



August 16th, 2012

To: General Committee
From: Brenda Librecz, Commissioner of Community & Fire Services
Re: Sport Venue Detail Plan for MISTA – project scope

Background:

At the July 3rd 2012 meeting of Markham Live, direction was given to undertake the completion of sport venue compliance specifications/details for inclusion in a potential RFP for MISTA. This memorandum is being send to General Committee in order to expedite the implementation of this project requested by the Markham Live Committee.

The Markham Live Committee directed:

- Specifications and special requirements for specific sport venues (noted below) provided by the Chair of Markham Live. Olympic standards for all the venues.
- Alignment of the specifications and space requirements to the site plan for MISTA at 16 Main Street to ensure the components function satisfactorily on the site.
- Information would be used in the development of a potential RFP if/when the Markham Live Committee and Council approves proceeding to the RFP stage.

Terms of Reference:

Project Objective: To develop a comprehensive venue compliance specifications listing for the construction of key facilities for sports (outlined below) within one building, the Markham International Training Academy located at 16 Main Street (see attached map). To also seek advice and recommendations on adjacencies, spectator seating and crush space requirements, technical/mechanical special needs by venue, common and support areas for the complex as well as maintenance and loading requirements to support each type of venue, and any other key considerations that would affect construction and operation. The information would provide a compliant design specification for Markham International Sports Training Academy.

The resulting work will clarify program for the entire sports component of the project as well as inform strategies for architectural, engineering, sustainable design and construction, traffic and loading, building circulation and functions to ascertain the 'fit' and function of the project on the 16 Main Street location.

Sport Venues for Inclusion in MISTA: based on input from Chair of Markham Live

1. **400 Metre Indoor Field House :**
 - 400 m track with 8 lanes
 - Field sports as defined by the Olympics.
 - Potential to accommodate Courts – basketball/volleyball.
2. **Arena Centre** – explore options on function/sizes/standards
 - Ice for hockey, speed skating, and figure skating
 - Two Olympic size pads
 - Two NHL sized pads
 - Possibility of 6 curling pads
3. **Aquatic Centre: add to the Markham Pan Am Centre (existing 50 metre pool)**
 - Additional 50 Metre Pool
 - 1 – 10 metre dive tower and associated diving platforms
 - 1 – 21m by 25 m dive tank
 - Other amenities as required to meet Olympic standards
4. **Canadian National Olympic Gymnastics Training Centre**
 - Olympic Standards
5. **Courts Centre**
 - **Volleyball, basketball, fustal, and table tennis, badminton, hand ball**
6. **Combative Centre**
 - Olympic Level combative sports
 - Judo, boxing, weightlifting, Tai Kwon Do, Fencing, wrestling
7. **High Performance Training and Wellness Centre**
 - Define requirements and best practices and types of specialized needs and services for elite athletes
 - High Performance Training Centre
 - Wellness Centre

Other components of the project – retail, below grade parking (4 levels – TBD based on total area), condos, and office. Sport venues will be combined with other uses therefore need to have shared entrances/exits.

Project Scope - Deliverables

1. **Functional Program with defined specifications by venue: size, height, special technical/mechanical requirements, spectator/seating requirements – spreadsheet of information by major area as defined above.**
2. **Support Functions: Circulation, maintenance and support space requirements by venue and overall sport facility.**
3. **Advice on venue operations and overall functionality of the facility within the context of a retail, commercial and residential development footprint.**
4. **Considerations and requirements for adjacencies of each type of venue. Describe any potential conflicts or issues to be considered related to location within the building and environment considerations.**
5. **Parking requirements .**
6. **Review Conceptual Site Plans and provide advice on alignment of the uses/sport venue locations .**

Request for Quotations based on Project Scope:

- July 16th a scope of work outline was sent out to firms that have expertise to provide specialized work. The project scope was reviewed by the Chair of the Markham Live Committee.
- Three firms were requested to provide a proposal that outlined a scope of work and a budget. Two of the firms did not respond.
- All three firms are outside of Canada.
- Sasaki Associates, Watertown, MA responded and have an understanding of the requirements of the scope of work.

Sasaki Proposal: See attached appendix A

- Proposal will address items 1 to 6 outlined above.
- Response received August 14th with price and scope.
- **Price: \$67,000 CAD plus \$ 6000 for expenses for a total of \$ 73,000**

Timeline: 8 to 9 weeks to complete the work.

Recommendation:

1. **Undertake a preferred supplier contract with Sasaki Associates to a maximum of \$ 73,000 to be sourced from the Markham Live budget.**