June 9, 2008, be hereby enacted as passed this ninth day of June, 2008, Carried.

Moved by: Cameron Kennedy Seconded by: R.J. Gamble

THAT this Council does now adjourn at 9:25 p.m. to meet again June 23, 2008, 7:00 pm, L.E. Shore Library, or at the call of the Chair., Carried.

.....
Ellen Anderson, Mayor

.....
Stephen Keast, Clerk

11C11

NEW MAINTENANCE BUILDING

TOWN OF THE BLUE MOUNTAINS
PARKS & RECREATION DEPARTMENT
26 BRIDGE STREET EAST
THORNHURST, ON: M0H 2P0

PROJECT:
CLIENT:
DATE:

John R. Acres
**Residential
Designs**
1000 Highway 20 West
(905) 588-1783

DRAWING:
ELEVATIONS

SCALE: 1/4" = 1'-0"

DATE: April 23, 2008

FILE # A2715

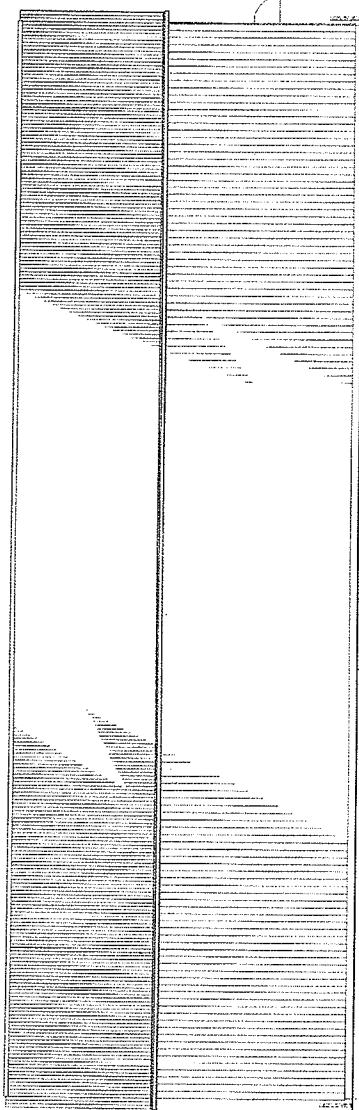
SHEET # 1

SOFT COPY

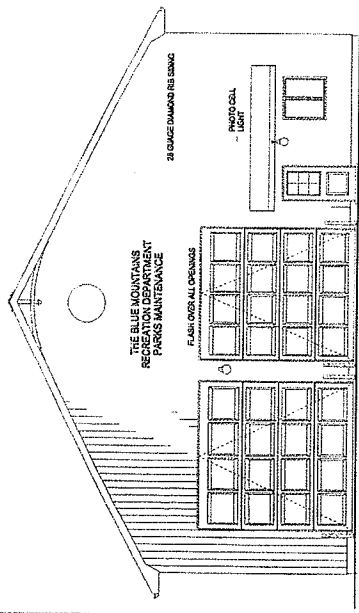
ALL RIGHTS RESERVED
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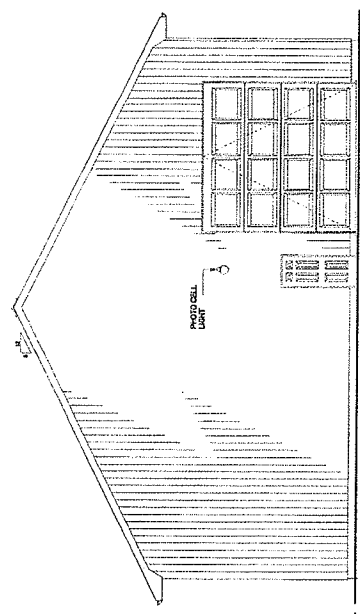
QUANTIFICATION/REGISTRATION INFORMATION
The project has been reviewed and was registered for the design and the registration number is as shown below and the design was registered on the date shown below.
John R. Acres
DATE: 04/23/08
PROJECT: A2715
DRAWING: ELEVATIONS



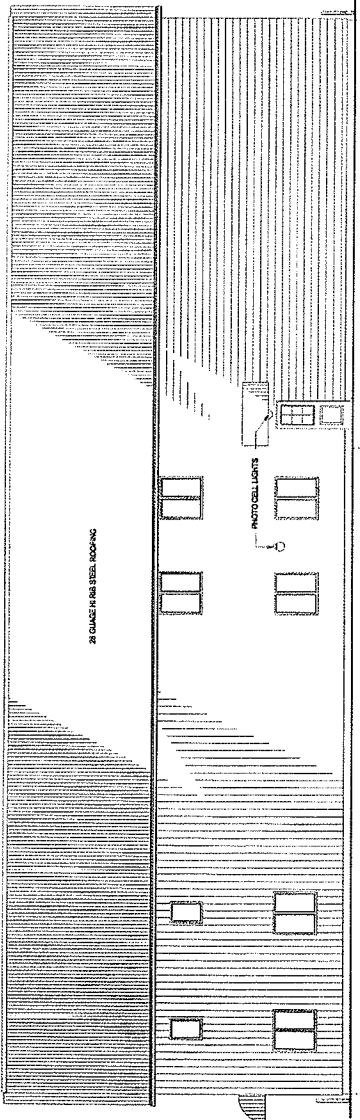
LEFT ELEVATION



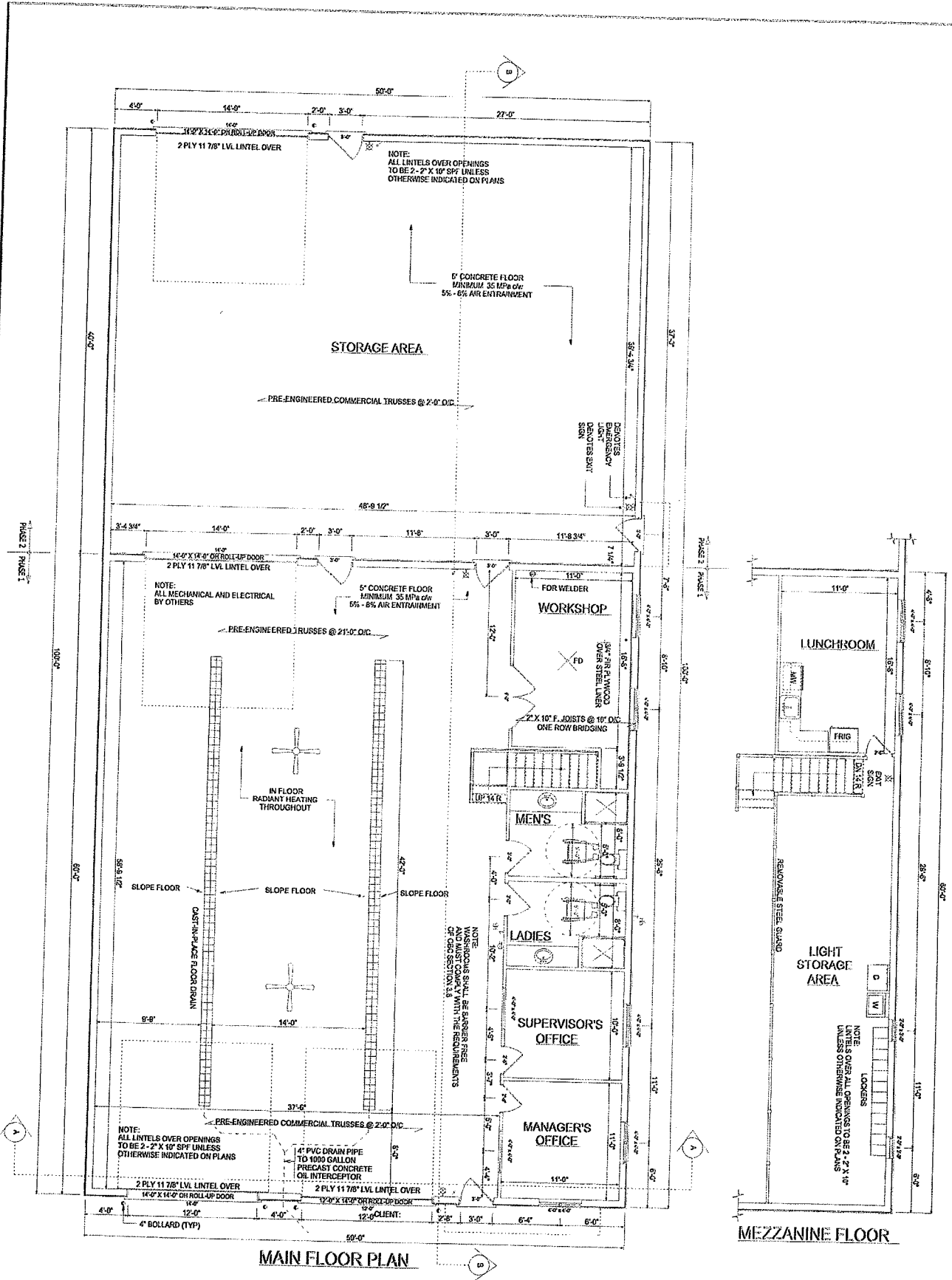
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION
SCALE 1/4" = 1'-0"



FILE # **A2715**
 DATE: **APRIL 23, 2008**
 SCALE: **1/4" = 1'-0"**
 SHEET # **3**
Residential Designs
 (570) 528-1233
 1111 N. W. 11th St.
 Fort Lauderdale, FL 33309

PROJECT:
NEW MAINTENANCE BUILDING
TOWN OF THE BLUE MOUNTAINS
 PARKS & RECREATION DEPARTMENT
 26 BRIDGE STREET EAST
 THORNBURY, ON. N0H 2P0

QUALIFICATION/REGISTRATION INFORMATION
 The undersigned has reviewed and takes responsibility for this design, and that the plan reflects the 2006 Ontario Building Code requirements set out in the Ontario Building Code 11. Design of the work shown on the attached documents.

John R. Arnes **18255**
 OAC **18255** SIGNATURE **BCR**
 John R. Arnes, The Office, Design **31857**
 P.Eng. **BCR**
 If no permit has been applied for or the design is for a building of the same or less than 3 stories in height, the signature of the designer is not required.

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V D "

PROPOSED CAPITAL PROJECT FORM

Department: Recreation
 Proposal: **Buildings Growth Related – Recreation Operations Centre**
 Year of Initiation: 2009
 Year of Completion: 2009
 Submission Date: August 27 2008
 Submitted by: Terry Green Manager of Parks and Trails

A Description

Construction of a maintenance and storage building for the Recreation Department, to be located at the Tomahawk Recreational facilities

B Purpose

To provide adequate storage and office space for the recreation department parks department and provide secure storage of Town equipment and assets.

C The Blue Mountains' Strategic Plan

Providing a strong well managed municipal government

D Environmental Impacts

E Expected Staff Resources/Key Personnel

Building Design and Construction David Fin bow Director of Building and By-law
 Terry Green Manager of Parks and Trails

F Expected Capital Resource Requirements

YEAR	Studies	Land Acquisition	Engineering	Construction	Contingencies	Equipment	Interim Financing	Miscellaneous
2009				\$575,000	\$50,000			\$10,000
2010								
2011								
2012								
2013								

Miscellaneous item – Chain link fence for compound yard

G Estimated Project Costing Economic Driver

Based on Contract # ___ released on October 2008.

H Expected Project Timeline

RFQ in paper on August 27 2008

Construction October 1 2008

Complete April 2009

I Expected Operational Resource Requirements

Standard operational Heat, Hydro,, Water, Maintenance

J Proposed Source of Financing & Funding, (in conjunction with Treasury)

YEAR	Grants, Donations, Developer Contributions	Taxation	User Fees	Municipal Act 326-391	Capital Reserves (Specify Below)	Development Charges	Debt	Other (Specify Below)
2009		\$22,500			41,000	\$571,500		
2010								
2011								
2012								
2013								

Notes to Table:

\$41,000 will be funded from by Non Growth Reserve

K Anticipated Cost Savings or Additional Revenues

L Location Map, as applicable

M Attachments, as applicable

Respectfully submitted by,

Department Head Signature