

Toronto 2015 Pan/Para Pan Am Games ***Markham Venue***

Presentation to Development Services

May 31, 2011

Agenda

- **Purpose**
- **Background**
- **Project Overview – Expected Outcomes**
- **Pan Am Requires Commitment by June 2**
- **Options Considered**
- **Recommendations**
- **Design Committee**

Purpose

- **To respond to the request from Toronto 2015 to confirm continued commitment to participate in the Games at the site approved in January by June 2nd.**
- **To provide an update on the status of discussions on the costs**
- **To seek approval for the schematic design in order to meet the timelines of the Games**
- **To establish a Design Committee of Council and Staff**

Background

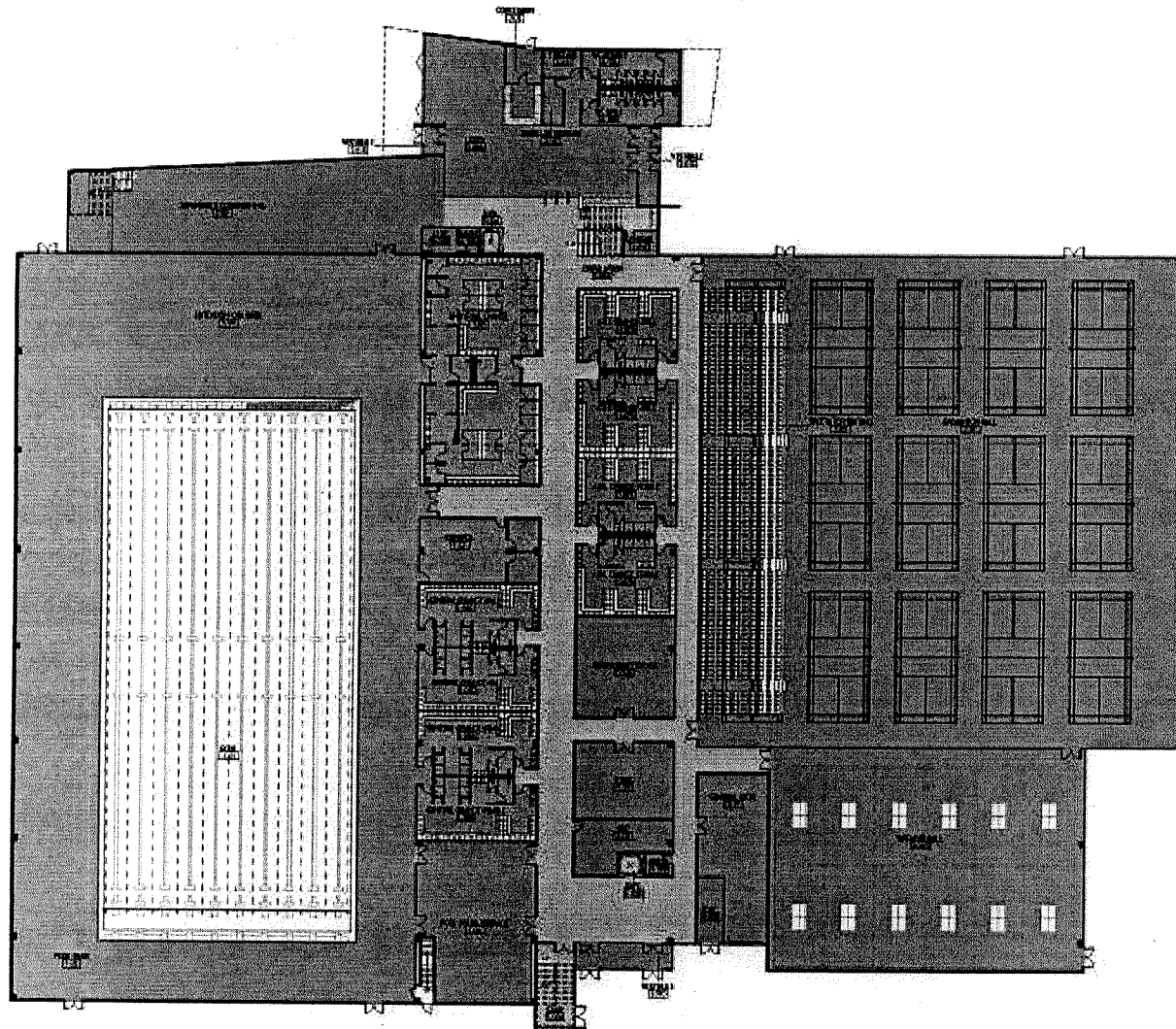
- **Council approved participating in Pan Am Games Bid in January 2009 and a Joinder Agreement signed by Markham – Oct 2009**
- **Venues approved: Water Polo, Badminton and Table Tennis**
- **When Games awarded to Toronto – the site for Water Polo and Badminton needed to be confirmed for evaluation by TO2015**
- **Site location approved in May 2010 and then relocated in January 2011**

Design Process to Date

- The functional program approved on January 25th included 86,000 sq. ft. of net program space. 130,000 sq ft gross space
The two main facility elements include:
 - 50,000 metre pool
 - 36,000 ft for fieldhouse/gymnasium
 - Support functions (offices, multi purpose rooms, circulation space for a gross size of approximately 117,000 to 130,000 sq ft.)
- Schematic Design – *Completed awaiting Council approval*
- Detailed Design - delayed - expected to start in May

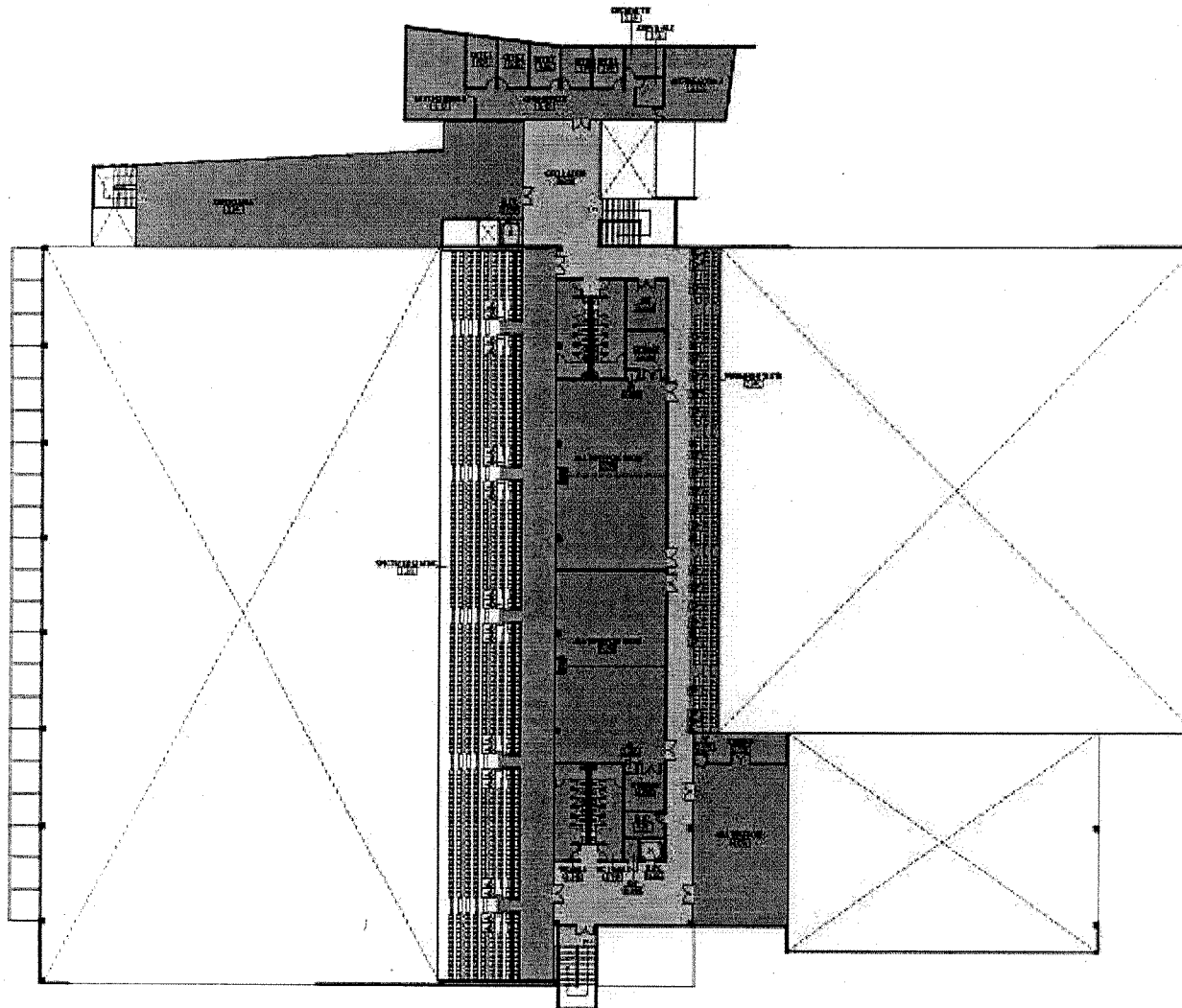
PAN AM Facility Update

LEGACY G/F Plan



PAN AM Facility Update

LEGACY 2/F Plan



Markham Legacy Expectations

- **Markham has a long history of supporting sport development and sport infrastructure**
- **CSIO project – Markham first municipality in Ontario to support the Sport Institute concept**
- **Community needs versus wants – gaps for sport infrastructure in Markham and York Region**
 - **50 Meter Pool – none in York Region and Markham Swim Clubs need time in Markham pools – service gaps for sport**
 - **Badminton - Largest concentration of Badminton in region without official facilities that meet national and international standards**

Project Cost Estimates

- Town raised concerns regarding preliminary cost estimates (Class 'D') – at the meeting with Town and TO2015, Town clearly articulated that commitment is the approved budget:
- Class 'C' estimates are being completed currently
 - ✓ Staff has seen significant progress in reducing costs estimates
 - ✓ Although cost estimates still slightly higher than approved budget, proceeding to Detailed Design and RFP would help to further reduce costs
 - ✓ Staff will continue to work with TO2015 and I/O to further refine numbers and investigate options for reduction of project scope if necessary
 - ✓ Staff to continue to resolve the cost sharing formula with TO2015 – what is shared versus 100% Badminton
 - ✓ Staff will report back on process
 - ✓ Confidentiality Agreement relates to all costing information

Toronto 2015 – Pan Am Games Requirements

- Meeting held with Mayor, CAO, Commissioner of Community & Fire Services and Toronto 2015 officials
 - Toronto 2015 expressed concerns about delay
 - Town raised concerns regarding first cost estimate
 - Toronto 2015 clearly indicated that MISTA could not be used as a venue for PAN AM Games
 - ***Toronto 2015 has indicated that timing, costs and due diligence process make any relocation of venues in Markham an impossibility***
- A follow up letter was received by the Mayor from TO2015 CEO, Ian Troop, advising that a decision to move forward with PAN AM Facility in Markham, as currently identified **by Wednesday, June 2, 2011**

Markham Considerations

- Markham needs to advise Toronto 2015 of our decision to proceed or not by June 2nd 2011.
- Based on current work, four options have been considered:
 1. **Participate in Pan Am Games**
 2. **Participate in Pan Am Games with Town constructing project**
 3. **Not Participate in Pan Am Games and Move Town's committed portion of funding to MISTA Project**
 4. **Not Participate in Pan Am Games and still build facility as it is currently designed**

Option for Consideration - #1

- **Participate in the Pan Am Games: proceed to detailed design and continue to monitor budget**
 - Leveraging partnerships with Toronto 2015/Province/Federal Gov't
 - Raising Markham's profile Internationally and Nationally
 - Timely construction of much needed sport infrastructure – 2014
 - Building a 'sport campus' with Bill Crothers High School, YMCA and MISTA
 - Follow through on our commitments made to Games

Option for Consideration - #2

- **Participate in the Pan Am Games with Town Constructing Project**
 - Request to undertake construction by the Town rather than Infrastructure Ontario in order to control and reduce costs
 - This option not supported by Toronto 2015 or the Province

Option for Consideration - #3

- **Not Participate in Pan Am Games and move the Town's portion of funding to MISTA Project**

TO2015 could not support Pan Am games being held in MISTA:

- Could not change sites at this time nor introduce private sector investor without proper due diligence and RFP process - \$29M+ Pan Am believe it can not be achieved in time to host the Pan Am games
- Land required to build MISTA is not currently owned by the Town
- The Town may be responsible for separation costs as a result of dissolving our relationship with Pan Am
- Due diligence and RFP by Town required – timing uncertain until due diligence completed and evaluated.

Option for Consideration - #4

- **Not participate in Pan Am Games and Build Facility**
 - Staff estimate additional funding in the amount of approx. \$15 - \$20 million would be required to build on current approved site
 - If relocated to other Town owned property adjacent to the YMCA an additional \$12 million + would be required for below grade parking for additional funding of \$27 to \$32 million. Plus cost to construct the new road. Further evaluation required to determine facility fit on town owned portion of site.
 - Reconsideration of Milliken Community Centre – address needs identified in Integrated Leisure Master Plan

Criteria Used to Evaluate Options

- ☐ Deliverable within short term – 2014
- ☐ Meets Community needs – aquatics/badminton
- ☐ Leverages Town commitments
- ☐ Raises profile of the Town
- ☐ Due diligence completed on project
- ☐ Certainty of partners and funding
- ☐ Ease of site development- ownership, approvals
- **Recommendation based on criteria – Option #1**

Timelines for Project Completion

- **Project timelines are now behind schedule and will need to be adjusted to meet the final completion dates of July 2014:**
 - **Functional Program** Completed by January 31, 2011 – *Completed*
 - **Schematic Design** - February 24th to April 8th - *Completed*
 - **Commence Design Development** – delayed - April 15th
 - **Release of Request for Qualifications (RFQ)** – July 21
 - **Close of RFQ** – Aug 18th
 - **RFQ evaluation** – Aug 29th to Sept 20th
 - **Notify proponents** – Oct 14th
 - **Design Development complete** – June 14th
 - **Issue Request for Proposals (RFP)** – December 16th , 2011
 - **Close Request for Proposals** – March 2012
 - **Select Preferred Proponent** – May 2012
 - **Commercial and Financial Close** – July 2012
 - **Construction:** July 2012 to July 2014.

Design Committee

- **An internal design advisory committee of staff and Council be formed to ensure the legacy needs of the community are maintained and the quality of the design is in keeping with previous and current projects.**
- **Proposed Membership: (similar to EMCC&L)**
 - Land, Building & Parks Committee – Chair
 - 4 members: including Mayor, Deputy Mayor and Local Councillor plus additional Regional or Local Councillor

Summary of Recommendations

1. That the Schematic Design as presented by B + H Architects (Attachment A) be approved in order to proceed to Design Development stage based on the condition that Town contributions remain as approved in January 2011 and that a further request be made to Toronto 2015 to make a contribution to the Badminton/Field House.
2. That a Pan Am Markham Pool & Field House Design Committee be established chaired by the Chair of the Land, Buildings and Parks Committee with four additional Council members including the Local Councillor; and,
3. That this report be forwarded to the May 31 Council meeting for approval; and
4. That a letter be forwarded to Toronto 2012 immediately following the Council decision on May 31, 2011 advising them of the decision;

Questions