



# TOWN OF MARATHON ACTIVE LIVING CENTRE FEASIBILITY STUDY

NOVEMBER 2017



## EXECUTIVE SUMMARY

The Town of Marathon's current recreation complex is due for a capital replacement. As such, the Town of Marathon (the Town), and Consulting Team (True Grit Engineering, FORM Architecture Engineering and MNP LLP) have completed a study to evaluate the prospect of a new Active Living Centre and Recreation Complex (ALC). Quality of life and recreation are core community values of the Town. The development of a new Active Living Centre and Recreation Complex will be a key cog to the Town's future.

The facility itself must be sustainable, people-centric, cost-effective and functionally-efficient.

Recreation centres create a stronger sense of community and provide gathering places for families and social groups; as well as individuals of all ages and economic status. The facility will provide residents with a better quality of life, increase property values and attract tourists, while contributing to the overall physical and mental health of the community.

The ALC feasibility study consisted of a Best in Class review, three rounds of public consultation activities, site evaluations, architectural works, a preliminary financial plan, recommendations, and proposed next steps. The following report provides a high-level summary of the completed study.

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# CONSULTATION #1

October 3-4, 2016 (223 Responses)

Public participation is an integral part of the Active Living and Recreation Centre (ALC) study. During the first round of public consultation, the Consulting Team (True Grit Engineering and FORM Architecture Engineering) collected information in regards to current and future facility usage. Two-hundred and twenty-three respondents (Marathon community members, stakeholders, Pic River First Nation community members, and youth) provided feedback.

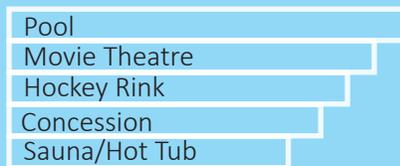
## Community Support:



## Frequency / Usage Per Week:



## Top Five Existing Activities of Importance:



## Top Five Priorities:



## Community Suggested Elements:

- ▣ A facility for all ages including youth and seniors
- ▣ Multi-purpose room
- ▣ All-year indoor activities to provide active options for winter months
- ▣ A central location enabling people to work or bike to the facility
- ▣ Seating capacity for larger events
- ▣ Healthy concession stand and food options
- ▣ A community recreation plan
- ▣ Curling sheets
- ▣ Indoor track
- ▣ Additional change rooms
- ▣ Aquatic classes

# BEST IN CLASS

A Best in Class (BIC) analysis identified other community facilities similar to the proposed ALC in terms of size and major functional elements (i.e. ice rink, pool, fitness area, meeting space, etc.). The presented information for each facility includes both the original cost of construction as well as the estimated cost in 2016 dollars based on applying the

annual construction cost index (Canada). Although specific construction cost index information is not available for the Town of Marathon, construction costs generally have increased at a higher rate in northwestern Ontario given unique factors such as higher transportation and labour costs.



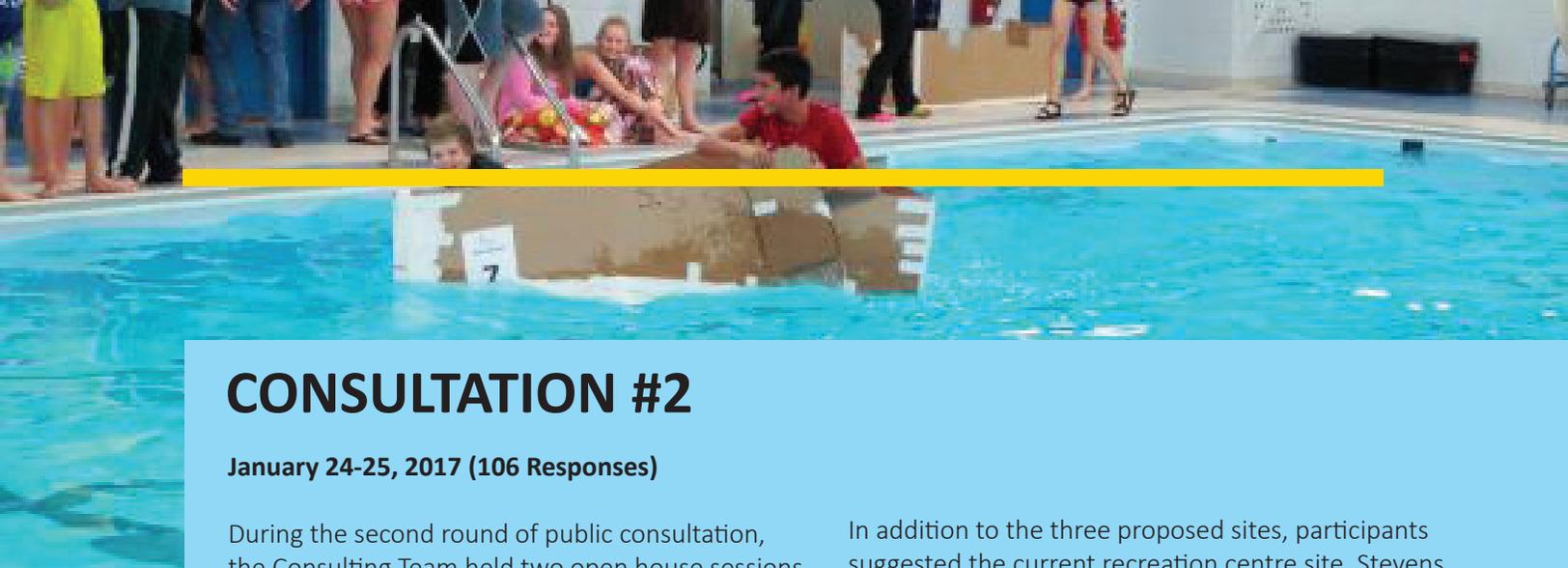
**SF:** 58,000 (Renovation: 21,860 / Expansion: 26,470)  
**Cost:** 2005 = \$9.8M / 2016 = \$13.38M  
**Features:** ■ Leisure pool with 98 ft water slide and lane swimming  
 ■ Tot pool  
 ■ 12 person hot tub  
 ■ 8 person sauna  
 ■ 1 sheet of ice (seats 1350)  
 ■ Proposed multi-purpose room (in expansion plans)

**SF:** 95,000 (Renovation/ Expansion: 65,000)  
**Cost:** 1999 = \$7M / 2016 = \$12.33M  
**Features:** ■ 25m competitive pool with capacity for 150 swimmers  
 ■ 2 sheets of ice (85 x 200, seats 1400 / 80 x 190, seats 1100)  
 ■ Walking track around one sheet of ice  
 ■ Conference room (60 ppl), auditorium (300 ppl), meeting room

**SF:** 54,358  
**Cost:** 2016 = \$15.8M  
**Features:** ■ 1 sheet of NHL size ice (85 x 200, seats 500)  
 ■ Community rental space

**SF:** 89,383  
**Cost:** 2014 = \$15.9M / 2016 = \$20.05M  
**Features:** ■ 2 pools; 1 olympic size with platforms and spring boards and 1 pool with water basketball  
 ■ 12 person hot tub  
 ■ 2 multi-purpose rooms  
 ■ Fitness centre, squash and racquetball courts, climbing wall, running track, hardwood floor courts

**SF:** 18,000  
**Cost:** 2003 = \$4.7M / 2016 = \$7.38M  
**Features:** ■ 2 pools: 1 25m 8 lane main pool, 1 heated leisure pool  
 ■ 12 person hot tub (upgraded to LED pool lights and efficient heating/insulation, saving the complex more than \$2.5M over the last 20 years)  
 ■ 1 sheet of ice  
 ■ 4 activity rooms  
 ■ Indoor sports field, 7 Indoor tennis courts and fitness centre



## CONSULTATION #2

January 24-25, 2017 (106 Responses)

During the second round of public consultation, the Consulting Team held two open house sessions and collected information pertaining to community demographics, consultation participation, site preferences, and elements that contributed to participant site selection. One-hundred and six Marathon community members actively participated. Three sites were proposed for consideration: Penn Lake Road, Michano Drive/ Birch Street and Peninsula Road.

In reference to the three sites proposed for a potential ALC, participants noted their site preference and applicable elements that contributed to their decision. These elements included, but were not limited to: location, accessibility, parking, future expansion opportunities, potential synergies with existing businesses, connectivity to town, proximity to existing recreation activities, and potential business opportunities.

In addition to the three proposed sites, participants suggested the current recreation centre site, Stevens Avenue, the former Everest Hotel site and the DH Foods site. DH Foods and the Everest Hotel site were eliminated as the properties are not owned by the Town.

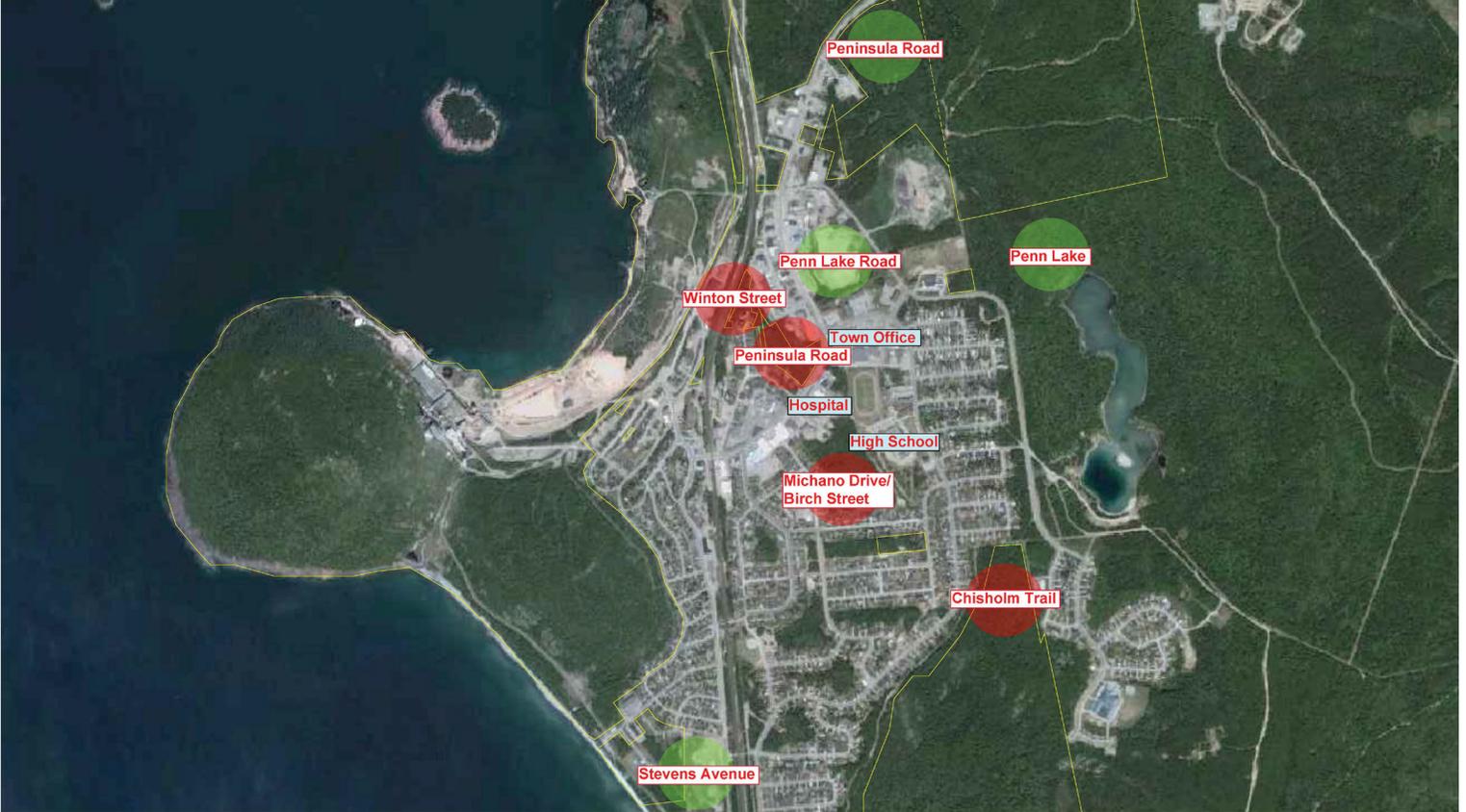
Upon completion of Consultation #2, the Consulting Team and the Town scheduled an additional consultation session and added two (2) sites for consideration. Michano Drive/ Birch Street was removed as it is being used for another development (refer to page 5).

### Consultation #1 Participation:



### Preferred Site Selection Prior to Consultation #3 and Top Identified Elements Contributing to Site Selection





# SITE EVALUATION

Potential ALC site locations were reviewed. The process commenced with a map of Marathon. All PINS owned by the Town were reviewed against high-level generic criteria regarding available landmass, accessibility, basic site services, proximity to the Town’s core, official plan (zoning) and topography.

Initially, nine (9) sites were evaluated. Five (5) were eliminated due to the following:

- Site 1: Winton Street**
  - Site not adequately sized for development.
- Site 2: Peninsula Road**
  - Site not adequately sized for development.
- Site 3: Chisholm Trail**
  - Limited access to existing infrastructure.
  - Site is geographically challenging/high development costs.
- Site 4: Everest Hotel**
  - Privately owned property.
- Site 5: Michano Drive/Birch Street**
  - Site not adequately sized for development.

Upon completion of Consultation Reports 1 and 2, the options were narrowed down to four (4) potential sites: Peninsula Road, Penn Lake Road, Penn Lake and Stevens Avenue. An engineering site evaluation for four (4) proposed site options was prepared. The site evaluation assessed the challenges based on a high-level overview of available literature information and site observations.

Considerations included a summary of the site servicing and stormwater management plan for the proposed development, insight into the constructibility of the proposed development, design constraints, and technical challenges associated with the proposed development.



## CONSULTATION #3

July 1, 2017 (142 Responses)

During the third round of consultation, the Consulting Team presented a Marathon Key Plan that illustrated the site options in relation to the Town's centre, an environmental conditions assessment for each proposed site option, a site evaluation summary for eliminated sites and site evaluations for the four proposed sites (Stevens Avenue, Penn Lake Road, Penn Lake and Peninsula Road).

Participants were encouraged to complete the presented survey and/or provide verbal feedback. Moreover, the Consulting Team collected information pertaining to community demographics, consultation participation, site preferences, and elements that contributed to site preference selection.

### Preferred Site Selection and Top Identified Elements Contributing to Site Selection

44%

Selected Stevens Avenue

- ▣ Location
- ▣ Parking
- ▣ Future Expansion
- ▣ Accessibility

23%

Selected Penn Lake Road

- ▣ Location
- ▣ Accessibility
- ▣ Parking
- ▣ Connectivity to Town

19%

Selected Penn Lake

- ▣ Location
- ▣ Accessibility
- ▣ Parking
- ▣ Connectivity to Town

13%

Selected Peninsula Road

- ▣ Location
- ▣ Parking
- ▣ Future Expansion
- ▣ Accessibility

# DESIGN BRIEF

A proposed functional program for the ALC was developed based on community input and best practices. The program was the basis from which a blocking and stacking diagram was developed to get a sense of the scale and size of the facility.

The design approach was based on the most efficient layout of the two largest area requirements, the rink/ arena and indoor salt water pool, paired with an economical structural grid. The main entrance is centrally located at the great hall which is positioned between these two functions and is further connected to all publicly accessible spaces. Views to the activity within the building from the exterior are emphasized by large banks of windows that extend along the circulation corridor.

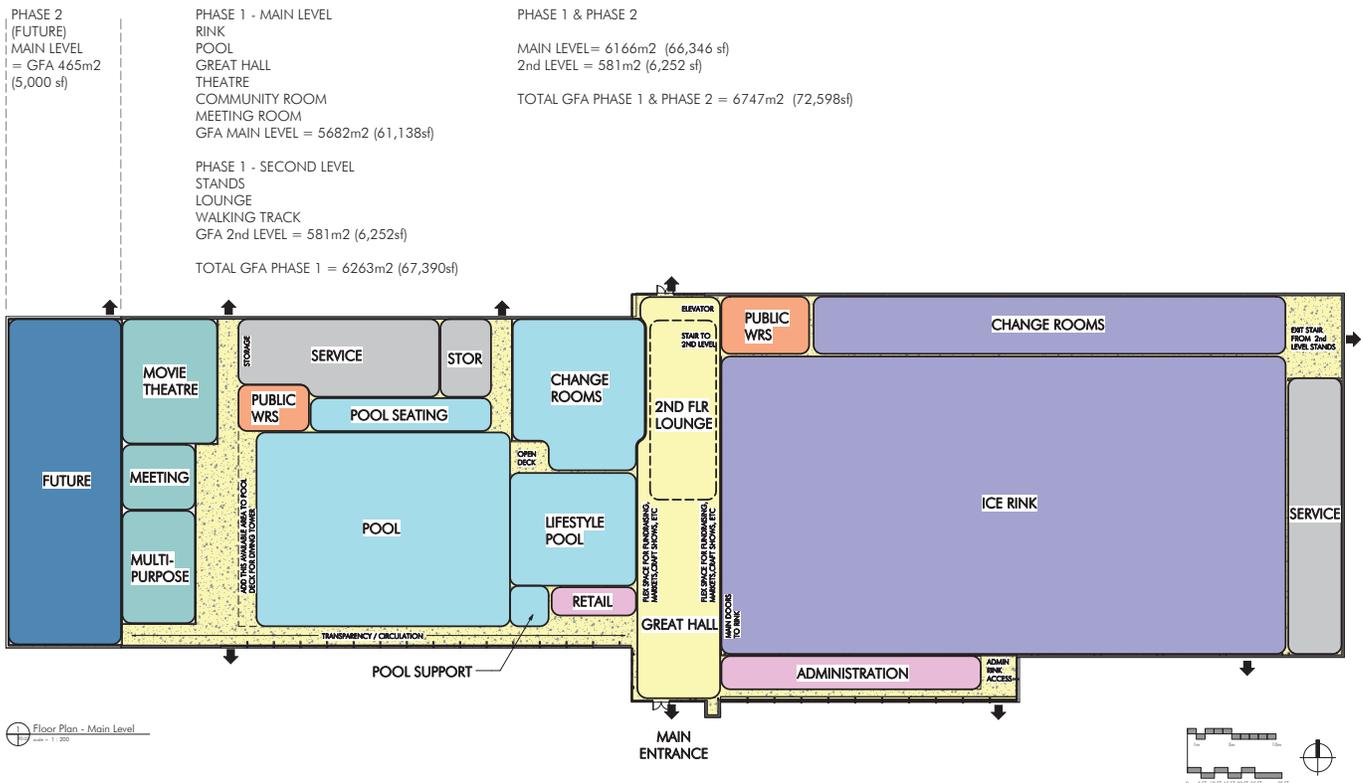
Civic interaction, informal meetings and public seating are encouraged through the provision of open areas and bench seating along the length of the windows.

Interior lighting will heighten the transparency effect at night and will create a welcoming space for community activity after dark.

The great hall will function as a multiple use assembly space with the flexibility to support programming such as craft markets, awards presentations, fundraising ticket sales, etc. Views into the adjacent rink and pool will create a dynamic and active environment for viewing sports activities. The lounge provides a food amenity for the whole building, and is located on the second level to allow views into the ice rink and provide an overlook of the great hall.

Other civic spaces such as the community meeting rooms and movie theatre are equally accessible from the circulation spine extending from the great hall however, the positioning of these areas also allows for appropriate control points for public access depending on the function.

## Conceptual Functional Floor Plan



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# DESIGN BRIEF

## Conceptual Rendering: Exterior



**FORM** ARCHITECTURE  
ENGINEERING

The proposed Stevens Avenue site provides parking for approximately three hundred cars and allows for efficient access for maintenance vehicles and snow removal equipment. The proposed site provides plenty of space for designated snow piling areas, which can be designated along the outer perimeter of the site.

Three large parking lot facilities are provided for the proposed development: one located north

of the ALC building with adequate parking for regular sized vehicles, one located south of the ALC building with parking for regular sized vehicles and one located east of the proposed ALC, which can accommodate both regular sized vehicles and can accommodate a bus staging/parking area. This site can also provide additional open space for a future parking lot expansion if needed.

# COSTING ESTIMATE

A Class D Cost Estimate was developed to estimate the ALC predicted building cost based on the schematic floor plan and design reports completed. The estimate is considered a “Class D order of magnitude” based on Hanscomb’s Yardsticks for Costing 2015, taking in account location and delivery costs for Marathon, Ontario.

The estimate identifies general scope and associated costs based on industry standards and current construction climate. The ALC is estimated based on 2018 costs, however, if the project is delayed by any significant time frame an escalation factor should be applied.

The cost estimate includes a design contingency due to the nature of the project and the limited design work incorporated into a feasibility study. It should be noted that the project value is the ‘construction value’ exclusive of any applicable taxes and professional fees. As well, costs associated with any required survey work, soils investigation or designated substances would be in addition to the costs noted. The costing below depicts conservative numbers based on knowledge of current trends and location relative to deliveries, travel and boarding. The estimate below illustrates probable costs however, it does not guarantee final construction costs.

Description	Value (Thousands)
67,390 SF Gross Floor Area x 2015 Yardsticks for Costing Value for Winnipeg @ \$288/sf (excludes site development costs, HST and other soft costs)	\$ 19,408,320
\$/sf above is based on a much larger facility (125,000 sf) therefore a 5% premium would apply for the smaller footprint	\$ 970,416
Subtotal	\$ 20,378,736
2.5% rate of inflation for 2018 construction	\$ 21,945,670
15% premium from Winnipeg to Thunder Bay	\$ 25,237,520
15% premium from Thunder Bay to Marathon (accounts for delivery/room and board)	\$ 29,023,148
Add site development estimated at \$1.5M	\$ 30,523,148
Estimated cost per square foot (sf) for construction	\$ 435/sf

Note:

1. Though the Town may receive an HST rebate, professional fees are calculated based on total construction costs which includes HST. Total construction cost is \$34,491,157.
2. Royal Architecture Institute of Canada (RAIC) recommended percentage fee for a project of this size is 10.8 to 11.8 percent for a sports complex, however you could anticipate a competitive rate of 8 percent for basic services including civil and site servicing. Professional fees estimation: \$2.76M.
3. It is assumed that the entire project proceeds in one phase. Additional costs for mobilization/demobilization as well as sequential tenders and administration for the professional team would occur if the project is phased.
4. Note that the functional plan developed a target area of 66,667 sf of gross floor area based on assigned spatial values and a net to gross mark up of 30 percent. Discrepancy between target and actual massing is 723 sf (a one percent increase) and can be attributed to massing, structure and consideration of adjacencies and wall alignments.

# FINDINGS

The Town of Marathon Active Living Centre feasibility study concluded the following:

The first round of consultation captured the top facility activities desired by the community and community suggested priorities. Overall, 93 percent of those that participated supported the idea of a new ALC. During the second round of consultation community feedback was generated in regards to three potential sites for the ALC.

The third round of consultation focused on a presentation that illustrated the site options in relation to the Town’s centre, and an environmental conditions assessment for each proposed site option. Upon completion of the third round of consultation, Stevens Avenue was identified as the number one choice by respondents. Subsequently the Town’s Council approved the Stevens Avenue site.

Stevens Avenue



Contributing factors include:

- Location
- Parking
- Future Expansion
- Accessibility

# ENGINEERING FINDINGS

In addition to the public consultations, an Engineering Site Evaluation Design Brief concluded that the Stevens Avenue site appears to be the most economical. The following list highlights the suitable characteristics of Stevens Avenue:

## Current Infrastructure

- Municipal water servicing system and sanitary service is readily available
- Proposed site is large enough for a comprehensive Stormwater Management plan

## Site Size and Location

- Flat topography equates to lower construction costs
- Adequate parking, open space for expansion
- Accessible by vehicle
- Connectivity to existing trail systems and shores of Lake Superior
- No traffic concerns

## Site Needs

- Existing road network should be assessed for upgrade requirements and the need for rehabilitation
- Stormwater Management Plan
  - Storm sewers
  - Low impact design



## NEXT STEPS

Upon completion of the Active Living and Recreation Complex study, further work must be completed on the preferred site option. This includes site specific investigations and further due diligence to refine project cost estimates. Moreover, refined architectural design assessments and financial planning will need to be prepared in order to better position the project for future funding. The following major tasks will be considered:

- Topographical survey
- Geotechnical investigation
- Architectural plans and elevations
- Updated construction costing
- Final financial plan

Information obtained from the field investigations (topographical survey and geotechnical investigation) will act as the groundwork for all future civil design work related to the Active Living Centre and Recreation Complex. Full reports on the results of each public consultation session can be made available upon request to Town of Marathon Administration.

### Conceptual Rendering: Exterior

