



TOWN OF AURORA, COMMUNITY SERVICES

# **SARC gymnasium addition – Final Design and Budget Update**

June 21, 2022





# Final Design

- The renovation will include:
  - a standard single (high school size) gymnasium – 8000 sq. ft.
  - dry changerooms – 620 sq. ft (male and female)
  - gymnasium storage – 280 sq. ft
  - administration and customer service renovation – 2100 sq. ft.
  - multipurpose room – 730 sq. ft.
  - renovation of existing preschool/toddler room including a divider wall



## Final Design

Extensive consideration was given to the abutment of the addition onto the existing building. Snow load considerations and access to the pool during the construction period were examined and it was determined that the tall volume of the gymnasium needs to be separated by a lower height buffer.

The Sports Hall of Fame space and future growth has been considered in the design which allows for flexibility and ensures the Hall of Fame remains a featured part of the building.

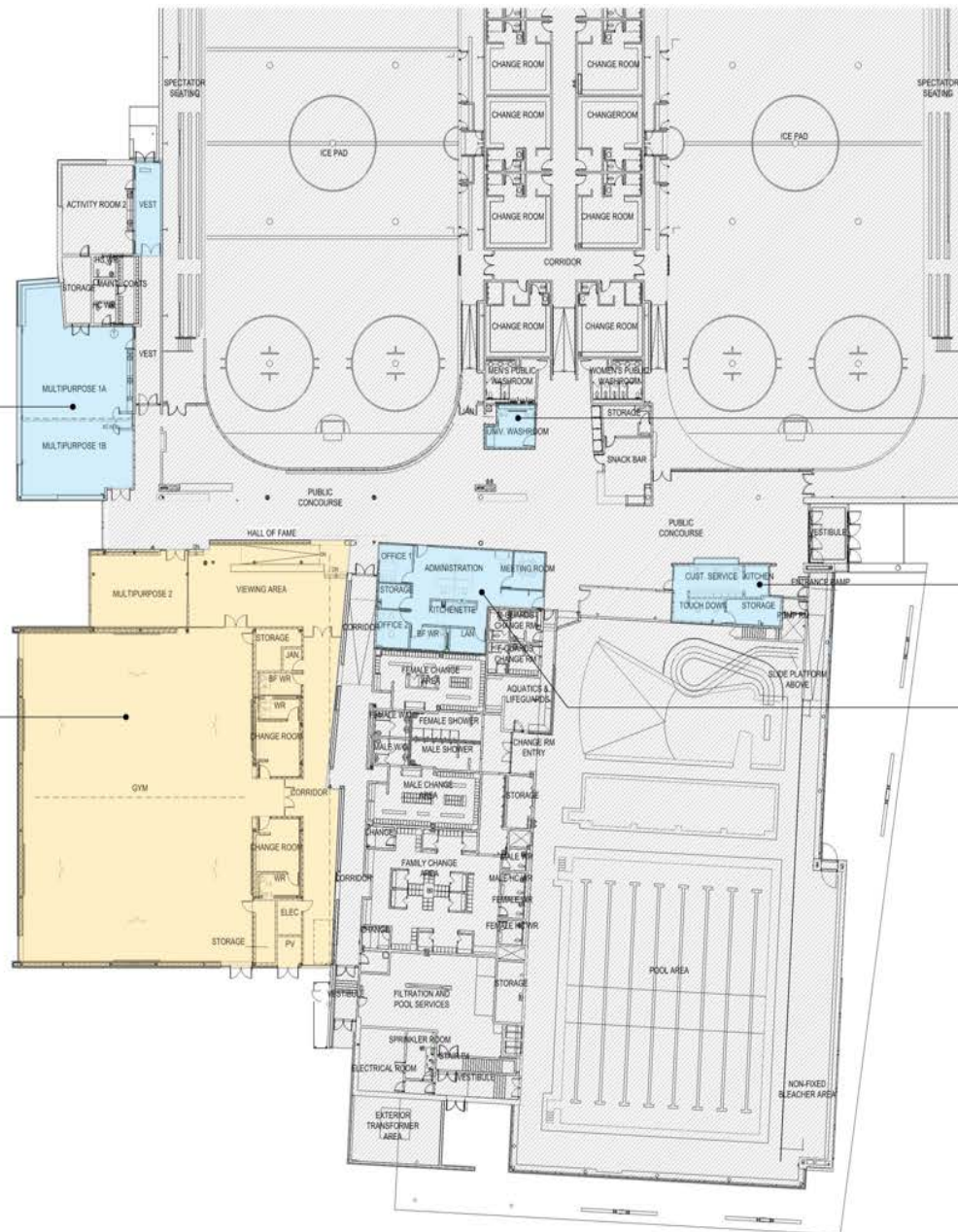
CHILD CARE SPACE  
HAS BEEN REPURPOSED TO  
ALLOW FOR MORE FLEXIBLE  
SPACE, LARGE MULTI-PURPOSE  
ROOM WITH DIVIDER

REPURPOSE UNDERUTILIZED  
PRO SHOP SPACE TO PROVIDE FACILITY  
WITH FULLY ACCESSIBLE UNIVERSAL  
WASHROOM

NEW GYM ADDITION  
WITH STORAGE  
2 CHANGE ROOMS  
PUBLIC WASHROOM  
AND MULTI-PURPOSE ROOM

RELOCATED CUSTOMER SERVICE  
TO IMPROVE CUSTOMER SERVICE  
FUNCTIONS AND ENSURE SAFETY  
OF STAFF

RENOVATED AND EXPANDED  
PROGRAM STAFF AREA





# A Value Engineering Exercise resulted in savings of approximately \$250,000

Items considered during this exercise included:

- Changing wood doors to hollow metal
- Changing glazing on the façade to diffused glass
- Removal clerestory and replacing with corrugated metal on parts of the building
- Changing tiled washroom walls with painted block
- Moving transformer supporting solar panels becomes part of owner cost
- Build flat gym roof instead of angled
- Removed bleacher seating



# Preliminary operating budget exercise identified an annual incremental need of \$99,000

estimates for revenues including rentals and program revenues total  
\$102,000

estimates for expenses including utilities, waste/recycling, maintenance,  
cleaning, supplies, contracted services, equipment, staff costs, etc., total  
\$201,000

Net annual operating budget (\$99,000)



## The Class C cost estimate for this project is estimated to be \$11,125,000

This includes consulting, construction, furniture, fixtures & equipment, project management, unrecoverable HST, contingencies and a contribution to the public art reserve

This estimate represents an increase of \$2,950,000 from the existing approved capital budget authority of \$8,200,000

This increase can be funded by the Parks & Recreation DC's and the Growth and New reserve



## Next Steps

Next Steps include the preparation of tender documents and contract award.

Construction is estimated to take place between March 2023-March 2024.