



# memorandum

**DATE:** JUNE 27, 2016  
**TO:** HONOURABLE MAYOR & MEMBERS OF COUNCIL  
**FROM:** JOHN MACKENZIE – DEPUTY CITY MANAGER  
PLANNING & GROWTH MANAGEMENT  
**SUBJECT:** COMMUNICATION – COUNCIL – JUNE 28, 2016

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Item #	6
Report No.	8 (SpFAA)
Council - June 28, 2016	

ITEM NO. 6, REPORT NO. 8  
SPECIAL FINANCE, ADMINISTRATION AND AUDIT COMMITTEE – JUNE 21, 2016

NORTH MAPLE REGIONAL PARK  
PHASE 1 PROCUREMENT PLAN, BUDGET AMENDMENT AND CONSOLIDATION  
WARD 1

## Recommendation

That staff recommend that Council direct staff to pursue Option 1 or Option 3 as outlined in more detail in this communication.

## Background

At its meeting on June 21, 2016 the Finance, Administration & Audit Committee considered a proposed procurement plan for Phase 1 park construction at North Maple Regional Park (NMRP). Discussion on this item included consideration regarding the level of design and cost considerations for the Phase 1 park building. Staff were asked to provide additional information for Council's consideration regarding "detailed costs related to the two options (or any additional options)" in respect of the Phase 1 park building so that Council's direction on whether to achieve a conventional or a higher than standard building can be provided to the project architect and design team to inform the production of detailed design drawings and tender documents.

The following information is provided to further clarify details of the proposed Phase 1 park building at NMRP.

## **Building Size and Square Footage Calculations**

The design for the Phase 1 park building at NMRP identifies a structure that includes two separate building components unified by a large overhead canopy to provide a multitude of shaded areas for seating, concessions and gathering areas for tournaments, events and everyday park use. Details of the proposed NMRP Phase 1 Building are included as Attachment 1.

The June 21 staff report to the Committee provided two order of magnitude costs ranges of \$200 to \$300 per square foot for conventional park buildings and \$450 to \$500 per square foot for the proposed NMRP park building. The following chart is provided to clarify the size and anticipated order of magnitude cost of the current proposed building. To inform Council direction Staff have prepared a combined area cost analysis seen in the tables below to show the building envelop costs as well as the full cost including the canopy area.

NMRP Phase 1 Park Building			
Building Area	2050 sq.ft.	\$930,000*	\$453/sq.ft.
Canopy Area	2850 sq.ft.	\$443,000*	\$155/sq.ft.
<b>Total Combined Area</b>	<b>4900 sq.ft.</b>	<b>\$1,373,000*</b>	<b>\$280/sq.ft.</b>

\*Note – costing includes 15% contingency since extent of details and finishes not yet fully defined.  
For comparison purposes staff reviewed several existing park buildings within the City of Vaughan. An outline of the basic levels of park buildings is included in Attachment 2.

The following chart provides a summary of size and costing for the park building located at Mackenzie Glen District Park. This park building is one of the most recently constructed buildings in the City's inventory and demonstrates a level of design that includes some architectural features.

Mackenzie Glen District Park Building			
Building Area	1022 sq.ft.	Not known	Not known
Canopy Area	2110 sq.ft.	Not known	Not known
<b>Total Combined Area</b>	<b>3132 sq.ft.</b>	<b>\$577,000**</b>	<b>\$184/sq.ft.</b>

\*\*Note - costing is based on a 2004 construction cost of \$390,000 escalated using Stats Canada Construction Cost Indexing for Institutional projects. Figures are rounded.

The following chart provides a summary of size and costing for the park building located at Matthew Park. This park building demonstrates a base level of design constructed from concrete block with no enhanced architectural features.

Matthew District Park Building			
Building Area	2422 sq.ft.	Not known	Not known
Canopy Area	1345 sq.ft.	Not known	Not known
<b>Total Combined Area</b>	<b>3767 sq.ft.</b>	<b>\$440,740***</b>	<b>\$117/sq.ft.</b>

\*\*\*Note - costing is based on a 2005 construction cost of \$307,809,000 escalated using Stats Canada Construction Cost Indexing for Institutional projects. Figures are rounded.

### Design Options

Based on discussion at the Committee where Committee members indicated an interest in being provided information from staff on an enhanced building design at NMRP without costs being excessive, the following options can be considered with the key difference between Option 1 and Option 3 being value engineering and reductions of canopy:

#### Option 1. Proposed NMRP park building with some reductions

- Maintains original, unique design concept
- Maintains sustainability features
- Considers potential reduction in canopy size and custom features
- Considers finishes and details within a budget of \$1.1M (reduction of approx. \$273,000 from current order of magnitude cost)
- Approx. combined cost of \$224/sq.ft. (totaling 4900sq.ft. or less)
- Will require moderate design changes by the architect

#### Option 2. Re-designed NMRP park building

- Establishes a more conventional approach to design
- Incorporates some sustainability features
- Considers reduction in canopy size
- Considers finishes and details within a budget of \$900,000 (reduction of approx. \$473,000 from current order of magnitude cost)
- Approx. combined cost of \$184/sq.ft. (totaling 4900sq.ft. or less)
- Will require more extensive design changes by the architect

#### Option 3. Proposed NMRP park building with enhanced features

- Maintains original, unique design concept
- Maintains sustainability features

- No reduction in canopy size and custom features
- Considers finishes and details within a budget of \$1.373M Approx. combined cost of \$280/sq.ft. based on \$453/sq.ft. enclosed building plus canopy (totaling 4900sq.ft. or less)
- Will not require design changes by the architect

As discussed at Committee, the Phase 1 park building is an important structure that will serve a variety of users. The building will be a focal point within the park and will be a gathering place for events even once the park is fully developed. Since the Committee meeting a public consultation on NMRP occurred on June 23<sup>rd</sup>. At the meeting a number of stakeholders expressed support for a design consistent with the Option 1 or Option 3 Proposed Park Building. Staff will take direction from the Committee on the chosen option but are recommending Option 1 or Option 3 as these options will result in fewer design changes and will reflect stakeholder expressions to date.

### **Consultation with Soccer Clubs**

Throughout development of the NMRP project staff have been in consultation with project stakeholders including organized sports organizations such as the Vaughan Soccer Club (as a primary project stakeholder and partner), Woodbridge Soccer Club, Kleinburg Nobleton Soccer Club and Glen Shields Futbol Club. Each of the clubs have provided their support for this project at various stages throughout the planning and design process.

Following discussion at FAA Committee on June 21, representatives of the clubs were contacted to confirm their continued support for the NMRP project and specifically support for the proposed enhanced building design. Respondents from the clubs indicated a desire to see Vaughan succeed as a whole, with this project seen as positively supporting everyone city-wide, including the provision of facilities to meet Long Term Player Development programs and requirements.

The clubs have a desire to see facility improvements within their individual districts as well and in particular, request the provision of field lighting improvements and developing additional 9v9 fields as a priority. A variety of capital projects are already approved and/or identified within the budget forecast to assist in meeting priority needs. Staff will continue to consult with the local clubs as part of this project and the updating of the Active Together Master Plan and to develop project plans for capital improvements for Council's consideration.

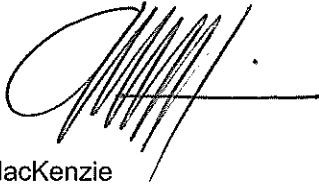
### **Input received at June 23 Public Consultation Meeting**

At the recent June 23<sup>rd</sup> Public consultation a number of individuals that attended expressed support for the evolving design. One stakeholder group - Vaughan Cares reiterated their interest in telling the story of the history of NMRP and the transformation of the adjacent lands from landfill to rehabilitated naturalized areas and recreational open space. As a club they are currently fundraising to support the design and installation of interpretive panels for inclusion with the Phase 1 project. Discussions to date with staff have identified the possibility of establishing a garden area in close association with the Phase 1 park building to develop a landscape feature with interpretive panels and a lookout point to provide views across the park towards the Don River valley and former Keele Valley landfill site. The garden would also feature the commemorative stone for the Maple Valley Plan that has been temporarily located at the Eagle's Nest Golf Club.

### **Conclusion**

Direction from Council regarding the level of design and project budget envelop for the Phase 1 park building is required so that staff can provide direction to the project architect and design team. This direction is necessary to keep the Phase 1 project on schedule, which currently includes detailed design and tendering planned for the remainder of 2016 followed by construction in 2017 for a park opening in 2018. Staff are of the view that the design of the Phase 1 park building, with enhanced design features and canopies will assist in making this a very memorable and special place within NMRP. Based on discussion with Committee members and informed by stakeholder input, staff is recommending either Option 1 or Option 3 be pursued at this time.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John MacKenzie', with a stylized, sweeping flourish extending from the end of the name.

John MacKenzie  
Deputy City Manager Planning & Growth Management

Attachments:    1. Detail summary of the NMRP Phase 1 park building  
                      2. Summary chart of example park buildings

Copy to:           Jeffrey A. Abrams, City Clerk  
                      Laura Mirabella-Siddall, Chief Financial Officer & City Treasurer  
                      Asad Chughtai, Director of Procurement Services  
                      Jamie Bronsema, Director of Parks Development

## DETAIL SUMMARY OF THE NMRP PHASE 1 PARK BUILDING



### DESCRIPTION OF PROGRAMME:

- 2 Changing rooms (incl. showers and WC)
- 1 Referee changing room / First aid room
- 1 Female public washrooms
- 1 Male public washrooms
- 1 Universal Washroom
- 1 Concession
- 1 Sheltered terrace
- 1 Janitor Room
- 1 Mechanical Room

The above program was established through stakeholder meetings.

### BUILDING USERS:

Field House One to be used by the following users:  
Players of soccer, softball, football, rugby, cricket;  
hikers and the general public.

### SUSTAINABLE FEATURES:

- Renewable resources - locally sourced wood structure (walls and roof).
- Passive ventilation
- Natural light
- Energy efficient LED light fixtures
- Water conserving, heavy duty, plumbing fixtures
- Heavy duty ceiling hung washroom partitions

### ARCHITECTURAL FEATURES:

- Low impact Design
- A building that provides ample shaded outdoor congregating space, positioned on the site to capture long views of the park.
- An architectural design that leverages the beauty of the site.

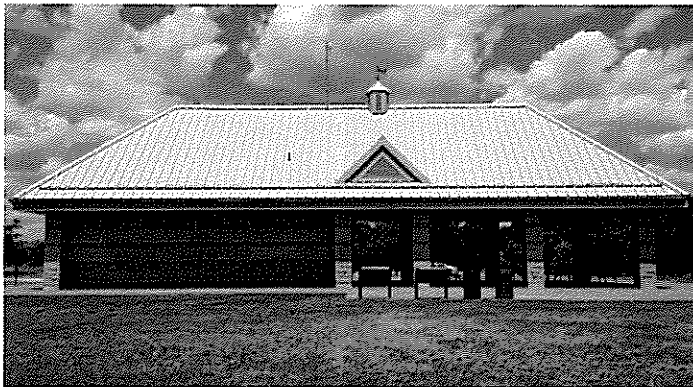
## SUMMARY CHART OF EXAMPLE PARK BUILDINGS

### 1. MATTHEW DISTRICT PARK BUILDING



- Minimum architectural detail
- Basic construction techniques and materials
- Washrooms (male and female with accessible), concession with washroom and storage, utility room, park utility room, mechanical/service room, roof overhang

### 2. MACKENZIE GLEN DISTRICT PARK BUILDING



- Increased architectural detail and design
- Medium quality construction techniques and materials
- Washrooms (male and female with accessible) with change area, mechanical/service room, janitor room, covered shade area

### 3. FIELD HOUSE ONE



- High degree of architectural design and detail
- High quality construction
- Sustainable green building standards and design
- See ATTACHMENT 1