

Marathon Active Living Centre Council Presentation

July 5, 2023



Introductions

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Agenda

Consultation Summary

Program Summary

Sustainability

Context

Costing

Concept Design

Next Steps

Consultation Summary

The design and project team derived principles and confirmed program based on public engagement that has taken place.

Three separate rounds of community engagement have been completed between October 2016 and July 2017. This included public meetings, online surveys, stakeholder meetings and written submissions.

93% of the community is in support a new Active Living Centre

They provided valuable input on goals and desired programs

Program Summary : Building

Through extensive engagement with the community, the following core programs were deemed most important



Rink



Track
Spectator Seating



Aquatics



Multi-Purpose/
Meeting
Seniors programming



Community Movie
Theatre

Future Program : Building

Additional program elements desired by the community



Bowling



Curling

Program Summary : Park

Park program were chosen based on need, opportunity and input.



Playground



Outdoor Fitness



Passive Areas



Trails



Dog Park



Outdoor Rink



Tennis/Pickleball

Sustainability

Sustainable design makes financial sense – it can help secure government funding and mitigate future climate threats.

Example: Recently Closed GICB Grant Requirements

Built to be net-zero carbon (CAGBC Zero Carbon Building Design Standard meets the requirement) OR built to be net-zero-carbon-ready

Serving a community of high need

Climate resiliency (identify and mitigate risks)

Accessibility (CAN/CSA B651-18)

Community/stakeholder engagement, including Indigenous consultation

Report on [Community Employment Benefits](#)

Projects must be endorsed by Council

Construction contracts must be competitive, not sole-sourced

Have secured construction funding, or have a date when it will be secured

Evaluation Criteria:

Meet all requirements

Be ready to start construction

Increase accessibility

Net-zero carbon performance

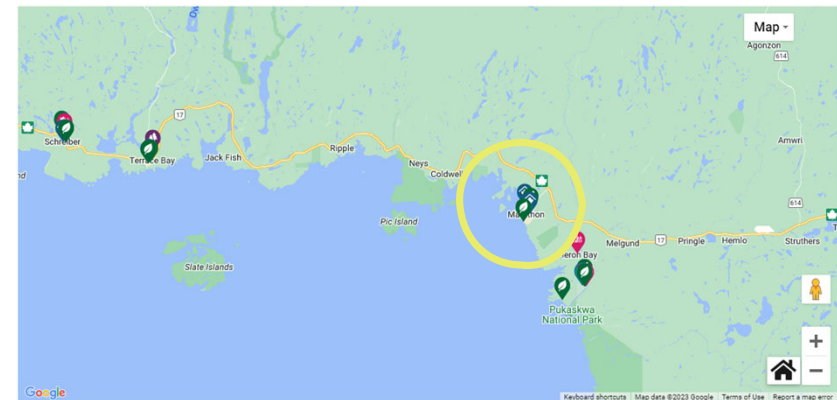
Climate resiliency and best practices

Confidence in delivery

Sustainability

Investing in Canada Plan Programs

- [Disaster Mitigation and Adaptation Fund](#)
- [Natural Infrastructure Fund](#)
- [Canada Community-Building Program](#) (>\$800 million available per year)
 - Government of Canada doesn't approve *individual* projects
 - Upfront funding twice a year
- [Green Municipal Fund](#)
 - Programs that have a combination of grants and loans
- Asset Management Training
 - already awarded in Marathon, congrats!



Sustainability

Summary of funds available

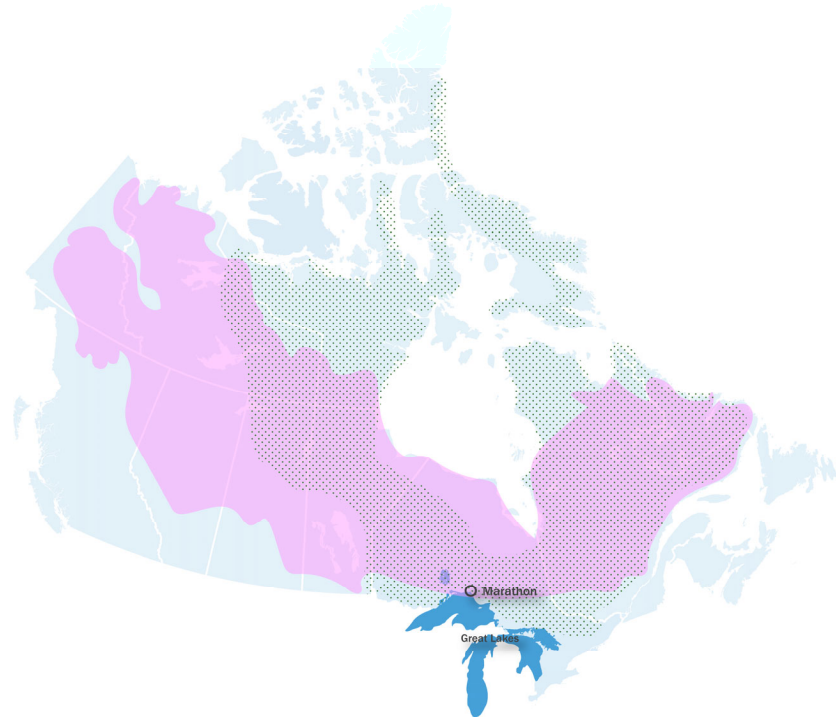
	Natural Infrastructure Fund	Disaster Mitigation and Adaptation Fund	Community-Building Program	Green Municipal Fund
Project Types	Urban forests, street trees, parks, community gardens Trails, walkways, signage, benches	Projects that reduce socio-economic, environmental, and cultural impacts from natural hazards and extreme weather such as erosion, flood, storm, sea level rise, and forest fire, among others.	Brownfield redevelopment, culture, sport, recreation	Categories include: <ul style="list-style-type: none"> - Land Use (brownfield redevelopment / remediation), - Energy (GHG reductions), - Waste, - Water (conservation by 40% <ul style="list-style-type: none"> - we can easily achieve this; innovative wastewater systems; SW quality)
Funding	Max \$250k grant, max \$1 million Contribution Agreements	Min \$1 million project value required; up to 40% federal contribution to eligible costs; projects in partnership with Indigenous communities may receive up to 100% federal share	In 2021-2022 Marathon received about \$200k regular funding and \$200k top-up.	Varies. Some \$5-10 million awards, with a combination of 15-25% given as a grant and the rest as low-interest loans.

Site Analysis

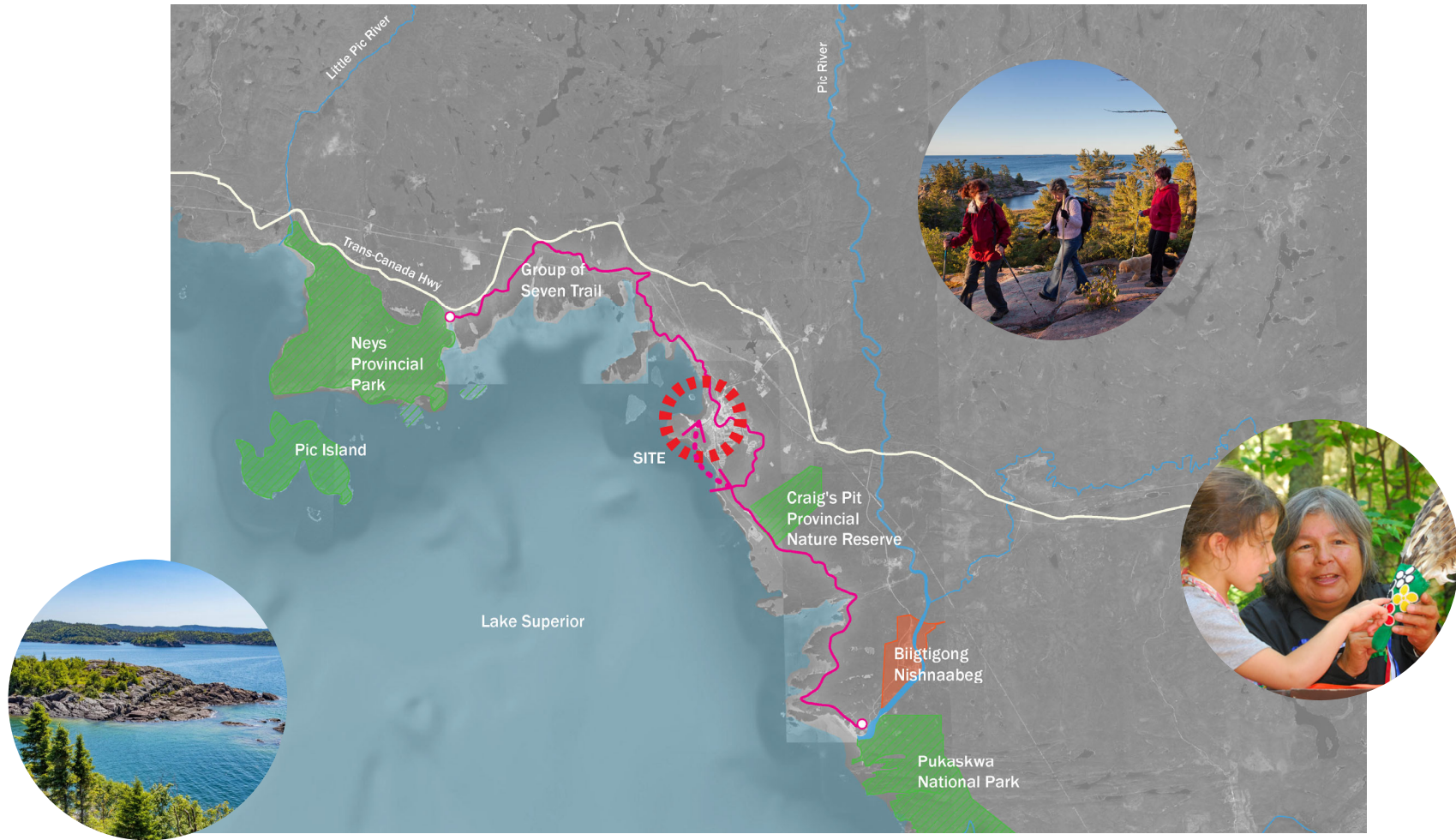
Geotechnical Investigations:

- Ongoing investigations
- Report Underway

Context: A unique and powerful site



Context: A unique and powerful site



Context: A unique and powerful site

Industrial Heritage

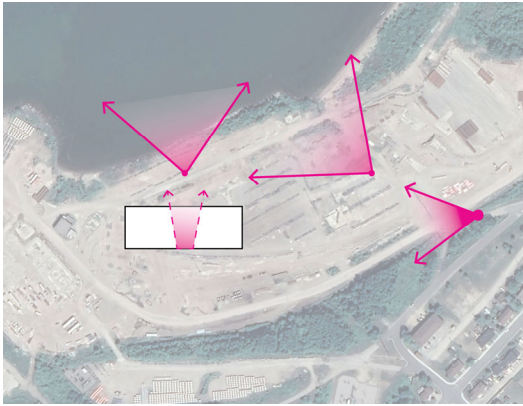


Context: A unique and powerful site

Indigenous Connections



Concept Design : Site Considerations



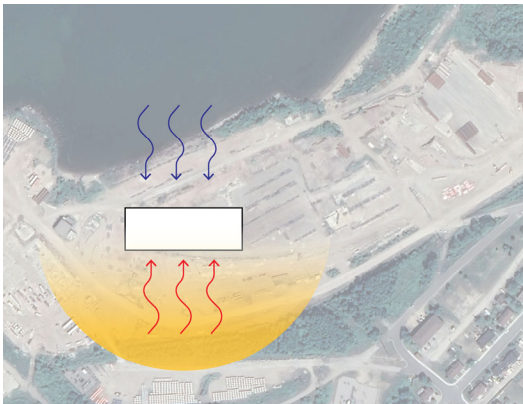
Viewscapes



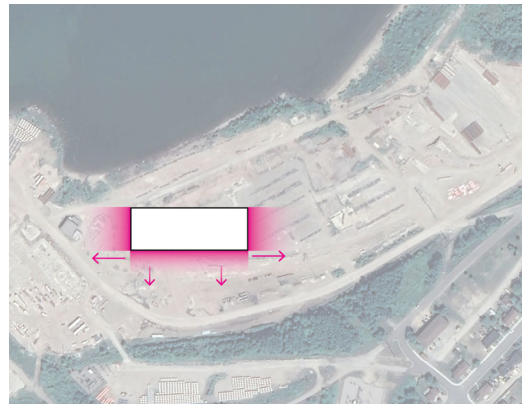
Phasing



High Road - Low Road



Climate Response



Future Proof



Stormwater Management

Concept Design : Cost Estimates

Project Budget: **\$56,500,000**

Cost Breakdown:

Estimated Soft Costs/Fees/Construction Contingency: \$4,500,000

Estimated Furniture/Fittings/Equipment: \$900,000

HST applicable (1.76%): \$1,000,000

Market Escalation to Q4 2024 Construction Start (3%): \$1,700,000

Estimated Cost of Construction: **\$48,400,000**

Total **Gross Floor Area** of **Base Program**: **73,000 sf**

Estimated Cost of Construction per square foot: \$663/ft²

*Enhanced Program Elements have been priced separately in excess \$56,500,000 Project Budget.
All costs quoted in this presentation are based on Order of Magnitude costing by Hanscomb but needs to be re- verified
by Quantity Surveyor. Costs will vary by a range of 15% at this stage of development*

Cost Comparison

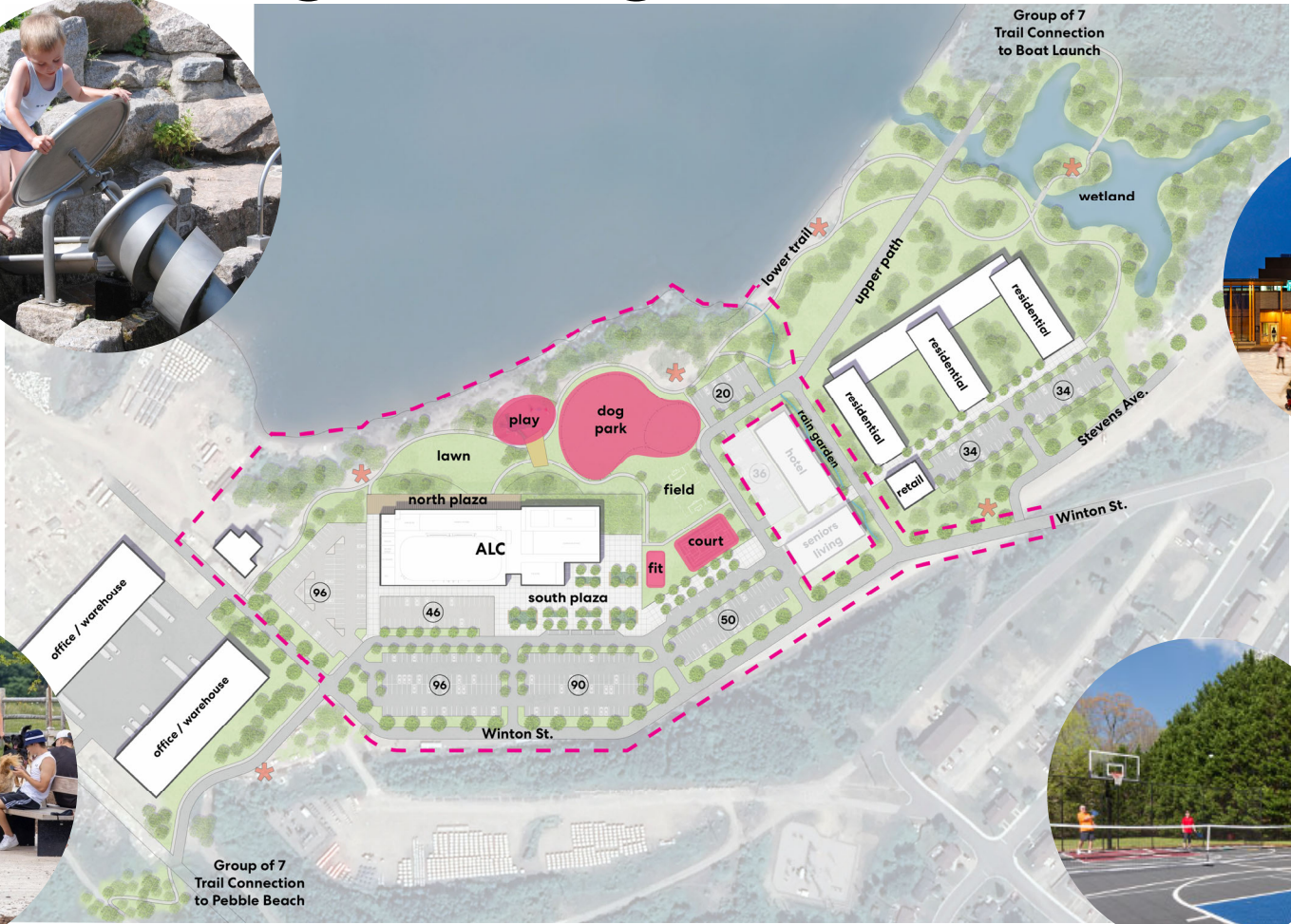
Project	Type	Budget Date	Budget Value	Tender Date	Tender Value	Increase
Georgina MURC	75,000 sq.ft. CC and Library	Q4 2019	\$39.2M	Q1 2020	\$41.3M	5%
North East Scarborough CC	86,000 sq.ft. CC and neighborhood park	Q4 2019	\$49.0M	Q2 2020	\$64.6M	25%
Wallace Emerson CC	88,000 sq.ft. CC and Park	Q3 2018	\$41.1M	Q2 2022	\$87.1M	52%
Carrville CC	85,000 sq.ft. CC and district park	Q4 2019	\$60.0M	Q2 2022	\$85.5M	30%
Peterborough Arena	115,000 sq.ft. 2 pad Arena and Library	Q2 2021	\$54.3M	Q2 2023	\$58.3M	7%
Whitby Sports Complex	130,000 sq.ft. sports complex	Q2 2022	\$104M	Q2 2023	TBD	
South Common CC & Library	95,000 sq.ft. CC & Library	Q2 2023	\$79.0M	Q2 2024	TBD	

CC = community centre with pool, gym, multi use and common spaces

Concept Design : Site Master Plan



Concept Design : Program Elements



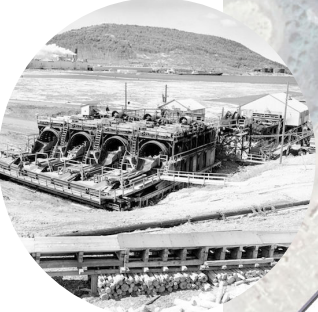
Concept Design : Program Elements



Concept Design : Points of Interest



- Asphalt (Road, Parking)
- Lawn
- Trees/Shrubs
- Special Paving
- Gravel Parking (Temporary)
- Wood Deck
- ★ Point of Interest



Concept Design : Base Site Plan



Site Plan

- Parking – 378 spaces
- Overflow parking
- Drop off
- South plaza
- North plaza

Area = 3.6 Ha

Costs = \$ 6.2 million

Concept Design : Park Expansion



Site Plan

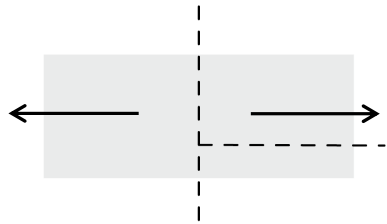
- North lawn
- Dog Park
- Outdoor Fitness
- Trail
- Playground
- Field
- Courts
- Added parking

Area = 7.3 Ha

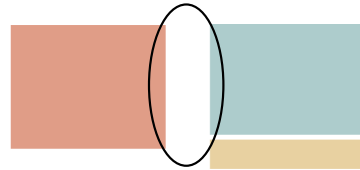
Costs = \$ 10.7 million

Concept Design : Building Considerations

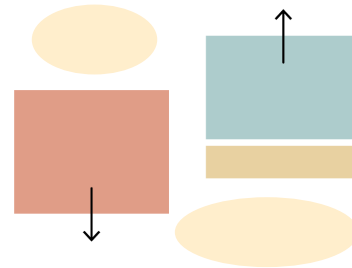
Finding the optimum relationships that create connections, community space, transparency and best program use.



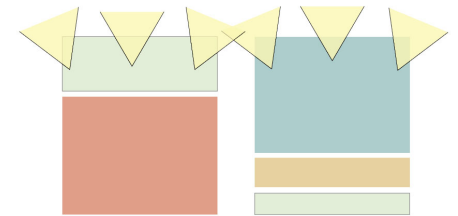
program



interior
public space



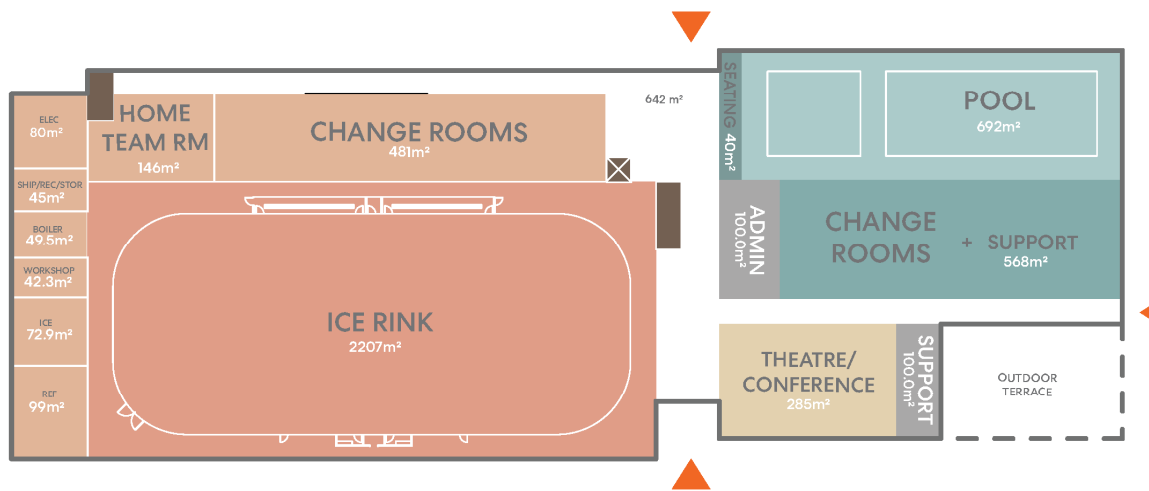
exterior
public space



views

Concept Design : Base Program

Ground Floor



Program:

- Rink
- 5 Dressing Rooms
- Home Team Room
- 4 Lane x 25m Pool
- Leisure Pool
- Family & Gender Change Rooms
- Community Theatre/Conference
- Common Lobby

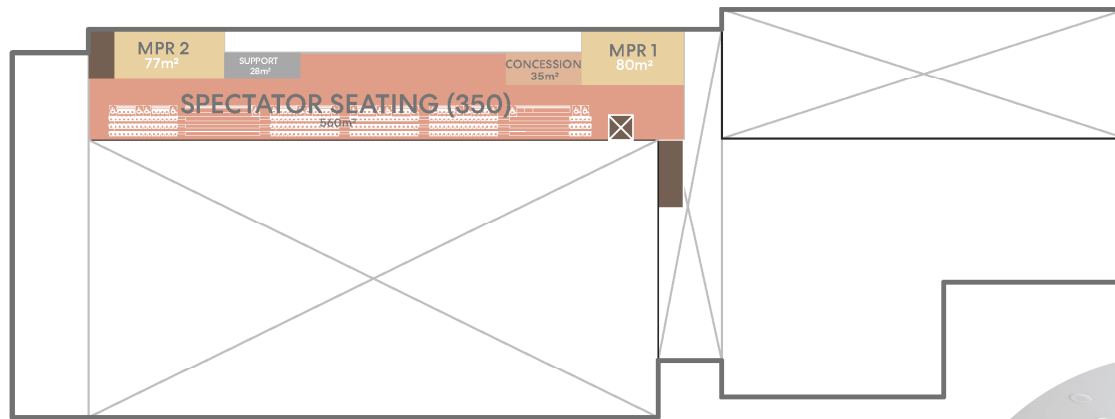
Area:

Basement 250 sq.m.
 2,690 sq.ft.
 Ground Floor 5,671 sq.m.
 61,042 sq.ft



Concept Design : Base Program

Second Floor



Program:

- Seating - 350
- 2 Multi-Use Rooms
- Concession
- Common Lobby

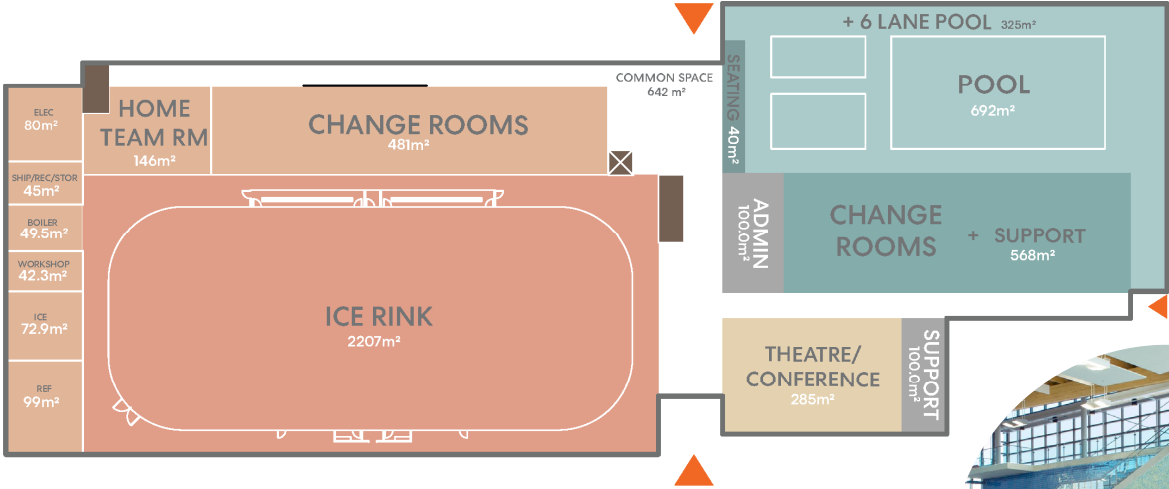
Area:

Second Floor 896 sq.m.
9,150 sq.ft.



Enhanced Program: Pool

Ground Floor + Larger Pool



Program:
Increase pool to accommodate 6 lane x 25 m pool and separate therapy pool

Area :
325 sq.m.
3,498 sq.ft.

Cost :
\$ 2.72M



Note: costs to be verified by quantity surveyor to confirm factors such as premium fit up, economy of scale and other impacts

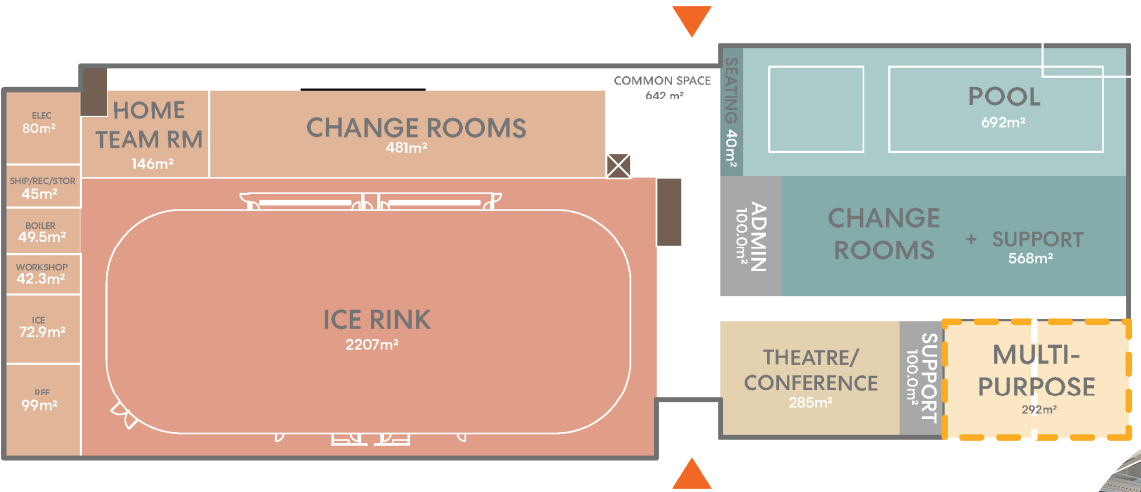
Enhanced Program: Multi-Purpose

Ground Floor + Activity and Seniors Room

Program:
Add Activity Room
Add Seniors Room

Area :
292 sq.m.
3,143 sq.ft.

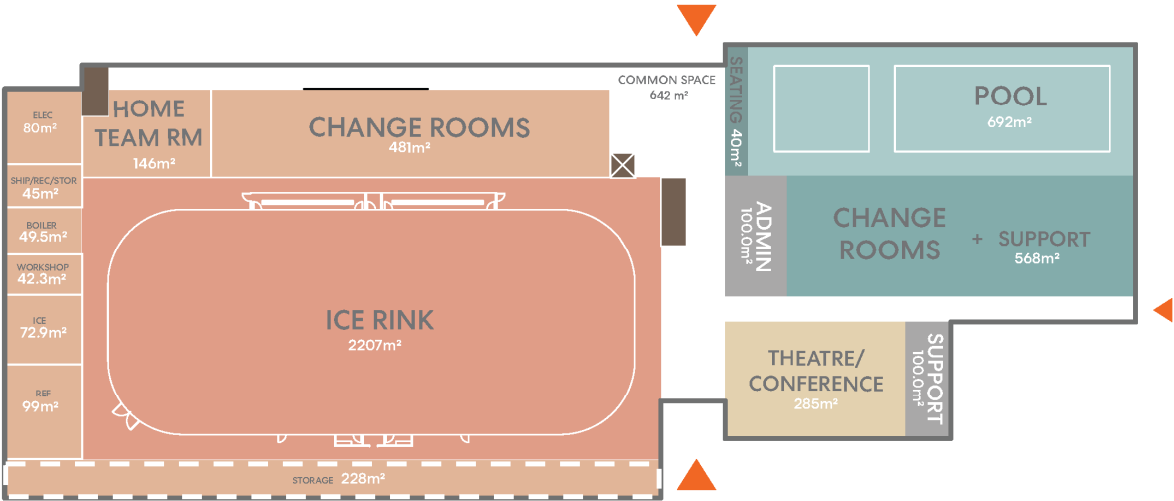
Cost :
\$ 2.08 M



Note: costs to be verified by quantity surveyor to confirm factors such as premium fit up, economy of scale and other impacts

Enhanced Program: Walking Track

Ground Floor + Storage



Program:
Walking track and additional storage area below track at ground floor.
Option for rink level seating

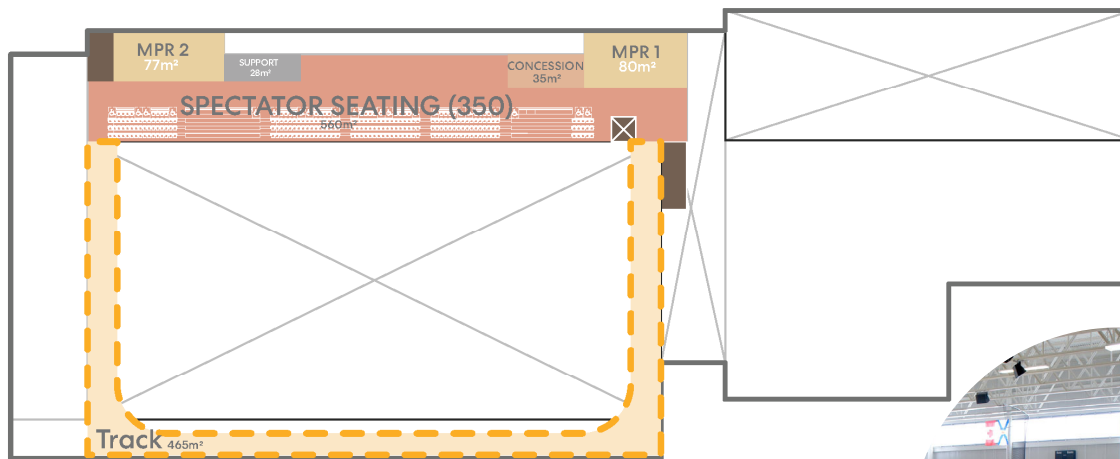
Area :
228 sq.m.
2,454 sq.ft.

Cost :
\$ 1.6M

Note: costs to be verified by quantity surveyor to confirm factors such as premium fit up, economy of scale and other impacts

Enhanced Program: Walking Track

Ground Floor storage/seating + Walking Track



Program:
Walking track and additional storage area below track at ground floor.

Area :
465 sq.m.
5,005 sq.ft

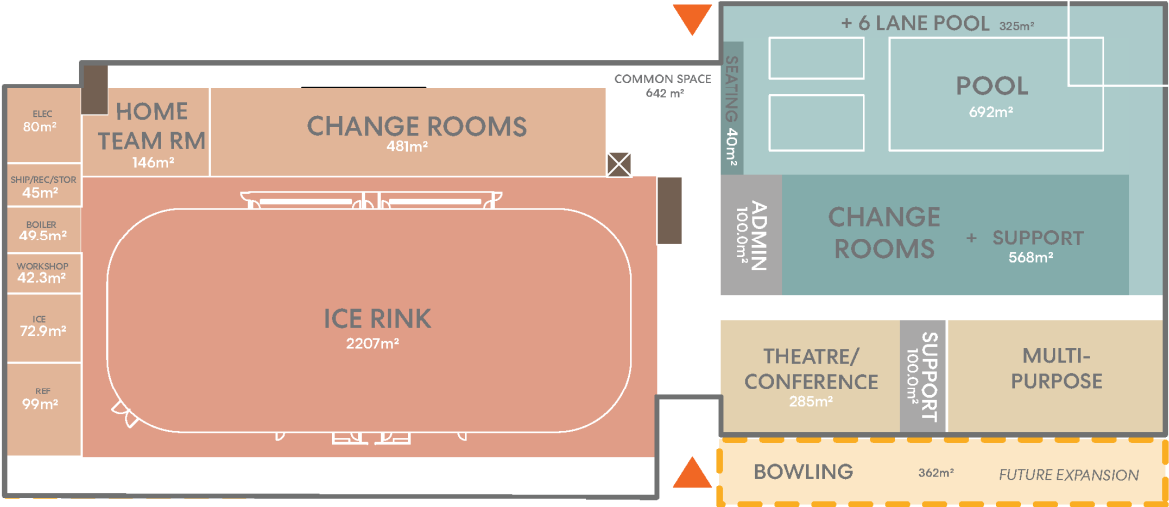
Cost :
\$ 3.3M track
\$ 1.6 M ground

\$4.9M total

Note: costs to be verified by quantity surveyor to confirm factors such as premium fit up, economy of scale and other impacts

Future Program: Bowling

Ground Floor + Bowling



Program:
Bowling
Bowling Lounge

Area :
362 sq.m.
3,896 sq.ft.

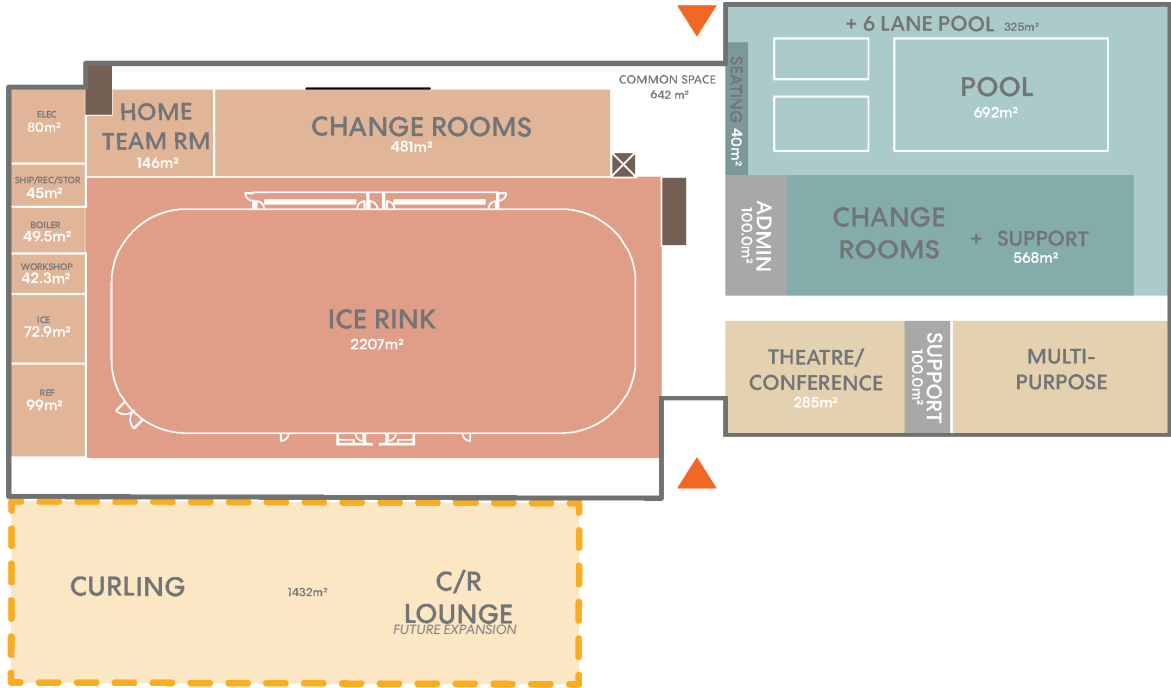
Cost :
\$ 2.58M



Note: costs to be verified by quantity surveyor to confirm factors such as premium fit up, economy of scale and other impacts

Future Program: Curling

Ground Floor + Curling



Program:
4 Sheet Curling
Curling Lounge

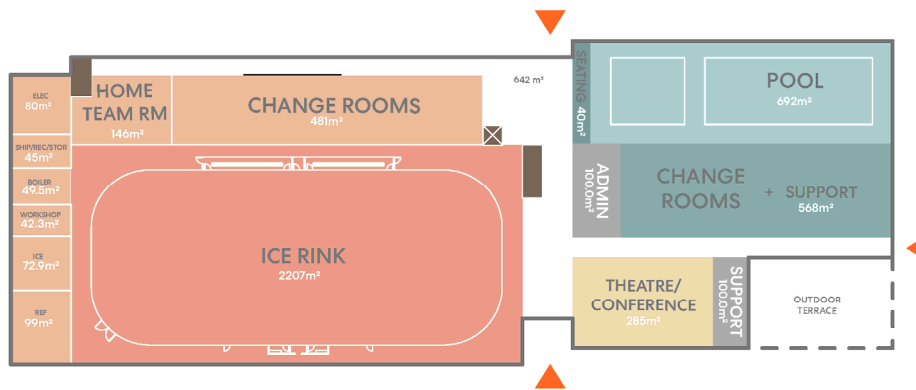
Area :
1432 sq.m.
15,413 sq.ft.

Cost :
\$ 10.2M

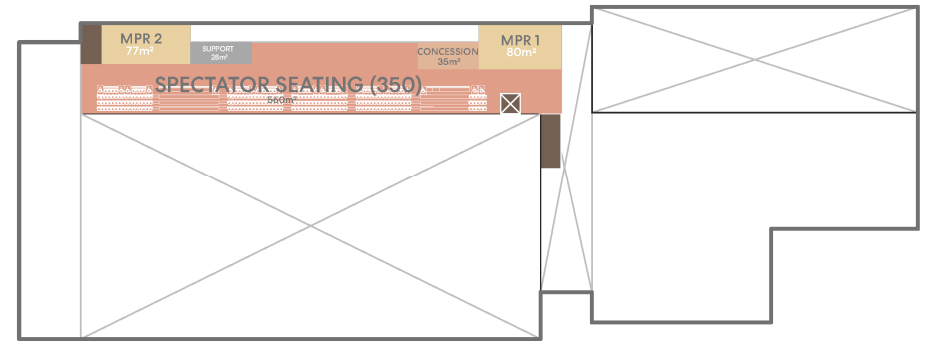


Note: costs to be verified by quantity surveyor to confirm factors such as premium fit up, economy of scale and other impacts

Concept Design : Building Plans



Ground Level



Second Level

Area:

Basement	250 sq.m. (2,690 sq.ft)
Level 1	5,671 sq.m. (61,042 sq.ft)
Level 2	896 sq.m. (9,150 sq.ft.)
Total:	6,817 sq.m. (73,337 sq.ft.)

Concept Design : Next Steps

Council Input and Direction

Proceed to Design Development

Report back with updated plans and costs

- Asphalt (Road, Parking)
- Lawn
- Trees/Shrubs
- Special Paving
- Gravel Parking (Temporary)
- Wood Deck
- ✱ Point of Interest

