



MULTI-USE RECREATION COMPLEX

GEORGINA

Prime Architect:

Perkins&Will

Library Masterplan:



Recreation Facility Needs Study:



Project Manager:





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Agenda

1. Introduction
2. Business plan
3. Design
4. Funding
5. Process
6. Tender result
and project budget
7. Next steps



COMMUNITY HUB



AQUATICS



GYMNASIUM



DISCOVERY BRANCH



MULTI-PURPOSE



TRACK



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Introduction

Town staff and Council have done their homework, listened to the community, and weighed the options carefully.

- Evidence-based community facility needs assessments;
- Georgina residents have been consulted and provided input;
- The community is supportive of a modern, one-stop community facility in south Keswick, and
- They want this sooner rather than later.

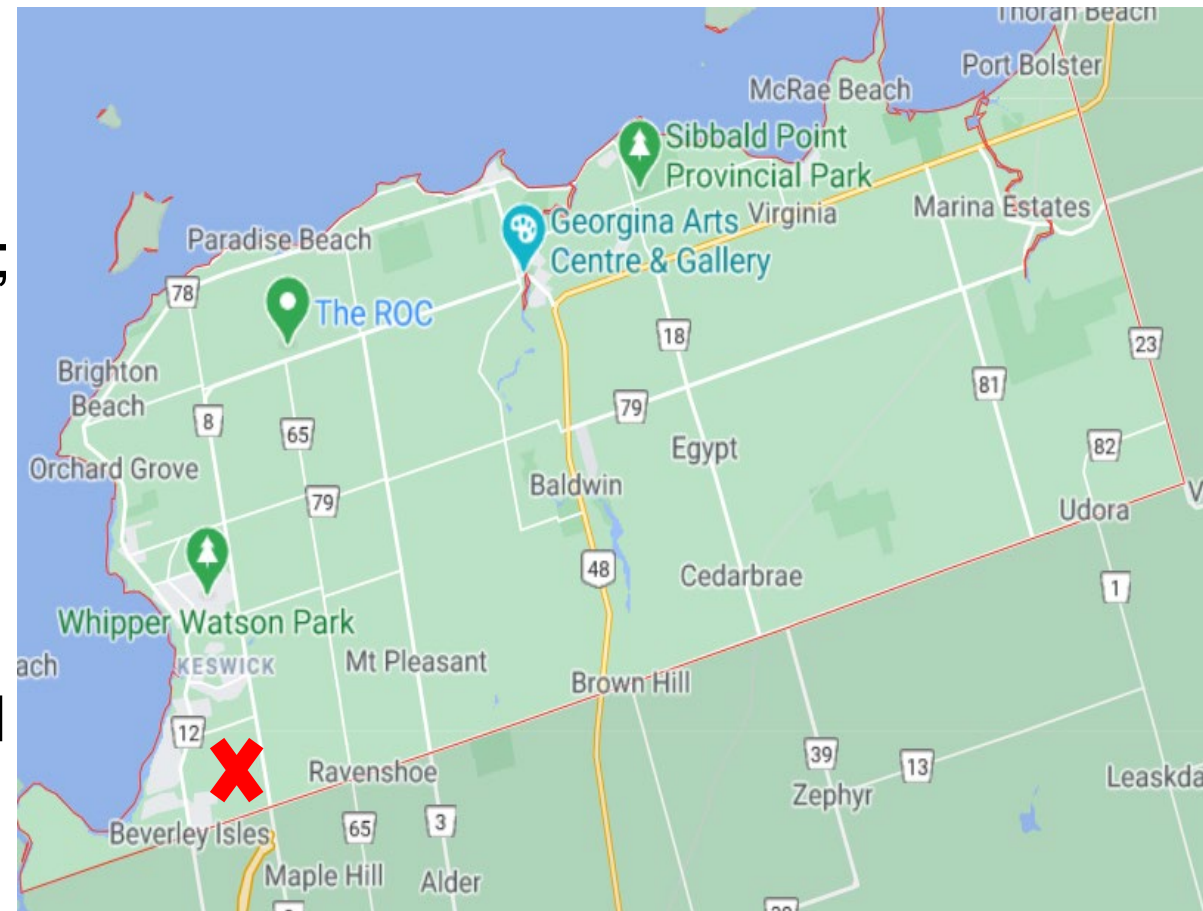




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Location

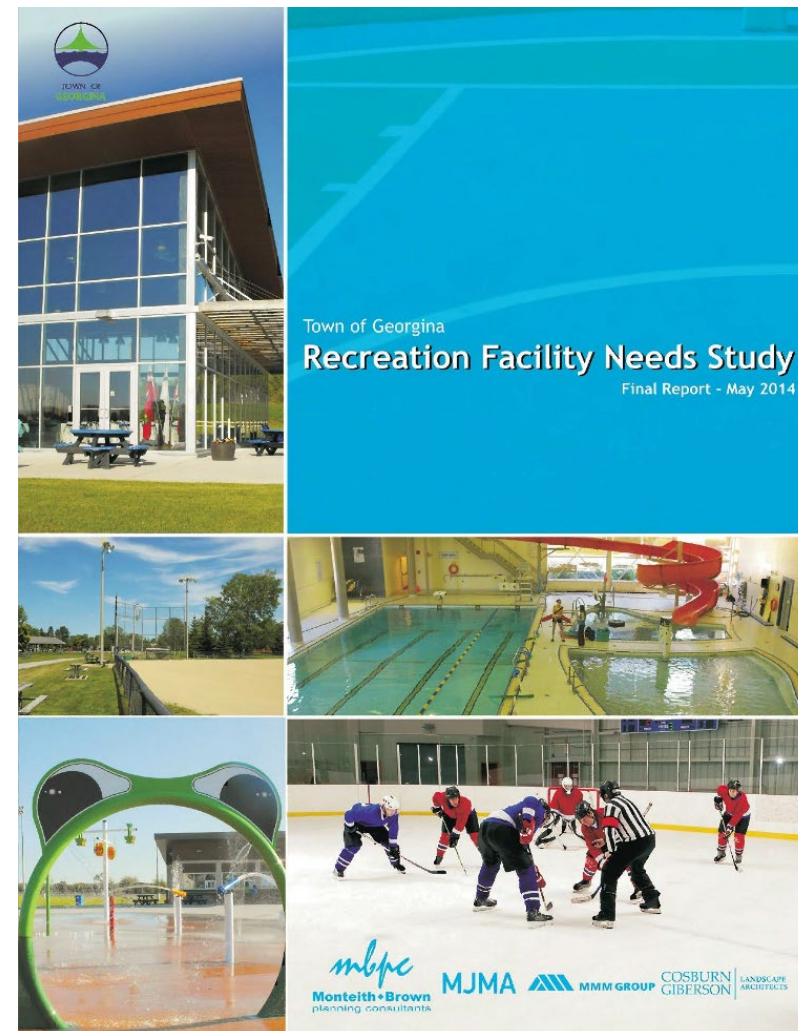
- The site is accessible to residents and will provide a community anchor to a growing part of our Town.
- The site is well thought out:
 - Connected to major cities via Hwy. 404;
 - Prominent and visible;
 - Maximizes public accessibility;
 - Offers outdoor spaces;
 - Connections to active transportation;
 - Compatible surrounding land uses; and
 - A community focal point.



Business Plan

In 2014, Town Council adopted in principle the Recreation Facility Needs Study (RFNS).

- The study assessed needs through:
 - wide-ranging community engagement; and
 - comprehensive research.
- Strong community support (88%) was expressed for the MURC.
- The study recommended a strategy to move the MURC initiative forward.



Aquatics

- Indoor pools are among the most desired amenities – swimming is both a life and lifelong skill.
- There is strong local demand for indoor aquatic services, particularly instructional swimming and warm water aquatics.
- The MURC pool will also provide new opportunities for competitive swimming activities and events that cannot be accommodated at the Georgina Leisure Pool.



Aquatics

- There is a shortage of indoor pools in Georgina – 15,000 residents do not currently have adequate access.
- This service gap will grow to 36,000 people by 2041.
- Keswick has a sufficient population base to support an indoor aquatic complex, and its future growth will help to sustain operations.



Fitness and Community Spaces

- Gymnasiums offer extensive flexibility for:
 - ✓ indoor sports;
 - ✓ registered and drop-in programs;
 - ✓ special events;
 - ✓ community meetings and more.
- Indoor walking tracks help to build healthy communities and foster active lifestyles.
- Multi-use spaces (community rooms, kitchen, etc.) are vital to creating a multi-functional recreational centre and community hub.



Recreation – Health and Wellness

- The MURC design supports our abilities to efficiently synergize a multitude of recreation, arts and cultural programming opportunities and activities.
- Inviting spaces and endless opportunities for programming and character building.
- Multi-programmable options catering to inter-generational and family focused needs.
- 25 metre lane pool , separate leisure pool and therapy pool, double gymnasium with walking track fitness amenities, multi-purpose activity rooms and a discovery library branch.



Recreation – The Cornerstone



- 6 lane pool will support the competitive needs of our recently established Georgina Rapids Aquatic Club, as well as advanced aquatic programming.
- Partnership and sponsorship opportunities with community groups, sports organizations and private sector health, wellness and fitness providers.
- A “Gathering Place and Community Building Block” personifying the essence, spirit and values of Georgina.

Discovery Branch Library

OBJECTIVE #1 | A multi-functional holistic community place

- Diverse and inclusive;
- Cultural centre;
- Reflecting the change and expansion of Georgina;
- Multi-purpose and cross generational;
- Flexibility of space.



Discovery Branch Library

OBJECTIVE #2 | Engaging spaces

- The ‘Grand Community Living Room’;
- Connecting the community through its facility, resources, services and programs;
- A program “Integrator” and synergy builder;
- Open arms design.



Discovery Branch Library

OBJECTIVE #3 | Expand programs and technology

- Be responsive and agile;
- Offer a variety of programs, services and spaces;
- Provide access to 21st century technology;
- Expand traditional services to encapsulate arts, culture and technology;
- Keep community connected; and
- Support services for entrepreneurs and families.



Discovery Branch Library

OBJECTIVE #4 | Improve accessibility, schedule and transportation

- Offer one-stop services;
- Address transportation and access options in Georgina (low-income families, people without vehicle); and
- Flexibility through extended schedule.



Discovery Branch Library

OBJECTIVE #5 | Attracting the community

- Affordable access to important resources for life success;
- Responds to a changing world;
- Provides space for “making”;
- Support for creativity and learning;
- A discovery centre for Georgina.



Innovation: Discovery Branch Library



Discovery Branch Library



SCIENCE

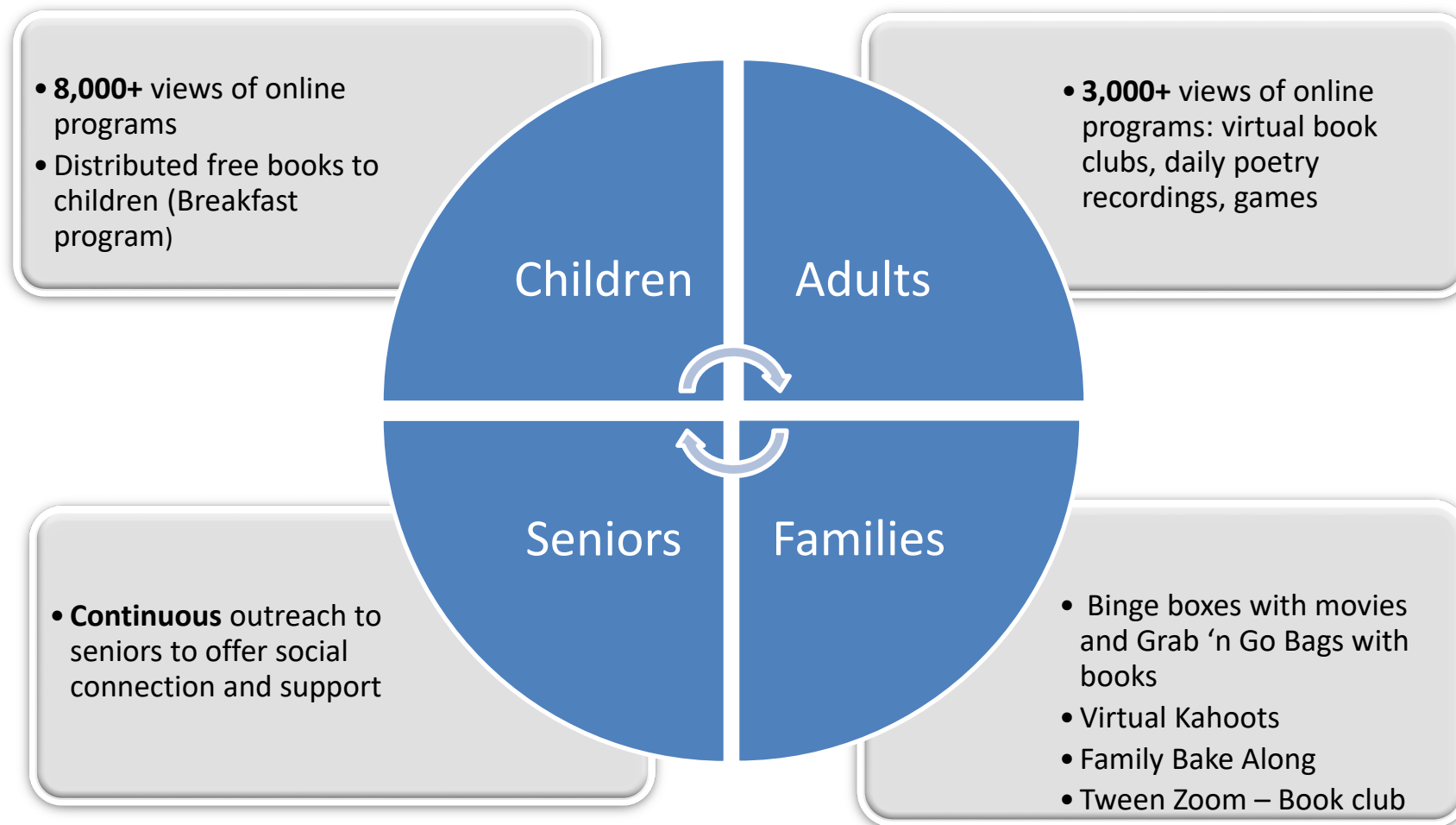
TECHNOLOGY

ENGINEERING

ARTS

MATH

Community Support



Electronic material circulation increased by **30% in 2020**, and 27% in 2019

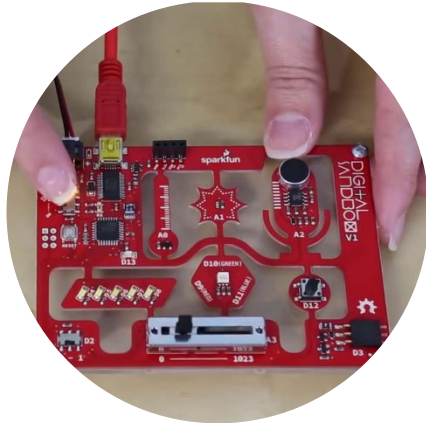
Community Support

- ✓ Post pandemic world.
- ✓ The mental health crisis; people feeling isolated.
- ✓ Work and study from home evolution; quiet spaces needed.
- ✓ A skilled and knowledgeable community is attractive to employers.
- ✓ Now is the right time for our community's Discovery Branch.
- ✓ Will continue to offer support and help shape Georgina's growing, diverse community.
- ✓ Discovery Branch will be a gateway for knowledge growth, digital sandbox, inclusivity, and community connections.



Discovery Branch

“A place to create, for space, and to belong”



Libraries store the energy that fuels the imagination. They open up windows to the world and inspire us to explore and achieve, and contribute to improving our quality of life.

– Sidney Sheldon



Public Consultations



Town Meeting #1

The meeting occurred on May 26, 2019 at our Lady of the Lake Catholic High School.

Town Meeting #2

June 4, 2019 at Lake Simcoe Public School

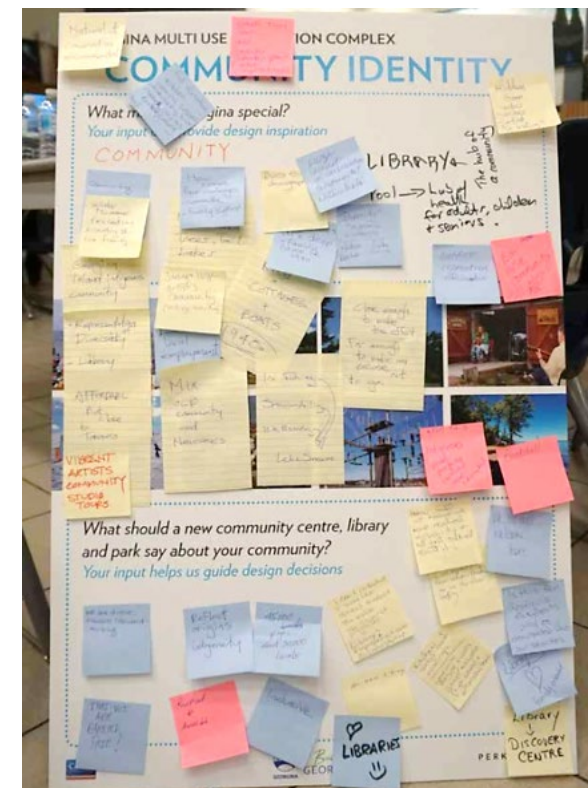
Public Engagement Sessions:

#1 August 10, 2019 Sutton Fair

#2 August 12, 2019 Pefferlaw Lions Hall

#3 August 13, 2019 Ice Palace Keswick

Online survey



Design

Reflect the unique attributes of the place

Explore ties to the history of Georgina and the nature of the region.

Demonstrate accessibility and inclusion

Provide options for a wide range of ages, interests and abilities.

Support informal and programmed use

Informal spaces, mixed with spaces for sport, learning and programs.

Design with flexibility in mind

Accommodate current programs and allow for future layout flexibility.

Higher levels of sustainability

LEED Gold, reduce energy use, more daylight and water efficiency.



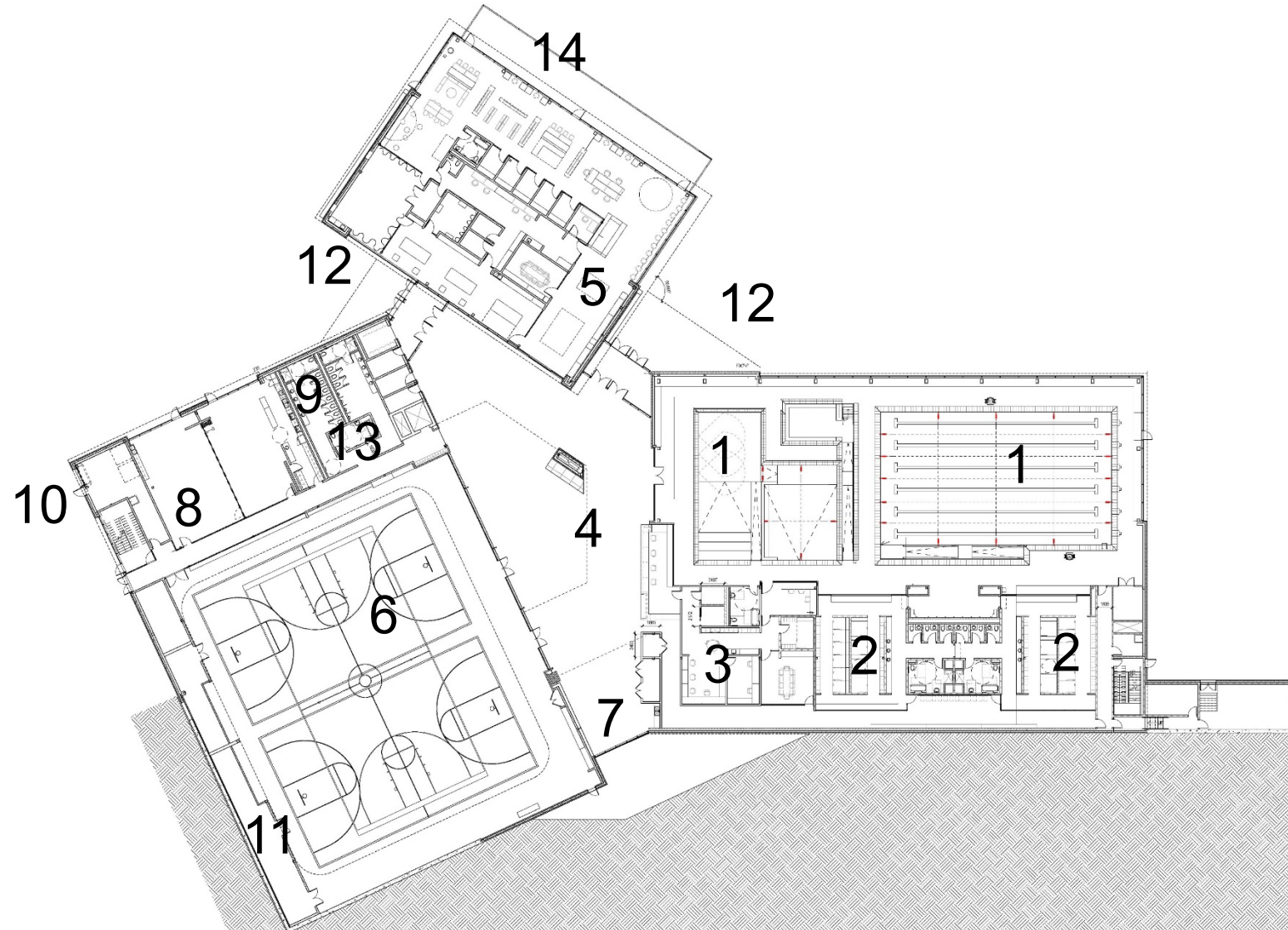
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Design

Ground Floor

Legend

- 1. Pool
- 2. Change rooms
- 3. Admin
- 4. Lobby
- 5. Discovery branch
- 6. Gymnasium
- 7. Program
- 8. Multi purpose
- 9. Kitchen
- 10. Service
- 11. Storage
- 12. Entry
- 13. Washrooms
- 14. Reading garden



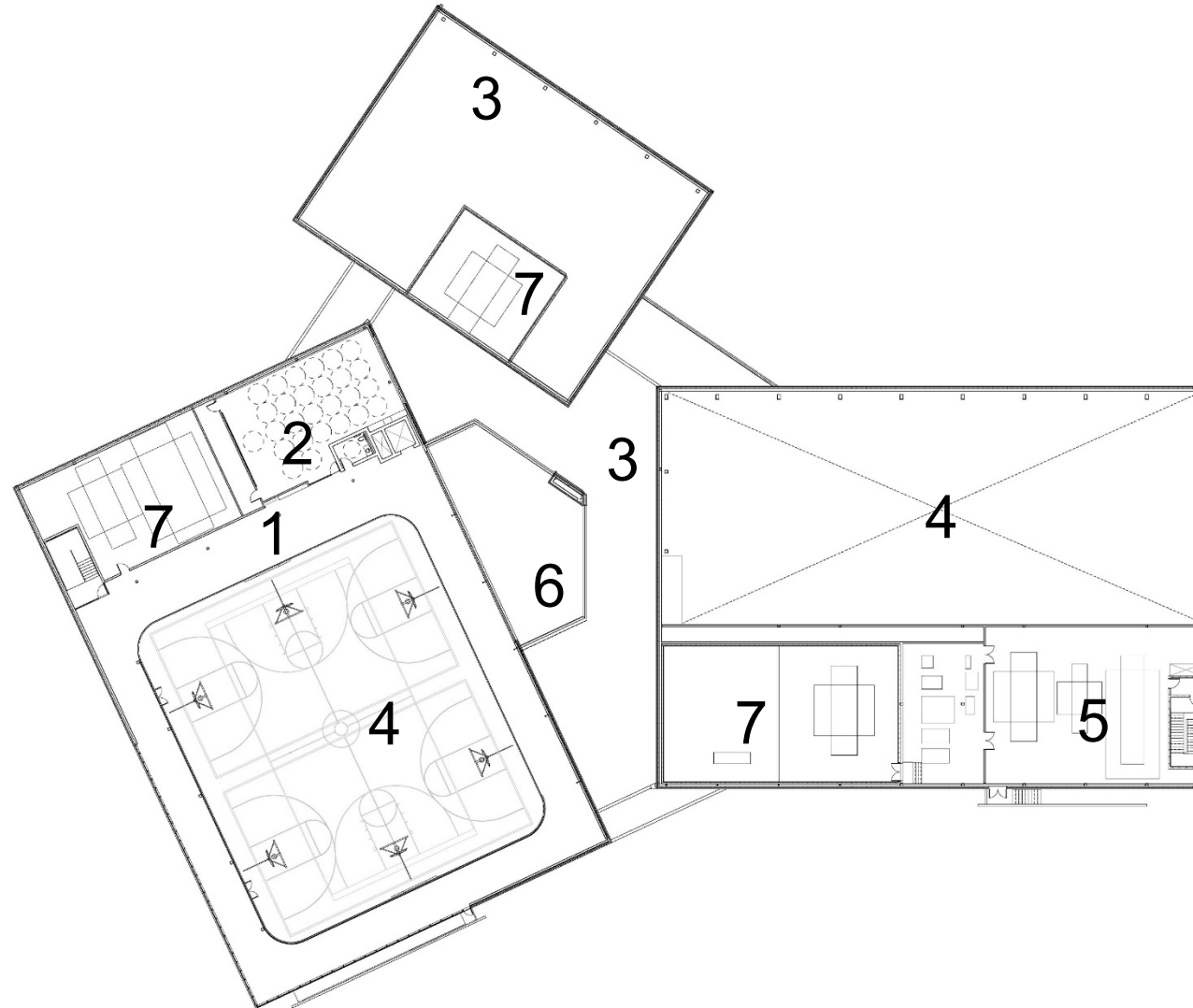


Design

Second Floor

Legend

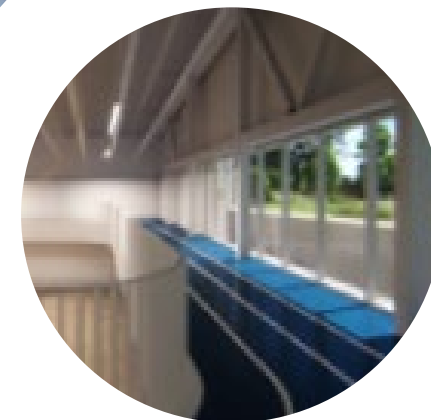
- 1. Track
- 2. Fitness
- 3. Roof
- 4. Open to below
- 5. Mechanical
- 6. Clerestory
- 7. Roof mechanical



Community Objectives

“A Sense of Belonging”

- To engage residents in recreation and physical activities;
- To be fully accessible and barrier-free design integration;
- To support mental wellness and personal health;
- To promote social wellbeing and inclusivity;
- To offer options for all ages and abilities;
- To enhance convenience of co-located services;
- To create jobs that contribute to our economic recovery; and
- To respond to changing trends through contemporary designs and flexible, COVID-adaptable spaces.



Funding - Capital

- With the legislative changes proclaimed in Bill 108, the MURC will now be 100% funded by development charges.
- Delaying the MURC will impact the ten year historical service level calculations in the development charge study.
- There will be no tax levy increases relating to the MURC operating and capital expenditures.
- The facility is currently estimated at a total project cost of \$50,200,000 for full build and \$46,900,000 for partial build and promotes the responsible and sustainable use funding.
- By planning ahead, the Town has an opportunity to build the facility where they want, when they want, and how they want – and within the bounds of our overall financial strategy.



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Operating

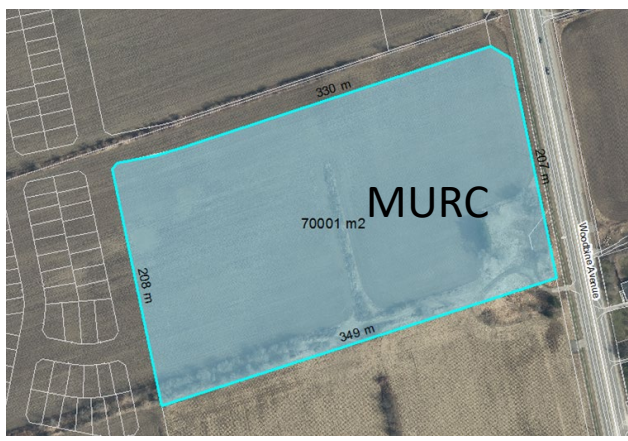


- As presented in the 2020 and 2021 Draft Budget Reports, the anticipated annual net operating expenditures relating to the MURC will be approximately \$2 million.
- This includes \$1.5 million for the Pool/Gymnasium and \$500,000 for the Library.
- The entire amount will be funded through assessment growth, which is the new property taxes that will be collected from new development.
- As a result, there will be no tax levy increases relating to the MURC operating expenditures.

Process

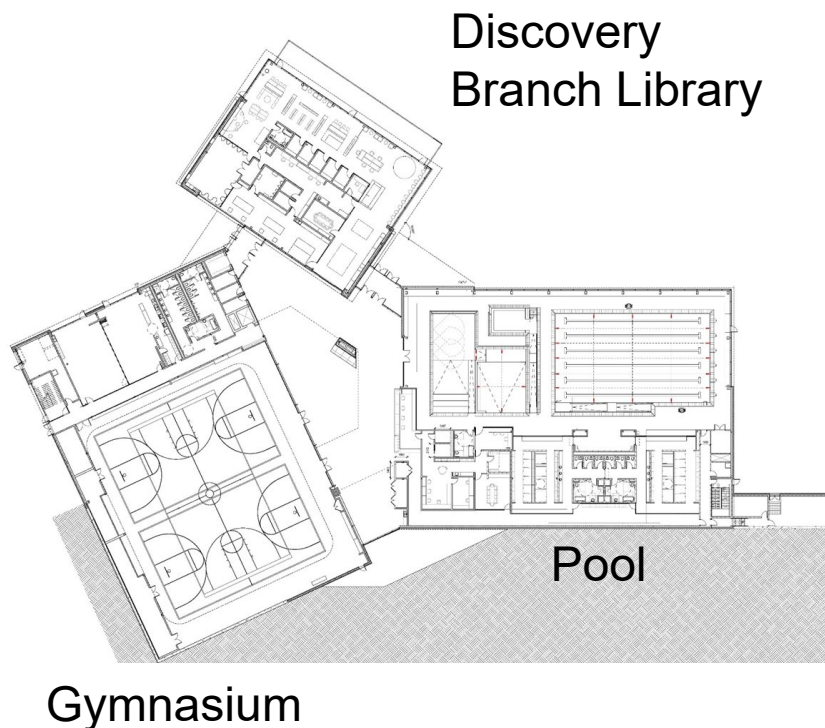


7+ years to date



Tender Result and Project Budget

Full Build



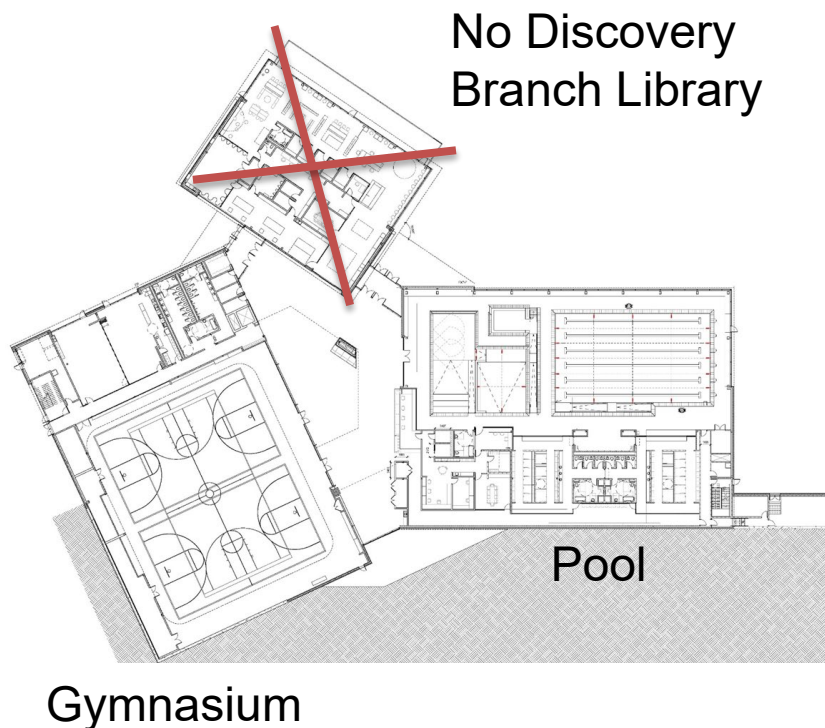
	Original	Lowest Construction Bid
Construction	\$32,050,000	\$39,733,000
Project Budget	\$42,141,000	\$50,200,000

Best Value Proposition

- Avoids the cost of rework in the event the Discovery branch is added in the future;
- Full build now has no disruptions;
- Much less expensive to build library now as part of the facility vs to add later or build a standalone facility. The construction cost to include the Discovery branch library at this time is only \$2.6 million dollars.
- Consultant team already on board;
- Economies of scale; and
- Avoids estimated construction escalation of 5-10% per year.

Tender Result and Project Budget

Partial Build



	Original	Lowest Construction Bid
Construction	\$32,050,000	\$37,171,000
Project Budget	\$42,141,000	\$46,900,000

Impact:

- Short term capital savings of \$2.6M on the construction award
- Short term capital savings of \$3.3M on overall project budget cost;
- Long term costs would be greater than the current class A construction estimate value of \$4.5M because it would escalate at 5-10% per year.
- Long term lost value from the construction of the interim solution and the cost of later demolishing it on top of construction costs.
- Long term soft costs would also go up more than the currently estimated \$700K because it would escalate at 3-6% per year; also it would require additional consulting services.

Next Steps







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Questions?