

# **PRESENTATION TO GENERAL COMMITTEE**

## **Angus Glen Tennis Centre: Fabric Clad vs Metal Clad Structure**

By: Planning & Urban Design/Recreation  
Development Services/Community Services  
May 10, 2010

# INTRODUCTION

- Angus Glen Tennis Centre is one of three RINC projects underway in the Town
- Funding Based on 1/3 share between Local/Provincial/Federal levels of government
- Deadline for Completion: March 31, 2011

## BACKGROUND: SEPT. – DEC. 2009

- Original Plan for Air Supported Structure (“Bubble”) in September 2009
- Proposed change to Fabric Clad Permanent Structure in October 2009
- Staff recommendation to sole-source “Cover-All” as Canadian firm, experience in Ontario, least expensive
- Presentation to General Committee re: above on Nov. 16, change approved by Committee

## BACKGROUND: JAN. – MARCH 2010

- Site development cost increase in January due to site conditions survey results (Geotechnical Report)
- Also, Cover-All sought creditor protection on March 26, 2010
- Presentation to General Committee on March 29, 2010, regarding cost increase of \$291,000 and failure of Cover-All
- Committee approved budget increase from \$1,700,000 to \$1,991,000, and search for alternative supplier to “Cover-All”

## CURRENT STATUS: APRIL-MAY 2010

- Search for alternative fabric clad structure package revealed higher capital costs for fabric covered structures than Cover-All quote
- Comparison between fabric clad structure and metal clad structure re: lifecycle costs
- Outcome: Capital costs are similar, but operating costs much lower for metal clad structure

# PRELIMINARY LIFE CYCLE COST ANALYSIS OF TENNIS STRUCTURE CLADDING OPTIONS

TYPE OF CLADDING	CAPITAL COST	UTILITY COSTS: ANNUAL	UTILITY COSTS: 25YR PROJECTION	CLADDING WARRANTY	CLADDING REPLACEMENT COST	REPLACE COST: 25YR PROJECTION
1. FABRIC CLAD STRUCTURE PERMANENT (NOT COVER-ALL)	\$950,000 - \$1,050,000 *	\$65,000 - \$80,000	\$1,625,000 - \$2,000,000	10 – 15 YRS	\$150,000 ++	2 X \$150,000 = \$300,000 ±
2. METAL CLAD STRUCTURE PERMANENT	\$950,000 - \$1,050,000	\$35,000 - \$40,000	\$875,000 - \$1,000,000	25 + YRS	N.A.	N.A.
3. COST SAVINGS COMPARISON FOR METAL CLAD STRUCTURE	0	\$25,000 (MIN) - \$45,000 (MAX.)	\$625,000 (MIN) - \$1,125,000 (MAX)	-	\$150,000 ++	\$300,000 ++
4. TOTAL 25 YR PROJECTED SAVINGS						\$925,000 ++ - \$1,425,000 ++

\* NOTE: CAPITAL COST FOR ALTERNATIVE SUPPLIER ( E.G. UNIVERSAL), NOT COVER-ALL







## CONCLUSION

- A metal clad structure offers the best value proposition regarding life cycle costs and the costs of ownership for the Town.

# RECOMMENDATION

- That General Committee authorize staff to change Angus Glen Tennis Centre Facility from fabric clad structure to metal clad structure

## CURRENT SCHEDULE

- Tender: May – June 2010
- Contract Award: Mid June 2010
- Construction Start: End of June 2010
- Building Close-In: November 2010
- Substantial Completion: January 2011
- Project Wrap Up: February 2011
- Completion & Handover: Mid March 2011