



TO: GENERAL COMMITTEE

SUBJECT: DORIAN PARKER CENTRE

WARD: 4

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B. ROTH, ACTING GENERAL MANAGER OF COMMUNITY AND CORPORATE SERVICES

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That Corporate Facilities staff include in the 2019 capital plan a capital project supporting Option #1 of the potential future options (installation of a stand-alone dual washroom unit) as described in Appendix "A" to Staff Report FCT005-17 to satisfy the immediate need at the Dorian Parker Centre for exterior accessible washrooms, with a total capital budget of \$385,000.
2. That Corporate Facilities staff include in the 2020 capital plan a \$150,000 project to advance the long term future of the Dorian Parker Centre by proceeding with a feasibility study as described in Appendix "A" Staff Report FCT005-17.

PURPOSE & BACKGROUND

3. Originally constructed in 1940 with a subsequent addition in 1969, many building components within the Dorian Parker Centre have outlived their useful life, or are not compliant with current building codes and standards. Significant renewal and associated capital funding is required over the immediate and short term to address deteriorated building assets. The purpose of this staff report is to make short and long term recommendations to General Committee on the future of the Dorian Parker Centre and its necessary repairs.
4. Dorian Parker was the 36th Mayor of Barrie, Ontario, serving from 1972 to 1976. One of her most noted accomplishments in office was the acquisition of 80 acres of land being sold by the Barrie Country Club to create Sunnidale Park, which remains Barrie's largest municipal park. The park's golf clubhouse was renamed the Dorian Parker Centre in her honour in 2001.

5. The Dorian Parker Centre is currently used for social functions, meetings, seminars, recreation programs, banquets and family events. The Centre comfortably holds 120 people and currently has a warming kitchen, with banquet tables and chairs.
6. In 2012, a Recreation Services Review was conducted that recommended to City Council the opportunity for renting out space or eliminating services at the Dorian Parker Centre until major capital could be allocated to it, and the facility deemed surplus for recreation needs. At this time, the facility is being rented in its current state for events and for use by some community groups.

ANALYSIS

Facility Condition Assessments & Lifecycle Planning

7. A facility condition assessment report was completed in January 2017 by CCI Group. The purpose of this assessment is to provide a detailed summary of deferred maintenance and required repairs to allow the City to make an informed decision on the allocation of resources to restore defective building assets. The report identifies that the Dorian Parker Centre will require significant capital funding over the immediate and short term to address the deteriorated building assets, most notably, foundation wall repairs, new windows and doors, re-sloping of the roof, upgraded interior finishes, and new heating/cooling and electrical components. CCI noted that deferring the repairs would be problematic due to increased energy costs, and increased risk to occupants and users of the building.
8. The Accessibility for Ontarians with Disabilities Act (AODA) introduced in 2005, aims to identify, remove, and prevent barriers for people with disabilities within public spaces. Within the AODA it is mandated that by 2025, most new construction and public buildings undergoing extensive renovations must be accessible and AODA compliant. As concluded in the 2017 Facility Condition Assessment report, the Dorian Parker Centre will require significant repairs and renovations in the immediate and short terms, to address these requirements.
9. In 2012, the City of Barrie in conjunction with a local Accessibility Advisory Committee (AAC) completed an accessibility audit of the Dorian Parker Centre. The intent of this audit was to provide the City with information as to what accessibility barriers exist, and suggested solutions. The audit identified many areas requiring modification to meet accessibility standards, most notably the men's and women's washrooms, lack of accessible exits, and designated accessible parking.
10. The Dorian Parker Centre was built before modern construction codes or standards existed, specifically the Ontario Building Code (OBC). The creation of the OBC and its current requirements represent a greater knowledge of building science, and safer building practices. With any significant renovation to the Dorian Parker Centre, building components and systems not meeting the minimum requirements of the current OBC will need to be replaced and updated.

Research and Community Consultation

11. A community consultation was held in the Dorian Parker Centre on November 18, 2015. Approximately 100 people were in attendance and participated in a visioning exercise facilitated by local consultant Robert Wong, of RMCG Inc. The purpose of the consultation was to develop community engagement around the future of the Dorian Parker Centre.
12. In addition to the community consultation, an online survey was also made available to the public. 157 responses were received from the online survey.
13. Both the survey and community consultation followed a similar format, as participants were asked to envision the Dorian Parker Centre in 5 years. Participants envisioned the Dorian Parker Centre

as a destination for culture, environmental learning projects and/or a heritage centre. The residents suggested that one of the best uses for the facility would be as a community centre or a warm up/cool down area for winter and summer activities in Sunnidale Park. Most of the feedback supported restoration of the facility, and working with the existing architectural structure to enhance it. Only one attendee at the consultation suggested that it should be torn down.

14. The survey and the community consultation both recognized a dire need for AODA compliant washrooms that are accessible from the exterior. Other facility needs that rated high on the list were a paved parking lot, a more welcoming entranceway with improved lighting, the addition of air conditioning and an improved heating system, better acoustics, possible storage and an upgraded kitchen.
15. On April 27 2017, a Community Information Session was held to present three proposed options for the future of the Dorian Parker Centre. These options included considerations related to the above exercises, as well as the findings of the Facility Condition Assessment. These options are detailed in paragraph #16 below. Approximately 30 people attended this Community Information Session.
16. The following table represents the three options presented in the Community Information Session, as well as the benefits, drawbacks, estimated capital cost, and resulting conclusion of each option. For a detailed breakdown of Estimated Costs, please refer to Appendix "A".

| Option | Benefit / Opportunity | Drawback / Risk | Capital Cost* | Conclusion |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| #1 – Install Stand-Alone Dual Washroom Unit | <ul style="list-style-type: none"> • Continuation of public rental space in short term • Exterior accessible public washrooms provided | <ul style="list-style-type: none"> • Significant building repairs still required to address deteriorated assets and building elements | \$385,000 | This is a recommended short term solution to satisfy exterior accessible public washroom use, satisfying the highest priority request from users, until capital funding for Option #2 or #3 is approved as part of the City Business Plan. |
| #2 – Renovate | <ul style="list-style-type: none"> • Addresses building accessibility issues • Necessary repairs and code compliant upgrades to the facility are completed • Upgraded Parking | <ul style="list-style-type: none"> • Significant capital costs • Long lead time • Potential for large cost increase in renovations • Limited to existing footprint | \$2,467,000 | The work required to renovate the Dorian Parker Centre would result in significant capital costs. There is a risk that costs could rise significantly during renovation due to OBC, AODA, and modern building science requirements. |
| #3 – Demolish and Rebuild | <ul style="list-style-type: none"> • New facility and building components • Exterior accessible public warmup/ cooldown space provided | <ul style="list-style-type: none"> • Significant capital costs • Long lead time | \$3,245,000 | The capital cost required to build a new facility would be significant. However, a new building could be designed with more |



| Option | Benefit / Opportunity | Drawback / Risk | Capital Cost* | Conclusion |
|--------|--------------------------------------------------------------------------------------------------------------|-----------------|---------------|------------------------------------------------------------------------------------|
| | <ul style="list-style-type: none">Upgraded ParkingPotential to accommodate other uses | | | flexibility to accommodate other potential uses in addition to event rental space. |

**Estimated Capital Cost within +/- 25% accuracy*

17. City Staff would like to evaluate the above options through a feasibility study. The purpose of the study is to develop a recommendation, weighing financial, and building lifecycle elements, to determine if it is more feasible to proceed with Option #2 (renovate) or Option #3 (rebuild) of the potential future options. Based on the study recommendation and council approval, a detailed design would follow.

Additional Considerations – Sharing Economy

18. The sharing economy is a system where assets or services are shared between individuals, either free or for a fee, and can be extended a large range of service delivery models. City Council has approved the formation of a Sharing Economy Task Force to look for opportunities to leverage under-utilized municipal assets in order to improve service quality for residents, achieve economic benefits and support strategic social priorities.
19. With current budget restrictions, City Council may decide to prolong their decision to renovate or rebuild the Dorian Parker Centre. This will provide the Sharing Economy Task Force the opportunity to include the Dorian Parker Centre as a potential Sharing Economy asset in the interim, for inclusion in a report back to Council.

20. **ENVIRONMENTAL MATTERS**

21. The following environmental matters have been considered in the development of the recommendation:
- a) In June 2017, a Designated Substance Survey was completed by Arcadis Canada, at the Dorian Parker Centre. While investigating the facility, Arcadis located many asbestos and lead containing building elements. Before proceeding with any renovation / rebuild, proper abatement and removal processes must be completed.

ALTERNATIVES

Alternative #1

General Committee could direct staff to complete no further upgrades or additions to the site.

This alternative is not recommended as a long term solution as there is a need for exterior accessible public washrooms, and significant building system repairs. However, in the interim, staff in the Creative Economy Department will be able to investigate/review program opportunities in a

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22. shared economy model for the Dorian Parker Centre, as described in Paragraphs #18 & #19, until such time as City Council makes a long term decision on the future of the Centre.

The following alternatives are available for consideration by General Committee:

FINANCIAL

23. The costs associated with the stand alone washrooms (Option #1) and feasibility study are forecasted within the 10 Year Capital Plan. It is recommended that capital costs associated with the proposed future option (Option #2 or #3) as described in paragraph #16, be added to the 2020 Capital plan for consideration and prioritization.
24. The Recommended motion in paragraph #1 will result in an estimated annual increase in operating expenses of \$3,500 per year. This is based on expenses of similar exterior washroom units within the City of Barrie.

LINKAGE TO 2014-2018 STRATEGIC PLANS

25. The recommendation(s) included in this Staff Report support the following goals identified in the 2014-2018 Strategic Plan:
- Vibrant Business Environment
 - Responsible Spending
 - Inclusive Community
 - Well Planned Transportation – Parking Lot Upgrades

Attachments: Appendix A – Estimated Capital Costs



APPENDIX "A" – ESTIMATED CAPITAL COSTS

| Dorian Parker Centre Feasibility - Option 1 (Install Stand Alone Restroom) | | | | |
|-----------------------------------------------------------------------------------|------------------------------------|--------------|-------------------|---------------------|
| | Item | Units | Unit Price | Cost |
| Cost to purchase and install stand-alone pre manufactured restroom | Site Preparation Costs | 1 | | \$50,000.00 |
| | New Stand Alone Dual Restroom Unit | 1 | | \$300,000.00 |
| | | | | \$350,000.00 |
| | Design Consultant Fees | 8% | \$50,000.00 | \$4,000.00 |
| | City PM Fee time back to project | 1 | \$7,500.00 | \$7,500.00 |
| | Construction Contingency | 8% | \$50,000.00 | \$4,000.00 |
| | Permits | 1 | \$2,500.00 | \$2,500.00 |
| | Inspection & Testing | 1 | \$5,000.00 | \$5,000.00 |
| | Soft Costs Misc. | 1 | \$5,000.00 | \$5,000.00 |
| | HST Impact on Budget | 1.76% | \$378,000.00 | \$6,652.80 |
| | Totals | | | \$384,652.80 |

Estimated Capital Cost within +/- 25% accuracy



| Dorian Parker Centre Feasibility - Option 2 (Renovation) | | | | |
|-------------------------------------------------------------------------------------------|----------------------------------------|--------------|-------------------|-----------------------|
| | Item | Units | Unit Price | Cost |
| Cost to renovate existing 6,500 sq.ft. facility with 1000 sq.ft. washroom addition | Hard Construction Costs | 1000 | \$250.00 | \$250,000.00 |
| | Parking Lot Upgrades | 1 | - | \$400,000.00 |
| | Renovation to Existing Facility | 6500 | \$175.00 | \$1,137,500.00 |
| | | | | \$1,787,500.00 |
| | Design Consultant Fees | 8% | \$1,787,500.00 | \$143,000.00 |
| | Escalation (2% of Hard Costs per year) | 3 | \$35,750.00 | \$107,250.00 |
| | City PM Fee time back to project | 1 | \$40,000.00 | \$40,000.00 |
| | Project Design Contingency | 10% | \$143,000.00 | \$14,300.00 |
| | Construction Contingency | 8% | \$1,787,500.00 | \$143,000.00 |
| | FFE | 5% | \$975,000.00 | \$48,750.00 |
| | Permits | 1 | \$20,000.00 | \$20,000.00 |
| | Specialty Consultants | 1 | \$20,000.00 | \$20,000.00 |
| | Inspection & Testing | 1 | \$50,000.00 | \$50,000.00 |
| | Soft Costs Misc. | 1 | \$50,000.00 | \$50,000.00 |
| | HST Impact on Budget | 1.76% | \$2,423,800.00 | \$42,658.88 |
| | Totals | | | \$2,466,458.88 |

Estimated Capital Cost within +/- 25% accuracy



| Dorian Parker Centre Feasibility - Option 3 (Demo & Rebuild) | | | | |
|-------------------------------------------------------------------------------|----------------------------------------|--------------|-------------------|-----------------------|
| | Item | Units | Unit Price | Cost |
| Cost to demolish existing 6,500 sq.ft. facility and build new facility | Demolition Costs | 6500 | \$15.00 | \$97,500.00 |
| | Parking Lot Upgrades | 1 | - | \$400,000.00 |
| | New Build | 7500 | \$250.00 | \$1,875,000.00 |
| | | | | \$2,372,500.00 |
| | Design Consultant Fees | 8% | \$2,372,500.00 | \$189,800.00 |
| | Escalation (2% of Hard Costs per year) | 3 | \$47,450.00 | \$142,350.00 |
| | City PM Fee time back to project | 1 | \$40,000.00 | \$40,000.00 |
| | Project Design Contingency | 10% | \$189,800.00 | \$18,980.00 |
| | Construction Contingency | 8% | \$2,372,500.00 | \$189,800.00 |
| | FFE | 5% | \$1,875,000.00 | \$93,750.00 |
| | Permits | 1 | \$20,000.00 | \$20,000.00 |
| | Specialty Consultants | 1 | \$20,000.00 | \$20,000.00 |
| | Inspection & Testing | 1 | \$50,000.00 | \$50,000.00 |
| | Soft Costs Misc. | 1 | \$50,000.00 | \$50,000.00 |
| | HST Impact on Budget | 1.76% | \$3,187,180.00 | \$56,094.37 |
| | Totals | | | \$3,243,274.37 |

Estimated Capital Cost within +/- 25% accuracy