




TO: Mayor and Members of Council

FROM: Ronji Borooah, City Architect 

CC: Jim Baird, Rino Mostacci, Gary Adamkowski, Linda Irvine, Joel Lustig, Alex Moore, Matt Vetere, Tony Casale, Morteza Behrooz

DATE: October 16, 2012

SUBJECT: **General Committee October 15, 2012 Item #12, Berczy Park Pavilion Buildings**

At the General Committee meeting on October 15, 2012, regarding Item #12, Award of Tender, Berczy Park Pavilion, Maintenance Building and Water play Construction, City staff were asked to respond to the following:

- Comparison of Capital Cost, Operating Cost and Life Cycle/Replacement Period for Asphalt Shingle Roof vs Metal Roof; and
- City standard for roofing material for sloped roofs
- Drawings of the proposed structures.

The answers are provided below. The drawings formed part of a report to the Development Services Committee on June 14, 2011. That report and drawings are attached to this memo.

1. Comparison of Capital Cost, Operating Cost and Life Cycle/Replacement Period

The average capital cost for an asphalt shingle roof is about \$5/sq ft, with a life cycle/replacement period of 15 years. The average capital cost for a metal roof is about \$12 sq ft, with a life cycle/replacement period of 30years.

The operating costs for both roofs consist of an annual inspection, which would be the same, plus a budget of 1% per year of capital cost.

Note: All figures above from Asset management

The estimated cost savings achieved through value engineering was \$182,100.00, as presented in the report to the General Committee on October 15, 2012. Of that amount, approximately half of the savings can be attributed to the switch from a metal roof to an asphalt shingle roof, as per Hanscomb, the cost consultants on the project.

City staff believe that the capital cost savings of an asphalt shingle roof can be justified, given that the life cycle costs of both roof systems are similar, with a slight advantage for the asphalt shingle roof.

2. City Standard for Roofing Materials

There are no City Standards for Roofing Materials for park buildings and structures.



Report to: Development Services

Date Report: June 14, 2011

SUBJECT: Park Pavilion and Park Maintenance Building, Berczy Park
PREPARED BY: Linda A. Irvine, Manager, Parks and Open Space
Development, x 2120

RECOMMENDATION:

- 1) **THAT** the report titled "Park Pavilion and Park Maintenance Building, Berczy Park" be received;
- 2) **THAT** the site plans, floor plans and elevations, as presented herein, for the Park Pavilion and Park Maintenance Building in Berczy Park be approved, in principle;
- 3) **THAT** staff proceed with detailed design work, preparation of working drawings, tendering, and tender award, as required, to insure that construction of these facilities commence as soon as possible;
- 4) **THAT** site plan approval be delegated to the Director of Planning and Urban Design or his designate; and,
- 5) **AND THAT** staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to provide an update on the status of this project, seek Council approval to proceed with preparation of detailed design and working drawings, tendering, and tender award, in accordance with the Purchasing By-law, and to delegate site plan approval to staff.

BACKGROUND:

In June 2009, Council approved the "Policy on Satellite Park Maintenance Buildings in Community Parks (with Public Washrooms as appropriate)" and the "Policy on Public Washrooms in Community Parks". Council also authorized staff to proceed with the design and construction of three capital projects, in accordance with these policies: Berczy Community Park Pavilion and Park Maintenance Building; Mount Joy Park Maintenance Building; and, Villages of Fairtree Washroom Building.

On May 10, 2011, staff presented a site plan approval update to Development Services Committee on the Berczy Park, Park Pavilion and Park Maintenance Building project and received input and comments. Staff will be reviewing the input received and incorporate changes and suggestions as appropriate. Staff also indicated that they would report back to Development Services Committee on the site plan application in June 2011.

OPTIONS/ DISCUSSION:

Staff in Urban Design has worked with staff in Recreation and Operations to ensure that these two buildings meet operational and functional requirements. The building floor plans have been designed so as to generally serve as a "model" for other similar park pavilions and satellite park maintenance buildings to be constructed in other community parks in Markham. The intent is to build on the work completed as part of this project, but to modify the building elevations in other instances to suit other parks and neighborhoods elsewhere in Markham. The consulting architects on this project are the Ventin Group Inc. Both buildings are seasonal and, in this instance, have a classical design that is reminiscent of early 20th Century park pavilions. Durable and low maintenance materials are specified.

A Site Plan Applications for the park pavilion (SC 11-117468) and for the park maintenance building (SC 11-117469) have been submitted for these two buildings.

Park Pavilion with Public Washrooms: The purpose of this pavilion is to provide public washrooms, change facilities and an outdoor gathering area for sports groups and general park users. The pavilion building is approximately 945 sq. ft. which includes 2 public washrooms with change areas, a storage room and service / mechanical room. The outdoor, covered, gathering area is approximately 1900 sq. ft. These washrooms will serve park users in the northern part of Berczy Park. The building is situated just north of the large 'common green' in Berczy Park North between Bur Oak Avenue, The Bridle Walk, Castlemore Avenue and Glenbrook Drive.

Park Maintenance Building with Public Washrooms: The purpose of this building is to provide a satellite park maintenance facility for parks maintenance staff and two public washrooms to service park user in the southern part of Berczy Park. The maintenance building is approximately 1,735 sq. ft. which includes a staff room with small kitchenette, one uni-sex staff washroom, garage area for vehicles and equipment storage, mechanical/service room, and two publicly accessible washrooms. The exterior provides for a 1,000 sq. ft. outdoor storage area, parking for 4 cars and an access driveway from Wilfred Murison Avenue. The building is situated just west of the Burdenette Creek and immediately north of Wilfred Murison Avenue.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Funding for the park pavilion and park maintenance building is approved in the Capital Budget.

HUMAN RESOURCES CONSIDERATIONS

None

ALIGNMENT WITH STRATEGIC PRIORITIES:

This project aligns with the Strategic Priorities of: Growth Management, Municipal Services and Parks.

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable.

RECOMMENDED

BY:

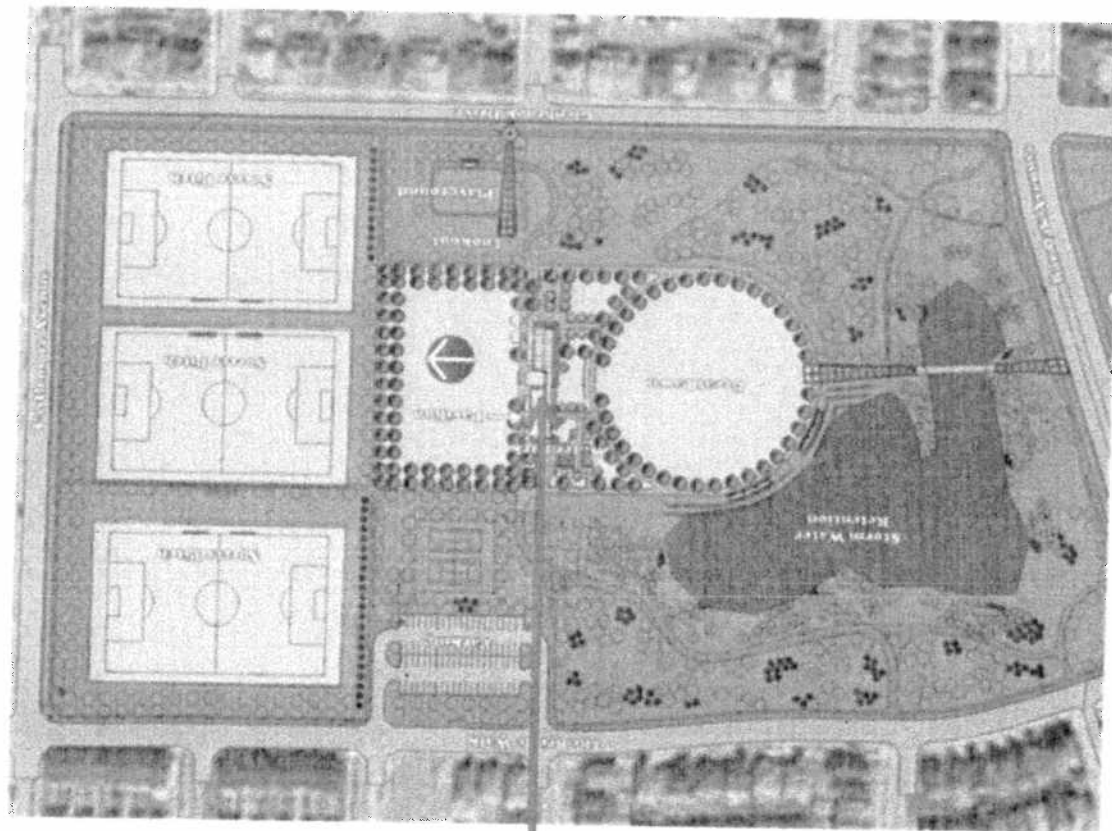
Rino Mostacci, MCIP, RPP
Dir. Planning and Urban Design

Jim Baird, MCIP, RPP
Commissioner, Development
Services

ATTACHMENTS:

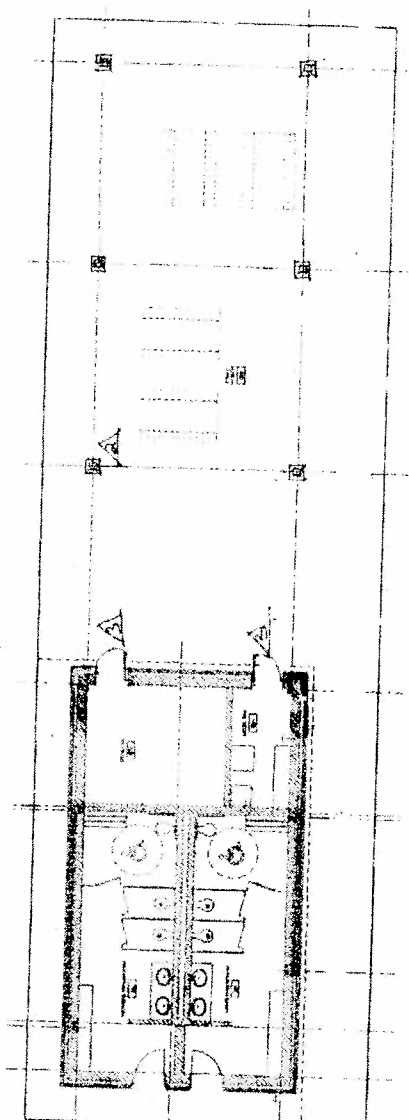
- Appendix 1: Location of Park Pavilion in Berczy Park, North
- Appendix 2: Site Plan for Park Pavilion
- Appendix 3: Park Pavilion Floor Plan
- Appendix 4: Park Pavilion Elevations
- Appendix 5: Location of Park Maintenance Building in Berczy Park, South
- Appendix 6: Site Plan for Park Maintenance Building
- Appendix 7: Maintenance Building Floor Plan
- Appendix 8: Maintenance Building Elevations

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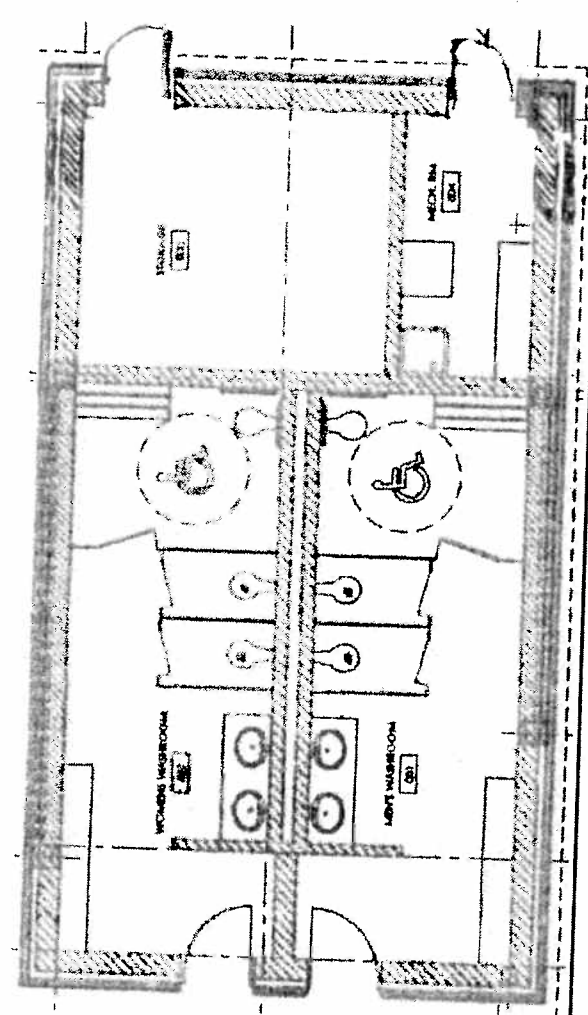


Pavilion

Appendix 1 – Location of Park Pavilion in Berczy Park, North

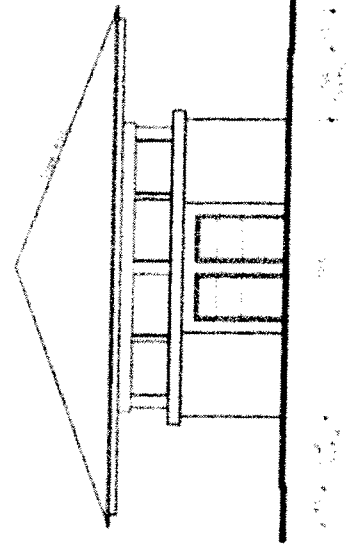


Pavilion and Washroom Floor Plan

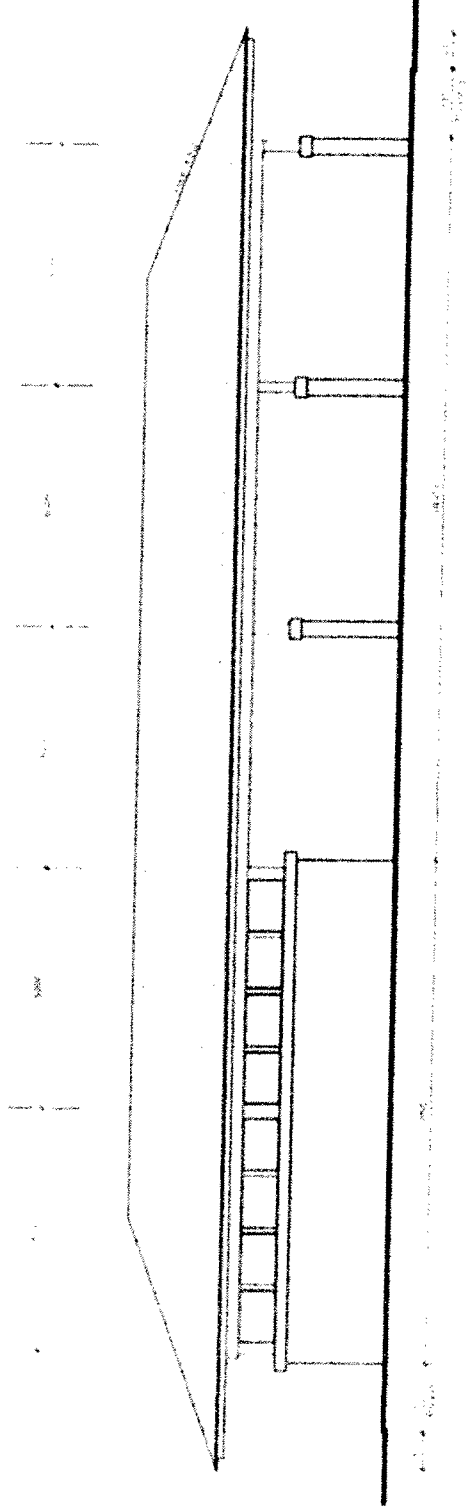


Washroom Floor Plan Enlargement

Appendix 3 – Park Pavilion Floor Plan

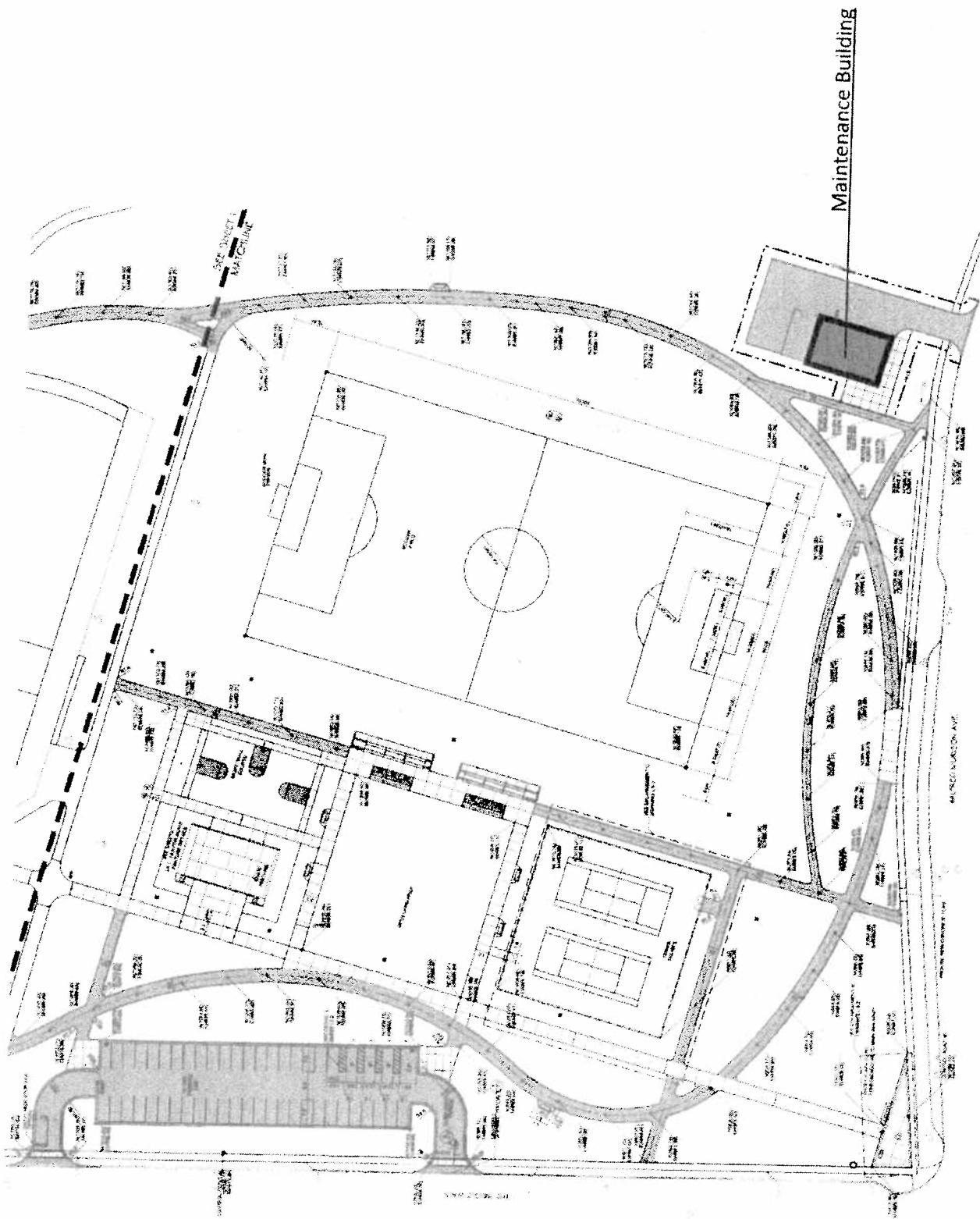


PAVILION SIDE ELEVATION

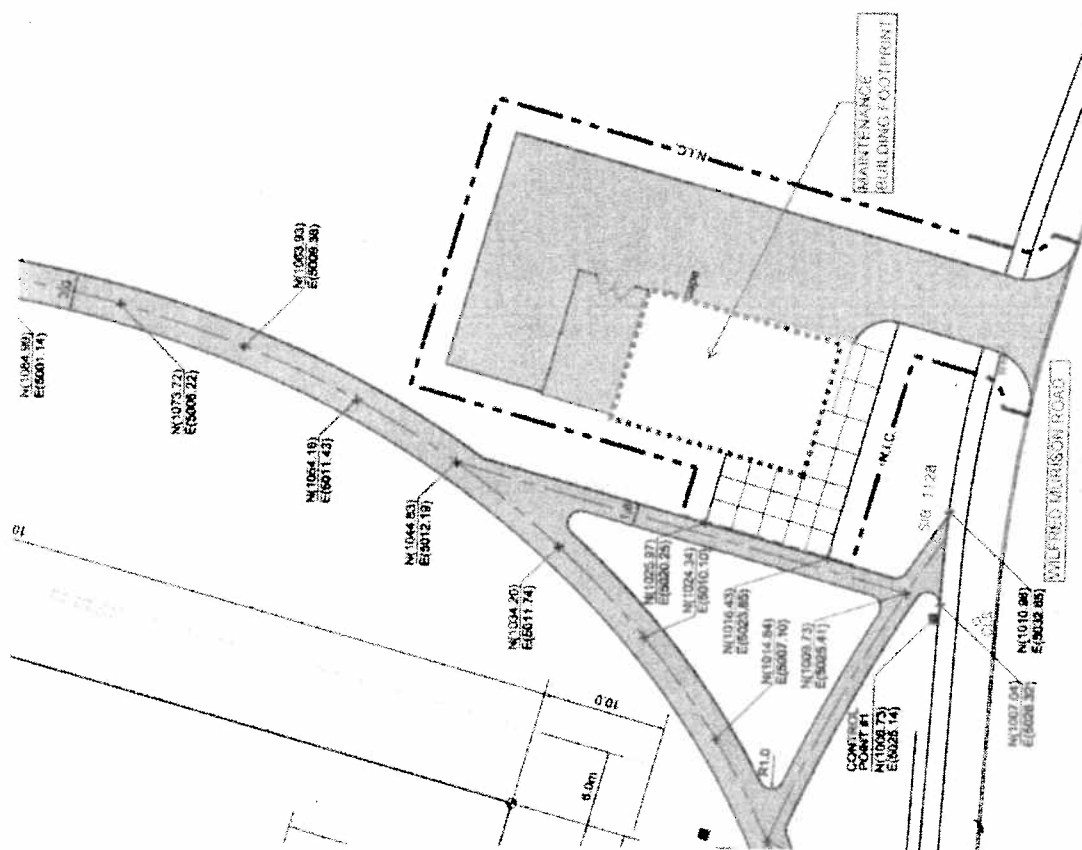


PAVILION FRONT ELEVATION

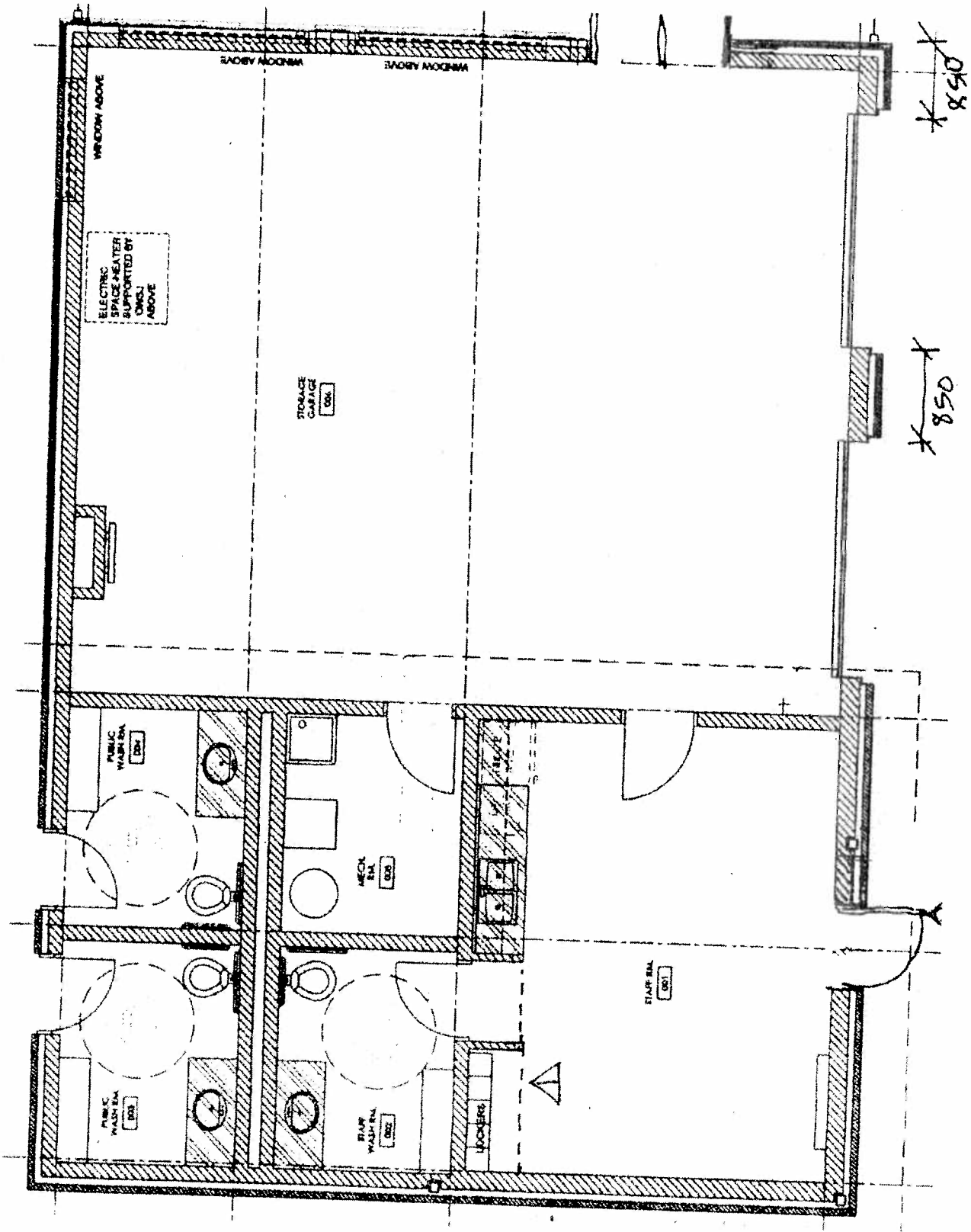
Appendix 4 – Park Pavilion Elevations



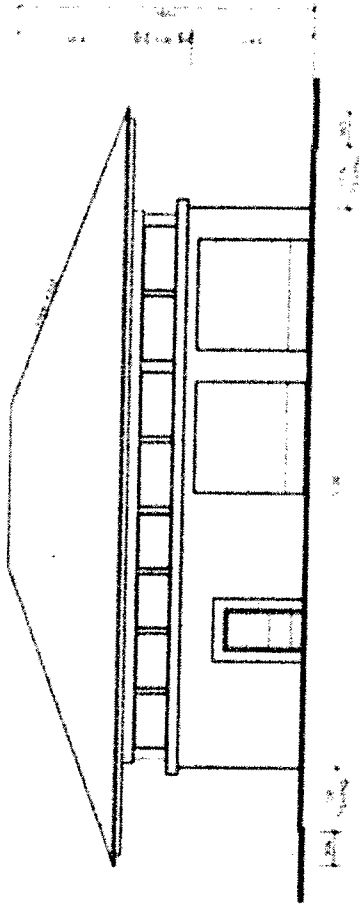
Appendix 5 – Location of Park Maintenance Building in Berczy Park, South



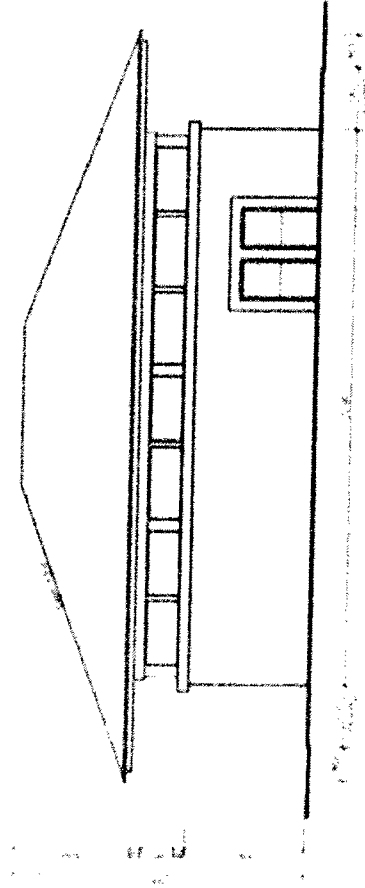
Appendix 6 – Site Plan for Maintenance Building



Appendix 7 – Maintenance Building Floor Plan



ELEVATION FACING CREEK



PARK AND STREET FRONT ELEVATIONS

Appendix 8 – Maintenance Building Elevations