



Report to: General Committee

Report Date: Sept. 16, 2012

SUBJECT: Southeast Markham Community Centre & Library Project –
Schematic Design

PREPARED BY: Henry Tse, P. Eng., Senior Project Manager

RECOMMENDATION:

- 1) **THAT** the report titled “Southeast Markham Community Centre & Library Project – Schematic Design” be received; and,
- 2) **THAT** the presentation by Perkins + Will, the Prime Design Consultant for the project, highlighting the building envelope, interior layout and functional programs of the facility be received; and,
- 3) **THAT** Council approves the recommended schematic design for the building envelope, interior layout and functional programs of the facility of the building; and,
- 4) **THAT** Council authorizes staff to proceed with the design development phase of the project; and,
- 5) **THAT** staff be directed to evaluate and report back to Council the costs and benefits of incorporating additional energy reducing and sustainability features towards application for Green Municipal Funding; and,
- 6) **THAT** staff be directed to conduct an additional public consultation meeting in November, 2012 to present the schematic design of the building; and
- 7) **FURTHER 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 seek Council’s approval of the recommended schematic design for the Southeast Markham Community Centre & Library (SECC&L) and to proceed with the design development phase of the project.

BACKGROUND:

Council announced at the end of May 2012 that the new SECC&L will be located at the south-east corner of 14th Avenue and Middlefield.

Staff, together with Perkins + Will (P+W), the Prime Design Consultant for the project, presented the site layout and functional programs to members of Council at their General Committee meeting on June 18, 2012. Council, subsequently at their June 26 meeting, passed a resolution indicating the following:

- That the recommended functional program areas as presented be approved for the development of schematic design by the Design Consultant;

- That the recommended site layout as presented be approved for the development of schematic design by the Design Consultant;
- That staff be directed to further explore the 60% better than National Energy Code of Canada for Buildings (NECB) 2011 Sustainability Initiative as part of the Southeast Community Centre & Library;
- That staff be directed to conduct a public charrette to confirm the building program, and report back to Council.

OPTIONS/ DISCUSSION:

PUBLIC MEETING

Seven community consultation meetings were held in the second half of 2011, attended by close to 200 residents.

Per Council Resolution of June 26, 2012, staff conducted an additional public meeting on September 10, 2012 to confirm the program. Approximately 35 residents attended the event, and response to the presentation by P+W was positive.

PROGRAM AREAS

The present program area for SECC&L is outlined below:

	Program Components	Area (s.f.)
A	Library	20,000
B	Aquatics	34,200
C	Fitness	9,000
D	Gymnasia/ Track	25,800
E	Multi- Use	15,000
F	Community Spaces	17,000
	Total	121,000

The program area includes an additional 2,000 square feet over the area adopted by Council at their meeting on June 26, 2012. This is in response to members of Council's request to include an indoor children play area, as well as an area for children with special needs.

The gross area of SECC&L, greater than program area outlined, generally includes spaces such as hallways, maintenance areas, mechanical shafts, basements etc. The gross area of SECC&L will be defined as the building is further developed.

SCHEMATIC DESIGN

Based on the Council-adopted site layout and the functional program, P+W consulted with staff and the Council Sub-Committee over several meetings and presentations to develop the interior program inter-relationships. Architectural renderings of various schematic options were developed and refined, culminating in the schematic design as presented by P+W to General Committee, in conjunction with this report.

SUSTAINABILITY

The project will be designed to achieve LEED Silver level of certification.

Per Council Resolution, staff will explore and evaluate the cost and benefits for incorporating additional energy reducing and sustainability features in order to be qualified to apply for Green Municipal Funding (GMF). Staff will report back to General Committee on the findings and present recommendations whether to proceed to target better than 45% of the criteria stipulated in the 2011 National Energy Code for Buildings (NECB) in order to be considered for a grant and a low interest rate loan. Cost and benefits for additional features targeting better than 60% of NECB will also be evaluated.

SCHEDULE

The project schedule forecast is as follows:

- Public Consultation Meeting November 2012
- Final Design Approval January 2013
- Issue Construction Tender July 2013
- Award Construction Contract October 2013
- Beneficial Use Late 2015

FINANCIAL CONSIDERATIONS AND TEMPLATE:

COST ESTIMATE:

- Assuming the construction contract is to be awarded in October 2013, the total project cost estimate for the SECC&L project is \$66.55M, excluding land costs, which is confidential since the transaction is not yet finalized. HST is excluded as it is fully recoverable.
- The estimated total cost of construction, with a target to achieve LEED Silver level of certification, is \$52.925M (up from \$52.0M as presented at the June 18th General Committee meeting). Note that there will be additional construction cost if additional energy reduction and sustainability features are adopted by Council to target GMF grant and low interest rate loan.
- Internal costs, which include architectural and engineering consulting fees, project management and other miscellaneous costs, have been estimated at approximately 10% of construction cost.
- Municipal fees for Building Permit, Planning, Urban Design and Engineering are estimated at \$500,000.
- The estimated cost for furniture, equipment and IT is \$7.83M.

The project cost estimate is summarized below:

Land	Confidential
Construction (including construction contingency)	\$52,925,000
Internal / Other costs at approximately 10% of Construction Cost	\$5,295,000
Municipal Fees	\$500,000
FF&E / IT cost	\$7,830,000
Total Cost Estimate (excluding land)	\$66,550,000

BUDGET STATUS:

To date, there is an approved capital project in 2012 for \$4,350,000 and a 2013 capital project funding request for \$62,200,000 for a total of \$66,550,000 (excluding land acquisition), for design services, construction cost, municipal fees, FF&E and other miscellaneous items.

PROPOSED FUNDING SOURCES:

Historically, Recreation/Library facilities excluding Recreation IT costs have been funded from 90% Development Charges and 10% non-growth source. It is anticipated that this approach will be used for this project.

A refined cost estimate with corresponding funding sources will be provided to Council prior to construction tendering.

ENVIRONMENTAL CONSIDERATIONS:

The Southeast Markham Community Centre and Library will incorporate an environmentally friendly building design, energy consumption and product procurement in the development of the facility. It is designed to achieve LEED Silver level of certification.

ACCESSIBILITY CONSIDERATIONS:

The facility will be designed to comply with the Ontario Building Code and the City of Markham Accessibility Guidelines.

ALIGNMENT WITH STRATEGIC PRIORITIES:




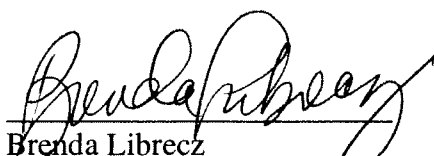
The SECC&L project is identified in the Integrated Leisure Master Plan – Recommendation No. 15.

This project supports Greenprint, Markham's Community Sustainability Plan, through its programming which will be focused on Individual Health, supports for Water Efficiency and Energy, and Climate priority areas through the planned energy and water conservation features.

BUSINESS UNITS CONSULTED AND AFFECTED:

Recreation Services, Markham Public Library, and Financial Services have been consulted.

RECOMMENDED BY:


Mary Creighton
Director,
Recreation Services
Catherine Biss
Chief Executive Officer
Markham Public Libraries
Gary Adamkowski, P.Eng.
Director,
Asset Management
Brenda Librecz
Commissioner
Community and Fire Services

ATTACHMENTS:

Attachment A: Southeast Markham Community Centre and Library – Presentation by
Perkins + Will Architects

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Project – Schematic Design_Sept24 2012_FINAL.doc