

TO: Mayor J. Lehman and Members of General Committee


FROM: J. Sales, General Manager of Community Operations

NOTED: J. M. Babulic, Chief Administrative Officer 

RE: Background Documentation on the Barrie Community Tennis Club RinC Funding Application

DATE: January 10, 2011

In preparation for the deputation by Mr. Ray Demiray of the Barrie Community Tennis Club at tonight's Council meeting on their Recreation Infrastructure Canada (RinC) Funding application, please find attached previous Staff Reports and Memos to General Committee and Council for your background information.



J. Sales
General Manager of Community Services

TO: GENERAL COMMITTEE


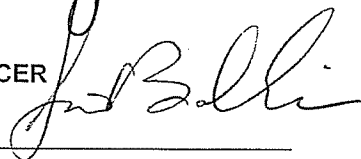
SUBJECT: Indoor Tennis Facility Proposal

PREPARED BY AND KEY CONTACT: R. Watson, Manager of Recreation Ext 4500

SUBMITTED BY: B. Roth, Director of Leisure, Transit & Facilities

COMMISSIONER APPROVAL: J. Sales, General Manager of Community Operations

CHIEF ADMINISTRATIVE OFFICER APPROVAL: JON M. BABULIC, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the Barrie Community Tennis Club proposal for an indoor tennis facility on City owned tennis courts not be approved at this time, given that Monteith Brown Planning Consulting in their evaluation of recreational needs for the City of Barrie's 2010 Parks and Recreation Strategic Master Plan indicate that an indoor tennis facility is not a recommended core municipal service, and that the participant levels to sustain such a facility are not projected to be sufficient in the foreseeable future.

PURPOSE & BACKGROUND

2. On Monday June 29, 2009, the Federal and Provincial Governments made a joint announcement on the approval of RinC funding in the amount of \$400,000 to the Barrie Community Tennis Club for the Club's application on a proposal to provide an indoor tennis facility dome over City outdoor tennis courts by March 31, 2011 at a site to be determined.
3. The application submitted by the Barrie Community Tennis Club included the need of a City tennis court site, of which staff had received notice of prior to the submittal of the application. Also noted in the application was the need for municipal funding support of \$200,000 for capital funding to meet the total Club estimated project cost of \$600,000. This financial information was not communicated to City staff prior to the application submittal, and subsequent funding announcement. Nor has the City committed to this project.
4. Staff advised Club representatives that prior to further consideration by the City, a number of steps would need to be undertaken including the need for such a facility to be examined under the Recreation and Parks Master Plan. If a determination of need warranted such a facility then answers would be required to: What were potential locations?; Who would own and operate the facility?; What would be the total project cost based on a selected site?; Who would provide the additional funding?; and a business plan demonstrating its viability would need to be prepared.

ANALYSIS

Proposal Highlights

5. The Barrie Community Tennis Club's original proposal (post funding announcement) for an indoor tennis facility included the following:

- Location proposed was Queens Park
- 5 courts to be covered
- Existing club house to be used
- Club received \$400,000 RinC grant
- Seeking an additional \$200,000 capital funding from the City
- Club to own the tennis bubble
- City to operate the facility
- Club seeking long term lease agreement from City

Recreation & Parks Master Plan Comments

6. The Parks and Recreation Strategic Master Plan consultant, Monteith-Brown Planning Consultants, were requested to examine the need for an indoor tennis facility and given the timelines for the RinC grant, provide their comments and recommendations in advance of the full master plan report. Their findings are provided as Appendix A.
7. Highlights of the report include:
 - Consultant reviewed national and provincial trends in tennis participation
 - Community consultation did not show a high level of public interest for an indoor facility
 - Number of potential indoor players in Barrie estimated at 340 (2006) to 445 (2021) with a number of 359 (2011)
 - One court to service 100 players accepted industry standard
 - BCTC is currently at 150 players (which would sustain 1.5 courts) with a potential to grow to 250 players (sustaining 2.5 courts)
 - Need to attract 350 additional players to sustain 5 courts (not anticipated until after 2021)
 - Likelihood of attracting players from private facility within 5 minutes of Barrie's north boundary, two indoor facilities not sustainable, which may jeopardize private sector operation
 - Previous studies ie. Milton suggest that new indoor tennis facility does not attract new players to the sport, but rather attracts them from other indoor facilities
 - Unknown costs to develop Queens Park site such as electrical capacity, access adjustments, project contingencies, and Queens Park maybe desirable from an operational perspective, but may not be from a park and neighbourhood impact
 - Should City be involved (not currently a municipal service) then interested partner should operate

- Detailed feasibility study should be conducted with market analysis and a business plan prepared
8. The consultant concluded with their recommendation that "the City of Barrie refrain from entry into the provision of indoor tennis facilities unless a community partner is willing to contribute towards the capital and operating commitment associated with the facility, and that a feasibility study, market assessment and business plan support the municipality's position to be involved."

Additional Research

9. As part of staff's review of the proposal, additional research included contacting the City of Burlington, which partnered with community groups to operate tennis clubs on municipally owned tennis courts, as well as Aldershot Tennis Club (one of the Burlington's community tennis partners) and the private operator of the Barrie North Tennis Club in Midhurst.
10. The City of Burlington has partnered with community groups for the operation of the majority of their municipal tennis clubs, whereby the community group owns and operates the indoor tennis facility and the City provides the land and surfaced courts. This arrangement for the most part has been successful with the primary concern relating to the need of clubs to be diligent in establishing and contributing to a reserve to fund replacement of court lights, court resurfacing, equipment, and the dome structure.
11. Gary Malstrom, President of the Aldershot Tennis Club, provided information from an operating club's perspective as well as 2009 financial operating data for their club. The operating expenses were \$143,150, total revenues were \$181,000 and their reserve contribution was \$45,200. Refer to Appendix B for details.
12. John Wellar, co-owner and operator of the Barrie North Tennis Club, confirmed the industry standard of 100 players per court requirement to sustain financial viability of an indoor tennis facility. Currently they have 253 members for a four court facility and thus are under capacity. Mr. Wellar's operating costs are comparable to the Aldershot Tennis Club.

Discussions with Barrie Community Tennis Club

13. Upon receiving the information from Monteith Brown and staff's own research, a meeting was arranged with Barrie Community Tennis Club representatives, Mr. Ray Demiray, President, and Ms. Jane Suderman to review the information with them and further discuss their proposal.
14. Although the Club representatives agreed with the basic findings provided by Monteith Brown, they felt confident that their long history as a tennis club dedicated to providing quality tennis instruction and play would be an asset to operating an indoor tennis facility.
15. The BCTC then offered to provide a business plan, a copy of which has been placed in the Councillor's Lounge, on a revised proposal that would have the Club operate an indoor tennis facility year round using the Aldershot Tennis Club model, where the club would be responsible for the operation of the facility and all associated operating costs, with the exception of a fifty percent cost sharing with the City on the on-going resurfacing costs of the tennis courts.
16. The new proposal is conditional on capital funding of \$200,000 from the City in the form of part grant/part loan over 10 years, the amount of grant versus loan to be determined by the City; a long term facility use agreement at no cost to the Club; park improvements necessary to provide year round accessible entry and services to the facility; and a suitable site at an existing tennis court facility.

17. The Club proposes Queens Park as the preferred site given its central location, existing tennis club house suitable for winter use, available parking immediately adjacent to the park, five tennis courts and public recognition as a tennis site. However, given the portability of an air-dome structure the Club has indicated their willingness to locate an indoor facility on any suitable site.

Other Considerations

18. There are other considerations to be evaluated as part of the BCTC's latest proposal beyond the capital investment, including but not limited to:
- BCTC's ability to operate an indoor tennis facility
 - The consultant's projections on the lack of potential tennis players to sustain such a facility in the foreseeable future
 - If BCTC were granted approval to proceed with their proposal and ran into financial hardship the implications placed upon the City to either take over the operation or terminate the service
 - If Queens Park is not deemed suitable, what other site options exist
 - The lack of access at the chosen site by the public for unstructured pick-up casual tennis play
 - Surplus capacity at the private sector facility in Midhurst, and the likely negative impact on it of a Barrie facility
19. Assuming there were a sufficient number of participants to warrant an indoor tennis facility the current sites that meet the minimum number of four lit courts are Eastview Park, Lampman Lane Park and Queens Park. Any other sites would require the construction of additional tennis courts and possibly other site servicing improvements. Eastview Park would not be recommended as there are potential concerns with conflict in parking during the winter with the arena patrons, there is a water course immediately adjacent to the courts which may negate dome placement, access to the arena washrooms would not be available during the day on a regular basis, and the neighbourhood strongly objected to a proposal in 1999 for a dome structure being installed in this park.
20. Lampman Lane Park may be an option as parking and exterior access to washrooms are available; however, the courts are used as an outdoor rink in the winter and are in close proximity to the street, which may not be viewed as aesthetically desirable by the adjacent residents.
21. Queens Park may be an option as proposed by BCTC as parking and a club house with washrooms are available. A recent proposal for an outdoor rink, which would have had less visual impact on the park than an air-dome facility, was strongly objected to by the neighbourhood. Staff would anticipate a similar response for this proposal.
22. It is important to note that the BCTC's estimate does not contain allowances for potential site servicing requirements. To accurately assess the budget required, consultant(s) would need to be engaged to review site servicing and placement issues and associated costs. Depending on the site circumstances these additional costs could be quite extensive. These could include an upgrade in the main power supply, relocation of services, extra access pathways all of which could be in excess of \$50,000 to \$100,000.

23. Notwithstanding these other considerations, the fact remains that the Barrie Community Tennis Club has been successful in obtaining RinC funding in the amount of \$400,000. This presents an opportunity, should the City support this endeavour, to proceed with an indoor tennis facility utilizing the two-thirds funding from other levels of government, along with a contribution (yet to be determined) from the Barrie Community Tennis Club. They have suggested perhaps a \$100,000 grant and a \$100,000 loan, although their financial forecast is based on paying back a \$200,000 loan over 10 years. (Refer to Financial Information pages 17-21 of BCTC Business Plan attached as Appendix C).

ENVIRONMENTAL MATTERS

24. As no action is recommended to be taken at this time, there are no environmental matters related to the recommendation.

ALTERNATIVES

25. There are three alternatives available for consideration by General Committee:

Alternative #1

General Committee could chose to approve the Barrie Community Tennis Club's proposal at Queens Park and provide the necessary municipal financial support.

Although the BCTC is a competent and highly motivated community partner in the delivery of tennis recreational opportunities that may be able to successfully operate an indoor tennis facility, it remains to be seen if the participant support to sustain such a proposal does exist. Given that the consultant's needs assessment does not support this type of facility, that higher recreational priorities for municipal support will be forthcoming out of the pending Parks and Recreation Strategic Master Plan, that site servicing costs have not been determined and this service is available by the private sector within a reasonable travel distance to Barrie, this alternative is not recommended.

Alternative #2

General Committee could direct staff and the BCTC to develop the proposal further, to review potential sites other than Queens Park, obtain public feedback on such site(s), develop a more refined capital cost estimate including site servicing requirements, recommend the level of municipal financial support, and recommend a long term facility use agreement.

In addition to the rationale provided in Alternative #1 for not supporting this option, Alternative #2 would require an investment of staff time from various departments including the Leisure, Transit & Facilities Department, the Engineering Department (Parks Planning), the Operations Department (Parks Operations), Finance and Legal all of which are fully allocated in accordance with the priorities established within the 2010 Business Plan.

Alternative #3

General Committee could choose to approve the Barrie Community Tennis Club's proposal at a site to be determined and not provide any municipal financial support.

Given the BCTC's long history, dedication and commitment to delivering tennis programs in Barrie, this may be a feasible option if the BCTC business plan estimates materialize, although the rationale provided in Alternatives #1 and #2 not supporting this project would still be applicable.

FINANCIAL

26. There are no financial implications for the Corporation resulting from the proposed recommendation.
27. The City currently faces significant budget pressures to sustain maintenance and lifecycle requirements of its existing asset base as well as to attend to areas where additional capability/capacity is required to address needs that have been demonstrated.
28. The project was estimated by BCTC at \$600,000 with \$400,000 approved through RinC funding pending \$200,000 of municipal support. The approved 2010 Business Plan did not include any municipal funding towards this proposed project nor was it identified in the ten (10) year 2010-2019 Capital Plan.

LINKAGE TO COUNCIL STRATEGIC PRIORITIES

29. The recommendation included in this Staff Report is not specifically related to any of City Council's Strategic Priorities.



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*Vision • Depth • Commitment
Since 1977*

City of Barrie
Indoor Tennis Evaluation
Recreation & Parks Strategic Master Plan
Prepared by Monteith Brown Planning Consultants (November 2009)

In response to a request from City Staff, Monteith Brown Planning Consultants has accelerated timing on an analysis pertaining to indoor tennis opportunities. This stems from the Barrie Tennis Club being awarded a grant through the Recreational Infrastructure Canada Fund (RInC) to construct an indoor tennis structure.

This Report evaluates the demand for indoor tennis in Barrie and whether or not municipal involvement in the provision of indoor tennis is justifiable as a core level of service, at present time.

Trends in Tennis Participation

According to the Print Measure Bureau (PMB)¹, over 1.8 million Canadians over the age of 12 played some form of tennis at least once during the 2006-2007 tennis season, which represents a decrease of 3% from the previous season. Within this time period, however, tennis participation in Ontario grew by a modest 1%, driven by the younger adult market (ages 25 to 34) while all other age cohorts in the Province showed decreasing or no net change in participation.

While growth in provincial tennis participation is modest, it is a rebound from the early 1990s when tennis participation was observed to be declining. National and provincial tennis organizations have been developing and promoting a number of programs aimed at boosting participation rates through instructional programming and new forms of the sport.

The majority of adult tennis players in Ontario tend to play on recreational tennis on public courts, likely as casual, unstructured pickup type play at local parks; in fact, a report by the Pollara in the late 1990s² suggests that 75% of players participated outside of the club structure, suggesting that such players were "seasonal" and focused play in the spring and summer months.

Locally, the Barrie Tennis Club is the only organized provider of tennis-related programming in the City of Barrie. Through a Stakeholder Questionnaire submitted as part of the Master Plan process, the Club reports its membership base has fluctuated between 140 and 160 members between the year 2006 and 2008, with membership slightly declining to 150 members for the 2008 season. The Club has access to public courts located at Queens Park, which are reserved for Club use for specific times throughout the week.

¹ Print Measure Bureau. Tennis Participation Tracking 2002-2003 to 2006-2007 Summary Report. 2008.

² Referenced from the Tennis Canada website through a report entitled Participation Development Model: Tennis in Canada. June 2001. Accessed on October 19, 2009 at: www.tenniscanada.com/tennis_canada/Contents/Coaching/Certification/Text/English/PDMMODVERSION.pdf

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Analysis

In Ontario, there were a total of 731,000 tennis players during the 2006-2007 season, which represents about 6% of the recorded Census population for 2006. As suggested, about half of these players (i.e. 3%) would be considered to be "regular" players who would be the target market for year-round tennis facilities. This would suggest the following number of tennis players in Barrie over the next ten years.

	2006	2009	2011	2016	2021
Total Population	128,430	139,938	143,580	150,864	159,969
Total Population over 18 years (@ 3% annual growth)	95,576	104,082	108,901	120,854	134,850
Regular Tennis Players (@ 3% adult participation)	3,087	3,122	3,267	3,626	4,046
Barrie Tennis Club Registration (@ 0.1% current capture rate)	145	150	157	174	194
Potential Indoor Players (@ 11% of Regular players)	340	343	359	399	445

Note: in the absence of age specific population forecasts, the number of adults (18+) has taken a ten year average growth rate in the cohort from the 1996, 2001 and 2006 Census and accounted for deviation between the total projected population and the population total arising from applying the 10 year growth rate to all age cohorts. Once the City has established age specific forecasts, all appropriate analyses contained within the Strategic Master Plan should be reviewed to determine relevancy of actions and associated timeframes.

As the Barrie Tennis Club is the only formalized tennis club in Barrie, the 150 organized players is considered to be the City-wide total and results in a local penetration rate of 0.1% of residents over the age of 18 years. This is considerably below the 3% provincial average and may be an indication that many "regular" players are choosing to participate in pickup forms of tennis at neighbourhood parks.

A subsequent report by Pollara³ suggests that 11% of regular players participate in tennis indoors. Applying this assumption to the Barrie scenario, it is estimated that in 2006 there were 340 indoor tennis players. It is likely that the majority of these players would presently be utilizing the privately owned and operated Barrie North Winter Tennis facility in Midhurst which contains four indoor courts.

A generally accepted industry service level standard for the capacity of club courts is one club court will service about 100 club players. This would suggest that the Barrie Tennis Club presently has sufficient demand to fill 1.5 courts; the Club states that if provided with an indoor tennis facility, they could potentially grow their membership to 250 members, which would sustain 2.5 courts. The Barrie Winter Tennis Club, on the other hand, would appear to be close to attaining its capacity at present and would likely be at capacity by the year 2021, however, it is unclear what percentage of the Club's members reside in the City of Barrie (i.e. it could be much closer to capacity if including the regional market).

Generally speaking, for an indoor tennis facility to be operated efficiently, it would require a minimum of four courts and preferably employ a template with five or more courts. The Barrie Tennis Club's primary location at Queens Park presently has five tennis courts, thus it would be an ideal sport from an operational perspective, however, it is unclear what impact provision of a all-weather structure such as a bubble would have on the park site (i.e. particularly in the summer) due to servicing requirements (e.g.

³ Pollara – Tennis Participation in Canada. As referenced in the Town of Milton Tennis Strategy (2009).

utility hook-ups, paved access for a crane to set up the structure, or if a permanent structure would be appropriate).

Based upon providing an all-weather structure at Queens Park, the Barrie Tennis Club would need to attract 350 new members, above its present membership level, to fill its own facility (assuming all members would play indoor tennis). Subsequent discussions with the Barrie Tennis Club indicates that the Club believes that it could increase its membership by approximately 100 members (i.e. to a total of 250) if provided with an indoor facility, which is still below the 500 member minimum necessary to sustain an all-weather structure at Queens Park.

Furthermore, it can be assumed that a great majority of potential members who would use a new facility within the City of Barrie would most likely be drawn away from the private Barrie North Winter Tennis facility, and would likely place that business in a position where it would not be able to competitively sustain itself. Research conducted for the Town of Milton's Tennis Strategy (prepared by Monteith Brown Planning Consultants and The JF Group) also suggests the provision of bubbles generally does not generate new tennis players to the sport due to the fact that most members who joined were introduced to indoor tennis elsewhere (this would likely be the case in Barrie given the existing private sector presence).

Financial Implications

The capital cost of tennis "bubbles" will vary depending upon the number of courts that are to be enclosed. The Barrie Tennis Club received a quote for an air bubble structure (to cover five tennis courts) in May 2009 that amounted to approximately \$397,236 plus another \$111,157 for the installation of a grade beam. The resulting total, inclusive of GST amounts to approximately \$533,800 capital investment.

As a comparable, a recent estimate provided for a tennis bubble at the Milton Tennis Club amounted to approximately a \$453,500 capital investment (excluding GST) excluding the installation of a grade beam which had already been installed a few years ago at a cost of approximately \$50,000.

The Barrie Tennis Club successfully obtained \$400,000 from senior levels of government through stimulus funding. To be eligible for this grant, the project would have to be completed by the year 2011. This would mean that an additional \$133,800 would have to be contributed from other sources and would not include costs associated with any court resurfacing or fence adjustments, electrical upgrades, equipment (e.g. court sweeper, snow blower) or project contingencies.

While the majority of the capital outlay for a tennis bubble has the potential to be covered through grant monies, another option proposed by the tennis club would be to develop a permanent facility. This has implicit costs associated with land acquisition (if a municipally-owned site is not available or appropriate for the use) as well as site development.

Furthermore, there are long-term operating costs associated with an indoor tennis facility which may actually place a greater financial constraint on the municipal budget than that of the capital investment. For example, costs associated with debt servicing, annual contributions to capital reserves, storage (for temporary structures), staffing and utility costs (the latter of which can be substantial due to the need to maintain constant air pressurization, as well as heating the space, etc.), marketing, and maintenance to

name just a few. The staffing requirement also necessitates a level of expertise to operate the bubble on a day-to-day basis as well as for start-up and take-down of the structure.

These costs are most likely to be borne by the City as the Barrie Tennis Club indicates that it does not have a desire to own and operate an indoor tennis facility. It is also worth noting that it is the experience of the Consultants that the vast majority of municipalities in the province are not involved in the direct operation of indoor tennis venues; the City of Brampton is the only notable exception as they directly operate an indoor tennis facility at Chinguacousy Park.

It should be noted that there may be opportunities for cost recovery by making an air-supported or permanent structure a multi-use venue that could also provide indoor activities for indoor turf sports, ice sports, volleyball, etc. These are design considerations that would ultimately affect the size of the structure, the type of surface, required supporting amenities (e.g. changing facilities, etc.) and would also require discussions to take place with potential users.

Conclusions

Based upon analysis conducted to date, there are insufficient numbers of indoor tennis players in Barrie to support municipal entry into what would be a new level of service provided by the City. A total of 500 indoor players would be required to support an indoor facility, which is a level expected to be attained after the year 2021. Furthermore, broad-based consultations undertaken through the Strategic Master Plan do not show a high level of public interest for an indoor tennis facility, other than that expressed by the Barrie Tennis Club.

Furthermore, opportunities for indoor tennis presently exist at the privately operated Barrie North Winter Tennis Club. It is plausible to assume that the majority of users at this facility reside in the City of Barrie, and provision of a second bubble (which would have a higher propensity to subsidize court fees if the municipality is involved) would most likely transition players away from the private sector and likely jeopardize its long term operation (given that the local indoor tennis market could not sustain two separate facilities).

This is not to say that indoor tennis cannot work within the City of Barrie, given that the existing private sector presence has been able to sustain itself to date. From a preliminary standpoint, should the municipality become involved in the indoor tennis market, it should do so as a facilitator of services rather than a direct provider, which would imply that the onus of the interested partner to operate the facility over the long term. Any party (municipal or other) interested in entry into the indoor tennis market, in partnership with the City, should undertake a detailed feasibility study, market analysis and business planning process to justify municipal investment in capital or operational aspects of an indoor tennis facility. This study should clearly articulate the roles and resources expected to be delivered by the municipality and its potential partner(s).

As such, it is recommended that the City of Barrie refrain from entry into the provision of indoor tennis facilities unless a community partner is willing to contribute towards the capital and operating commitment associated with the facility, and that a feasibility study, market assessment and business plan supports the municipality's position to be involved.

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ALDRESHOT TENNIS CLUB
STATEMENT OF REVENUE AND EXPENSE
FOR THE YEARS ENDED SEPTEMBER 30

	2009	2008
<u>Revenue</u>		
Memberships	161,341	160,919
Leagues/Lessons	17,021	14,962
Other	2,655	2,882
Total Revenues	181,017	178,763
<u>Expense</u>		
Tennis operations (note 2)	31,668	30,791
Facilities (note 3)	25,603	18,520
Utilities	71,542	58,236
General & Administrative (note 4)	14,340	12,322
Total expenses	143,153	119,868
Excess of revenue over expense	37,864	58,895
Investment Income	8,262	7,613
Excess prior to Reserve Provisions	46,126	66,508
<u>Reserve Provisions</u>		
Outside Courts Light Replacement	804	1,804
Court Resurfacing/Replacement	24,000	20,000
COB Structural Improvements	-	10,000
Equipment Replacement	10,200	19,200
Bubble Replacement	10,200	15,200
	45,204	66,204
Net Excess of revenue over expense	922	304

ALDRESHOT TENNIS CLUB
STATEMENT OF FINANCIAL POSITION
AS AT SEPTEMBER 30

	2009	2008
ASSETS		
Cash	150,881	230,709
Receivables	5,961	2,791
Short Term Investments	125,000	-
Prepaid Expenses	4,441	5,535
Total Assets	286,283	239,036
LIABILITIES		
Deferred Revenue (note 1)	38,000	31,189
Accrued Liabilities	2,765	1,794
GST Payable	1,287	5,258
Total Liabilities	42,053	38,242
MEMBERS' EQUITY		
Outside Court Lights Reserve	2,608	1,804
Court Resurfacing/Replacement Reserve	44,000	20,000
COB Structural Improvement Reserve	10,000	10,000
Equipment Replacement Reserve	77,490	69,979
Bubble Replacement Reserve	106,584	96,384
Retained Earnings	3,549	2,627
Total Members' Equity	244,231	200,794
Total Liabilities & Members' Equity	286,283	239,036

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BCTC Winter Tennis

Financial Information

BCTC has received the RinC grant of \$400,000 including \$200,000 from the Federal Government and \$200,000 from the Provincial Government. The initial capital expenditure for the bubble is approximately \$600,000. According to its contractual obligations with RinC, BCTC must spend the \$400,000 grant by March, 2011 at the latest, or forfeit the funds. Our plan is to be in operation by October 1, 2010.

Barrie Community Indoor Tennis Facility

#	Eligible Costs	\$
1	Design & Engineering Costs	\$15,000
2	Construction Costs	\$547,000
3	Project Management Costs	\$15,000
4	Other Eligible Costs (Show details below.)	\$30,000
9	Contingency Allowance (Maximum 10% of Eligible Costs)	\$7,000
10	Subtotal - Eligible Project Costs (Sum of Lines 1 through 9)	\$614,000

Figure 6. RinC Approved Expenditures

BCTC requests the City of Barrie provide a partial grant and a loan with loan guarantee to BCTC for the balance of the \$200,000 needed to purchase and construct the bubble, with the proportion of loan and grant to be determined by the City. With construction taking place on City property, BCTC is requesting the City of Barrie to provide the services outlined in Appendix 6 and to continue park maintenance at Queen's Park.

In addition, BCTC is seeking to finalize a long-term agreement with City for \$1/year for the year-round use of the courts at Queen's Park. A sample agreement is enclosed in Appendix 5.

Budget

The financial forecasts indicate the facility is a long-term, financially sustainable venture. One distinct advantage an indoor tennis facility has over financing and fundraising campaigns for recreation facilities that are more costly to operate, such as arenas and pools, is that the tennis facility operating costs can usually be recovered from users with a user pay fee system.

Revenue

The main revenue source is membership fees. The membership numbers have been conservatively estimated for budgeting purposes. As a non-profit organization BCTC projects the members fees will be decreased as the membership numbers increase.

Expenses

BCTC is fortunate to have the valuable experience and assistance of Aldershot Community Tennis Club. Aldershot has provided their 2008 actual operating expenses for their similar facility for their similar facility to demonstrate the real costs of a successful venture. BCTC's projected annual operating budget, showing the actual

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BCTC Winter Tennis

Aldershot operating expenditures alongside the projected operating budget for the Barrie facility, is attached in Appendix 1.

BCTC anticipates the ongoing shared Court resurfacing expenses with the City of Barrie and has budgeted for its share. The bubble will preserve the life of the courts requiring resurfacing less often, saving both the City and BCTC funds.

The most significant facility expenses are electrical, gas (heat), loan payment and reserve savings.

The electrical and gas heating costs are based on The Farley Group Energy Consumption estimates for the Barrie facility - See Appendix 1. Over the 5-year period utilities have been increased by 3% annually.

Loan/Financing: Although BCTC is requesting part grant/part loan with a loan guarantee; for conservative budgeting the loan financing expense is based on a loan of \$200,000 at 6% over 10 years. Following the loan repayment years 10-15 will show a marked increase in profit that will be saved towards the purchase of a new bubble. Removing this significant expense will also enable BCTC more financial flexibility for staffing, reducing membership fees, and increasing reserves.

Reserves: BCTC's budget includes financial reserves for lights, court resurfacing, bubble, and equipment replacement. The life of the bubble is 12-15 years; the reserves will ensure funds for a replacement with a new bubble when needed.

The total reserve fund is calculated at \$51,800/year including \$45,000/year for the bubble - See Appendix 1. The total reserve at the end of 5 years will be \$259,000. As the reserves for the bubble will not be utilized in years one and two, in order to operate in a positive position from year one, the reserves have been reduced during the first two years and increased in years 3 and 4 to ensure the full reserve is in place for year 5. Following the loan repayment, years 11 and beyond will show a marked increase in profit - proof that this is a sustainable long-term financial venture.

BCTC is confident that, even with financing a loan to cover part of the remaining required start up capital, the facility will be in a profit position during the first five years of operations and enters this new venture from a sound fiscal position. (Appendix 1 - Figure 2 - BCTC Balance Sheet September 30, 2009.)

BARRIE WINTER TENNIS FACILITY

Revenue Forecast / Budget - First 5 years

Membership Revenue projections	Number of Adult Members	Adult 12 month Membership fee	Revenue # of Members x Membership fee
Year 1	250	\$675	\$168,750
Year 2	325	650	\$211,250
Year 3	350	600	\$210,000
Year 4	400	550	\$220,000
Year 5	450	500	\$225,000

REVENUE		Year 1	Year 2	Year 3	Year 4	Year 5
Memberships						
Adult Membership		\$168,750	\$211,250	\$210,000	\$220,000	\$225,000
Juvenile Membership <12	\$50 50	2,500	2,500	5,000	5,000	5,000
Junior Members 13-18	\$200 50	5,000	5,000	10,000	10,000	10,000
Student Membership (student card)	\$300 25	4,500	4,500	7,500	7,500	7,500
					0	0
Other Income					0	0
League Fees - members	\$50 100	5,000	5,000	5,000	5,000	5,000
League Fees - non member	\$300 25	2,000	5,000	7,500	7,500	7,500
Tournaments		1,500	2,000	2,500	2,500	3,000
Lessons - court fees \$15/hr	4hrs x 5 days	10,000	16,000	16,000	16,000	16,000
Socials		500	500	500	500	500
Guest fees					0	0
\$10/person max 5 season with members		500	500	1,100	1,100	1,100
Non member playing fees \$40/hour		400	400	600	600	600
Sponsorship						
Misc - donation						
Loss/Surplus Carryover			1,441	17,907	31,726	51,599
Total Revenue		\$200,650	\$252,650	\$265,700	\$275,700	\$281,200

Figure 7 Revenue Projections

BARRIE WINTER TENNIS FACILITY					
Operating Expenses Forecast / Budget - First 5 years					
OPERATING EXPENSES	Year 1	Year 2	Year 3	Year 4	Year 5
Staffing					
Manager - part time	\$14,000	\$14,000	\$16,000	\$16,000	\$16,000
Part time receptionists (2 x \$5000)	10,000	10,000	12,000	12,000	12,000
Part time bookkeeper	1,000	1,000	1,000	1,000	1,000
Directors compensation	0	4,000	4,000	4,000	4,000
Training & Development	0	500	500	500	500
Court Booking	2,000	0	0	0	0
Membership Expenses	1,000	500	500	500	500
Events					
Social Events-Winter	500	500	500	1,000	1,000
Volunteer Appreciation Day	500	500	500	500	500
Tournament-Winter	500	500	500	500	500
Winter clinic					
Supplies					
Indoor light bulbs	200	200	200	200	200
Office supplies & Expenses	500	500	500	500	500
Maintenance					
Maintenance-Winter	750	750	750	750	750
Court Cleaning	2,500	2,500	2,500	2,500	2,500
Club house cleaning & Supplies	2,700	2,700	2,700	2,700	2,700
Club House Repairs	500	500	500	500	500
Court repairs	1,000	1,000	1,000	1,000	1,000
Light Standard repairs	200	200	200	200	200
Heating Equipment & Repairs	5,000	5,000	5,000	5,000	5,000
Equipment Rentals/Purchases	3,200	3,200	3,200	3,200	3,200
Snow Clearing	2,000	2,050	2,100	2,150	2,200
Bubble					
Bubble up Expenses	4,000	4,000	4,000	4,000	4,000
Bubble down Expenses	3,500	3,500	3,500	3,500	3,500
Bubble Storage	1,000	1,000	1,000	1,000	1,000
Bubble Insurance	3,564	3,564	3,564	3,564	3,564
Professional Fees/Expenses					
OTA Fees	1,750	2,275	2,450	2,800	3,150
OTA Insurance	3,000	3,000	3,000	3,500	3,500
Security	1,000	1,000	1,000	1,000	1,000
Promotion Website, hosting	500	500	500	500	500
Bank Charges	200	200	200	200	200
Legal Expenses	0	0	0	0	0
Advertising	2,000	2,000	2,000	2,000	2,000
Utilities/Storage					
Telephone	1,200	1,200	1,200	1,200	1,200
Hydro	45,000	46,350	47,741	49,173	50,648
Gas	35,000	36,050	37,132	38,245	39,393
Water	1,000	1,000	1,000	1,000	1,000
Miscellaneous Expenses	1,000	1,000	1,000	1,000	1,000
Total Operating Expenses	\$151,764	\$156,739	\$163,436	\$167,382	\$170,405
Provision to reserve					
Reserves for lights outside	\$800	\$800	\$800	\$800	\$800
Reserves for court resurfacing	4,000	6,000	5,000	5,000	5,000
Reserves for Bubble replacement	15,000	45,000	55,000	55,000	55,000
Reserves for equipment Replacement	1,000	1,000	1,000	1,000	1,000
Total Reserves	\$20,800	\$52,800	\$61,800	\$61,800	\$61,800
Sub Total Expenses	\$172,564	\$209,539	\$225,236	\$229,182	\$232,205
Loan payment - principle + interest	\$26,645	\$26,645	\$26,645	\$26,645	\$26,645
Total Expenses	\$199,209	\$236,184	\$251,881	\$255,827	\$258,850
Net Profit	\$1,441	\$17,907	\$31,726	\$51,599	\$73,949

Figure 8: 5 Year Operating Budget

BCTC Winter Tennis

Risk Assessment

The RinC grant provides the once-in-a-lifetime opportunity to avoid the greatest risk this venture could face in that it provides outright the majority of the initial start-up capital required. With a relatively small loan from the City of Barrie and a long-term facility agreement, the project will be immediately shovel ready and ready to operate as soon as the bubble is up.

BCTC is confident of the long-term viability of a winter tennis facility in Barrie. Membership and user fees will make maintenance and City loan repayments easily manageable, and the City will be well pleased in this new level of public partnership with the non-profit BCTC that will result in affordable winter tennis for the residents of Simcoe County.

A2:19

TO: Mayor D. Aspden and Members of General Committee

FROM: B. Roth, Director of Leisure, Transit and Facilities *BMR*

NOTED: J. Sales, General Manager of Community Operations *A*
J. Babulic, Chief Administrative Officer *SBH*

RE: Indoor Tennis Facility Dome Proposal

DATE: May 31, 2010

Following the discussion held at Community Services Committee meeting May 18, 2010, regarding the Indoor Tennis Facility Dome Proposal presented by the Barrie Community Tennis Club, the Leisure, Transit & Facilities Department undertook further research and investigation of the feasibility of such a facility within the City of Barrie.

Leisure, Transit & Facilities staff met with Parks Planning & Development staff on May 19, 2010 to thoroughly discuss the feasibility of an indoor tennis facility dome at three proposed locations within the City of Barrie, the benefits and/or implications associated with each proposed location, total costing projections for project completion, and all foreseeable project scheduling issues and/or constraints.

LOCATION FEASIBILITY

Queen's Park located in the heart of downtown Barrie, next to the Armoury Building, Lampman Park, off Lampman Lane, and Eastview Park on Grove Street East, were identified as three possible locations within the City of Barrie, in compliance with the City of Barrie Zoning By-law as permitted uses within an OS (Open Space) zone for an indoor tennis air structure facility.

PRELIMINARY ANALYSIS

Queen's Park

A preliminary review of this site, by staff, further flagged the following issues and constraints:

1. Site contains five (5) existing tennis courts which will require some remedial work should an indoor tennis air dome be installed at this location.
2. Queen's Park has an existing clubhouse, however, the facility will require winterization and renovations to meet current OADA standards.
3. Significant grading will be required along the south and southwest perimeter of the courts to accommodate the required 3 metre wide apron encircling the perimeter of the proposed air dome facility,
4. The requested air chamber connection from the proposed air dome to the existing clubhouse will negatively impact existing connectivity and pedestrian flow patterns through the park,
5. Based on zoning requirements the City will need to initiate a variance request through the Committee of Adjustment to waive minimum parking requirements or construct a minimum ten (10) space parking lot within the existing park boundaries.
6. Visual impact on the surrounding neighbourhood anticipated to fuel opposition from local residents.

Eastview Park

A preliminary review of this site, by staff, flagged the following issues and constraints:

1. Site contains the required minimum four (4) existing tennis courts at this time, all of which will require reconstruction.
2. This location would also require the construction of a clubhouse and required building and site services.
3. Site presents foreseeable infringement/impact on the existing soccer field to the north in order to accommodate all required facilities/structures.
4. Definite parking constraints at anticipated at peak times which will exist during the Fall/Winter hockey season at Eastview Arena.
5. Visual impact on the surrounding neighbourhood anticipated to fuel opposition from local residents.

Lampman Park

A preliminary review of this site, by staff, flagged the following issues and constraints:

1. Site contains the required minimum four (4) existing tennis courts at this time, all of which will require reconstruction.
2. This location would also require the construction of a clubhouse and required building and site services.
3. Visual impact on the surrounding neighbourhood anticipated to fuel opposition from local residents.

FINANCIAL IMPLICATIONS

A presentation to Community Services Committee by the Barrie Community Tennis Club, May 18, 2010 projected a six hundred fourteen thousand (\$614,000.00) dollar capital project cost, of which, the Barrie Community Tennis Club was approved a grant of four hundred thousand (\$400,000.00) dollars in RinC Funding and anticipated support from the City of Barrie in the amount of two hundred thousand (\$200,000.00) dollars. The costing model, however, falls significantly short of covering all elements of the proposed project.

Leisure, Transit & Facilities Department staff have reviewed the financial proposal submission and have formulated a more thorough elemental estimate of anticipated project costs to be considered.

Please refer to the Elemental Estimate prepared by Leisure, Transit & Facilities staff attached as Appendix 'A1' (Detailed Elemental Estimate) and Appendix 'A2' (Summary Estimate) to the memorandum. The elemental estimate includes all anticipated expenditures: professional design fees, site work design and construction costs, allowances (including parks planning design, construction contingency, inspection & testing, commissioning and permits beyond the actual air support structure costs. Project will also be subject to cold weather construction premiums.

NOTE: There remains exclusions to this elemental estimate which Leisure, Transit & Facilities staff are unable to accurately determine without retaining the services of outside consultants. Exclusions include: mechanical servicing, electrical servicing, security, furnishings and equipment, ICT, installation equipment, premium labour, and a contingency for unknowns.

Should Council choose to proceed with the indoor tennis facility air structure project at their June 7, 2010 meeting, the Leisure, Transit & Facilities Department will also require Council's immediate approval of the required capital funding for pre-design of the site to an upset limit of thirteen thousand (\$13,000.00) dollars.

During their presentation, the Barrie Community Tennis Club further alluded to the possibility of using the Queen's Park tennis facilities as an interim site until a more suitable location was determined.

NOTE: Should Council support the concept of using Queen's Park as an "interim" site for the proposed indoor tennis facility air structure, many aspects related directly to the project will become throw away expenditures including: electrical and mechanical upgrades, grade beam construction, relocation of perimeter fencing, removal and replacement of light standards, and other upgrades to the existing Queen's Park tennis facilities,

It should further be noted that the current Leisure, Transit & Facilities Department 2010 Business Plan and 10 Year Capital Forecast Tool do not include or forecast funding for an indoor tennis facility.

Furthermore, considering existing and anticipated municipal service demands for new assets and renewal projects, Leisure, Transit & Facilities staff would not recommend an indoor tennis facility air structure be inserted into the Capital Business Plan now, nor within the next 10 years.

ADDITIONAL LONG TERM BUDGET CONSIDERATIONS

1. The funding proposal submitted by the Barrie Community Tennis Club stipulates a standard, typical air structure membrane with an anticipated life cycle of ten (10) years. In optimal conditions, representatives from the fabrication companies have indicated to Leisure, Transit & Facilities staff a best case scenario of a twelve (12) year life expectancy of the product.

There is an enhanced teflon air structure membrane which has a life cycle of fifteen (15) years, however, it should be noted that this product is twice the cost of the standard, typical air structure membrane.

BCTC has rationalized the club's ability to fund the capital life cycle cost to replace the air membrane based on achieving forecasted membership numbers over the next five (5) years:

Annual operating budget is based on attaining the following anticipated membership numbers

	2011	2012	2013	2014	2015
Memberships	250	325	350	400	450

The Leisure, Transit & Facilities Department remains concerned that the projected indoor tennis membership forecast is optimistic and will significantly hinder the club's ability to operate and sustain the proposed indoor tennis facility.

2. Snow removal & clearing is not considered within the operational models presented by BCTC. These operating costs would need to be absorbed within the Leisure, Transit & Facilities Department annual operating budgets (est. \$5,000 per year – contracted services).
3. Additional concern is also noted by Leisure, Transit & Facilities staff and Parks Planning & Development staff relating to the potential for vandalism of the structure and budget implications associated with these foreseeable repairs.

ADDITIONAL RESEARCH INFORMATION

The Leisure, Transit & Facilities Department has also recently completed a Parks and Recreation Strategic Master Plan document, using the consulting firm of Monteith Brown Planning Consultants, Indoor tennis facilities are not an identified core service.

The Parks & Recreation Strategic Master Plan document does, however, suggest an increasing priority and demand for other indoor sports /activities (i.e. soccer, indoor track, stadium) within the City of Barrie.

These results are further supported through feedback received and gathered at related consultation sessions.

A2.22

The Strategic Master Plan also provides guidance and a framework to be considered when seeking community partners or engaging a community group in a partnership. Based on the nine criteria included within the Standardized Partnered Service Provision Framework as noted in figure 4, on page 26 of the final Parks & Recreation Strategic Master Plan, the proposed indoor tennis facility does not meet six of the listed identified criteria.

In addition to the standardized criteria, the following table provides further analysis of the proposal undertaken by staff of the Leisure, Transit & Facilities Department

BCTC PROPOSAL & BUSINESS PLAN	STAFF REVIEW	COMMENTS
Intended to serve as a county-wide tennis facility.	Staff and consultant evaluated needs based on Barrie residents only.	Indoor tennis was not identified as a need in the Master Plan random household survey results.
Proposal indicates that 20% of membership would be Barrie residents. Forecast total membership of 450 after 5 years.	Calculated that 20% would represent 90 Barrie residents after 5 years. Barrie North Tennis Club currently services 126 Barrie residents.	Would appear to be a drop in Barrie residents served with BCTC facility.
BCTC suggest that there is enough regional need to support two indoor tennis facilities.	Industry standard suggests that 100 members/court are required for viable venture. Current private facility has a membership base of 275 which indicates they have capacity to grow the membership base. Consultant agrees that to support a Barrie facility it would rely heavily on a secondary market of non-residents, likely at the risk of the private facility currently in operation in Midhurst.	Service is currently provided by the private sector within a 20 minute drive from downtown. Falls within expected travel times residents noted in random telephone survey. Not identified as a core service within strategic master plan
BCTC survey of its members (70 respondents of 150 members) indicated a 70 % interest in an indoor facility. Question #1 in Appendix 2 of Business Plan.	Staff noted that the 70% interest dropped to 39.7% (yes) and 38.2% (maybe) when they were asked if they would join at a membership fee of \$550 - \$700/yr. Question #5 in Appendix 2 of Business Plan.	Does not suggest strong support among BCTC membership.
Proposal requests consideration of Queens Park with various costs to be borne by the City.	Staff noted in Staff Report a concern that the power supply at this site may be at its maximum capacity. This can only be confirmed by engaging the City's electrical consultant. Other costs would need to be determined.	No funding available in 2010 budget to undertake any associated costs.
BCTC open to other sites – Eastview or Lampman Parks.	As noted in Staff Report these sites have not been recommended. Would require upgrades to tennis courts which would increase the costs quite significantly. Perhaps as much as \$100,000 - \$400,000.	No funding available in 2010 budget to undertake any associated costs Not in the 10 year capital business plan
Seeking grant &/or Loan of \$200,000	Needs assessment does not indicate that an indoor tennis facility is a priority for Barrie residents.	Staff would recommend other recreation priorities for City funding.

APPENDIX C

ANTICIPATED PROJECT SCHEDULE

TASK	DURATION	DATE
Memorandum to Council re: indoor tennis air facility project		May 31, 2010
Council Ratification to proceed with indoor Tennis air facility Project *		June 7, 2010
Council approval of pre-design budget		June 7, 2010
Engage Consultants Ltd. Re: Electrical /Mechanical	30 days	July 5, 2010
Application for Zoning Variance / Public Consultation period (minimum)	30 days	July 5, 2010
Pre-Design Report from MJS Consultants to LTF (anticipated)	45 days?	July 15, 2010
SR to General Committee re: Costing of Project and seeking approval to proceed		August 9, 2010
Ratification & Direction of Council	7 days	August 23, 2010
RFT document from LTF to Purchasing Branch		August 24, 2010
Draft RFT document from Purchasing to Client Department(s)	14 days	September 3, 2010
Review & Approve by Client Department(s)	3 days	September 9, 2010
Finalize RFT document & AD request to Communications	4 days	September 15, 2010
First Advertisement / RFT Tender Opens	7 days	September 23, 2010
Second Advertisement	7 days	September 30, 2010
Mandatory Information Site Visit	1 day	September 28, 2010
RFT Tender Closes / Public Opening of Tender		October 5, 2010
Review for Compliance & Recommendation by Purchasing Branch	3 days	October 8, 2010
Submissions Review by Client Department(s)	7 days	October 15, 2010
Notice of Award	1 day	October 18, 2010
Receipt of Documents from Successful Bidder	14 days	November 1, 2010
P.O. Issued from Finance – Purchasing Branch	3 day	November 2, 2010
Successful Bidder to mobilize to site / Construction to commence	2 days	November 2, 2010
Purchase of air dome structure (3 ½ months required to manufacture) (Anticipated delivery: February 1, 2011)		November 2010
Anticipated delivery of air structure membrane	105 days	March 1, 2011
Final Install & Construction completion (weather dependant)		May 31, 2011

- Budget approval for pre-design is required at Council Meeting June 7, 2010
- Approval of Capital Budget required August 23, 2010
- Fabrication of Dome = 3.5 months.

A224

ANTICIPATED SITE IMPACT AND IMPLICATIONS

In order to achieve the necessary site requirements, to erect the proposed indoor tennis facility air structure at Queen's Park, the Leisure, Transit & Facilities Department wishes to advise Council of the following foreseeable impacts:

1. Apron buffer area 3 meters wide surrounding the facility will be required for emergency access and routine snow removal purposes. The entire perimeter of the existing tennis courts will need to be graded level to accommodate access around the full perimeter of the proposed air structure.
2. Mature trees located at the north east corner of the tennis courts will need to be removed to accommodate this required apron buffer,
3. The visual impact on this residential neighbourhood cannot be stressed enough.

Please refer to Appendix B1 which illustrates the affected perimeter and Appendix B2 for respective illustrations of the perimeter area of the tennis courts at Queen's Park.

DELIVERY OF PROJECT

Completing the project within the critical timeframe necessary to maintain eligibility and secure RinC funding, raises additional concern with Leisure, Transit & Facilities Department and Parks Planning & Development staff.

Factors which will impact project schedule include: a stipulated, critical, completion date of March 31, 2011 by RinC funding authorities, as well as, the City of Barrie's Procurement Policy which clearly identifies an established process metrics for the acquisition of goods and services

Per City of Barrie By-law 2008-121, following Council's approval of the project, the Leisure, Transit & Facilities Department will proceed to single source and engage MJS Consultants Ltd. to prepare and submit an electrical model of sustainability for the proposed site design. MJS Consultants Ltd, was integral to the most recent major electrical upgrade and design of Queen's Park and has a thorough knowledge of the client's requirements and existing park conditions and limitations.

Considering all possible factors affecting the outcome of this project, Leisure, Transit & Facilities Staff has estimated a project management schedule for the project based on Council approval to proceed with project to the anticipated project completion. Please refer to attached Appendix 'C'.

NOTE: Should Council decide to proceed with the project, and should Queen's Park be the preferred site for this project, the City of Barrie would be required to apply to the Committee of Adjustments for a variance to the City's existing Zoning By-law requirements subject to applicable notification and public consultation.

Should the City not be successful in its' application to the Committee of Adjustments for a Variance, the City would be required to construct a minimum ten (10) space parking lot on the existing park property.

BMR

B. Roth
Director, Leisure, Transit & Facilities

A2.25

Indoor Tennis Facility Air Dome Elemental Estimate

APPENDIX 'A1'

	Queen's Park	Lampman Park	Eastview Park	BCTC Submission
Element				
A AIR SUPPORTED STRUCTURE				
A1 Grade Beam	\$118,375	\$118,375	\$118,375	118 375
A2 Exterior Enclosure	\$415,035	\$415,035	\$415,035	\$415,035
A3 Ancillary Structure	\$10,000	\$100,000	\$100,000	
	\$543,410	\$633,410	\$633,410	\$415,035
B SITE WORK				
B1 Court Renewal	\$0	\$300,000	\$300,000	
B2 Aprons & Walkways	\$25,500	\$22,000	\$22,000	
B3 Site Preparation	\$9,000	\$9,000	\$9,000	
B4 Site Clearing	\$1,500	\$0	\$0	
	\$36,000	\$331,000	\$331,000	\$131,965
C ALLOWANCES				
C1 Design & Pricing (15%)	\$0	\$134,600	\$134,600	
C2 Construction Contingency (3%)	\$17,380	\$26,900	\$26,900	\$7,000
C3 Inspection and Testing	\$5,000	\$5,000	\$5,000	
C4 Parking Lot Construction	\$45,000			
C5 Renovations to Clubhouse	\$15,000			
C6 HVAC	\$20,000	\$20,000	\$20,000	
C7 Add. Site works (retaining structure)	\$25,000	-	-	\$30,000
C8 Tree Removal & Replacement	\$13,500	-	-	
C9 Re & Re Court Perimeter Fencing	\$30,000	\$25,000	\$25,000	
	\$170,880	\$186,500	\$186,500	\$37,000
D SOFT COSTS				
D1 Professional and Design Fees (10%)	\$16,500	\$48,250	\$48,250	\$15,000
D2 Pre-Design Fees (site works)	\$13,000	\$13,000	\$13,000	
D3 Project Management	\$15,000	\$15,000	\$15,000	\$15,000
D4 Building Permit	\$51,500	\$41,250	\$41,250	
	\$96,000	\$117,500	\$117,500	\$30,000
TOTAL ESTIMATE	\$846,290	\$1,268,410	\$1,268,410	\$614,000
(*Should City be successful with Variance)	\$801,290			
CITY CONTRIBUTION	\$446,290	\$868,410	\$868,410	\$200,000
(*Should City be successful with Variance)	\$401,290			
E EXCLUSIONS				
Mechanical Site services	Abnormal Soil Conditions	Controls		estimate additional \$200,000
Electrical Site Services	Premium Labour	Security		
Furnishings and Loose Equipment	Installation Equipment	ICT		
Removal of two mid-court light standards	Installation of four new light standards			
Cold Weather Construction Premium				

f/ 2.26

**Indoor Tennis Facility Air Dome Elemental Summary
Estimate**

**APPENDIX
'A2'**

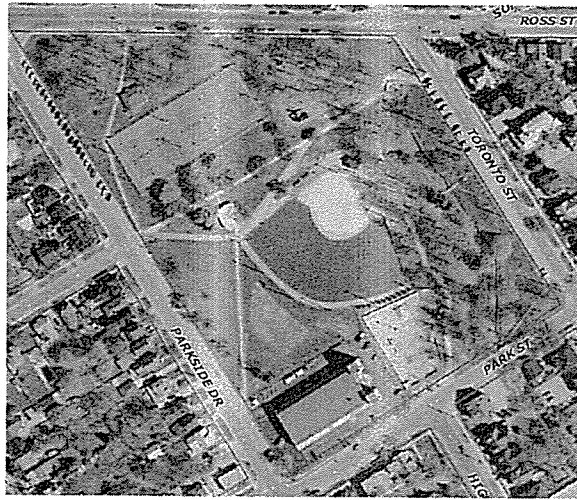
	Queen's Park	Lampman Park	Eastview Park	BCTC Submission
Element				
A AIR SUPPORTED STRUCTURE	\$543,410	\$633,410	\$633,410	\$415,035
B SITE WORK	\$36,000	\$331,000	\$331,000	\$131,965
C ALLOWANCES	\$170,880	\$186,500	\$186,500	\$37,000
D SOFT COSTS	\$96,000	\$117,500	\$117,500	\$30,000
E EXCLUSIONS	\$200,000	\$200,000	\$200,000	
TOTAL ESTIMATE	\$1,046,290	\$1,468,410	\$1,468,410	\$614,000
(*Should City be successful with Variance)	\$1,001,290			
CITY CONTRIBUTION	\$646,290	\$1,068,410	\$1,068,410	\$200,000
(*Should City be successful with Variance)	\$601,290			

A.2.127

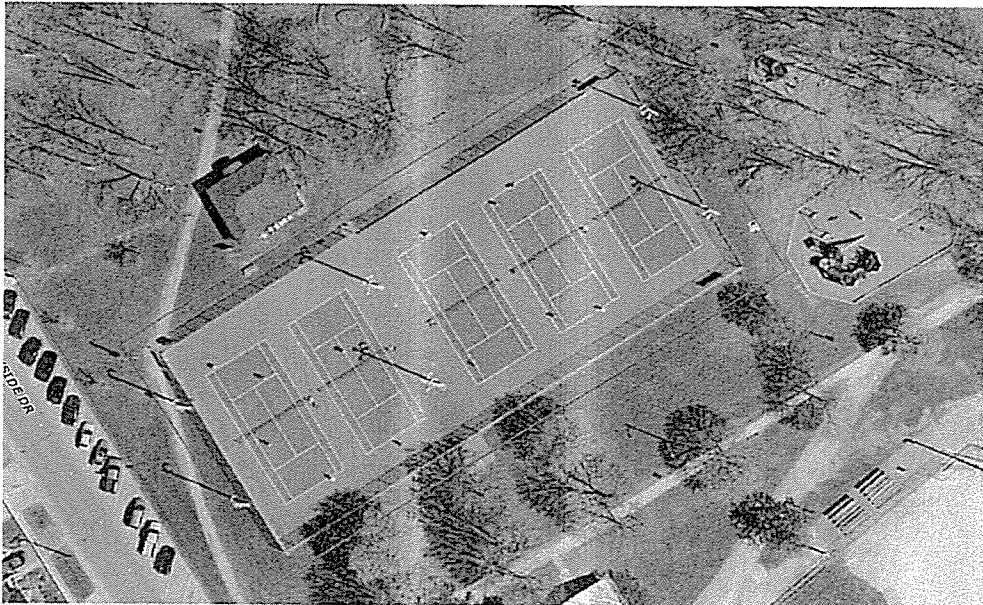
APPENDIX B1

**Impact of Site Works on Queens Park to Accommodate
New Proposed Indoor Tennis Facility Air Structure / Dome**

View of Queens Park



Redlined 3 meter area of proposed apron



*There will be an impact upon the mature trees and lands to the
east ~ northeast of the tennis courts*

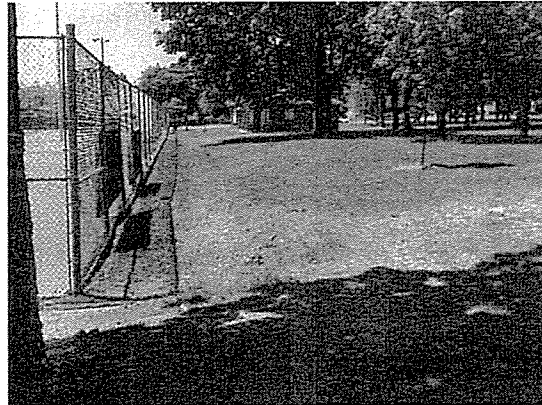
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APPENDIX B2

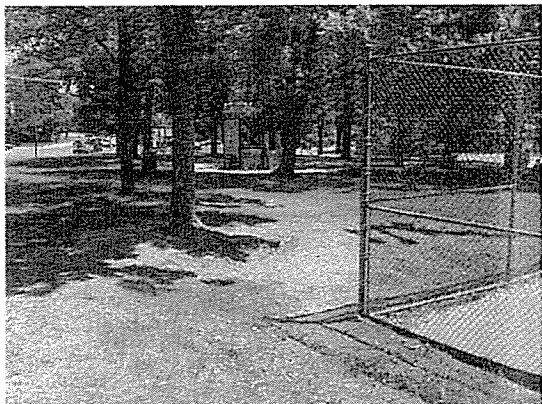
**Impact of Site Works on Queens Park to Accommodate
New Proposed Indoor Tennis Facility Air Structure / Dome**



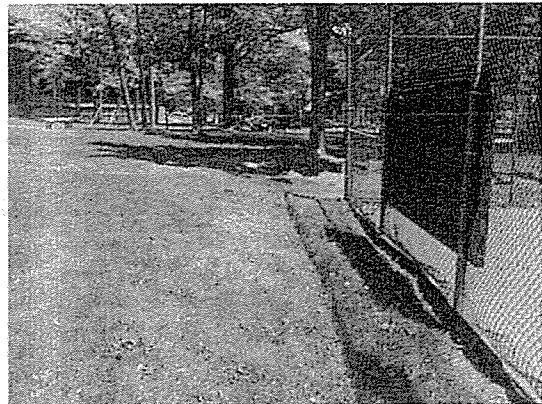
south elevation swale



north elevation swale



north-east corner elevation (trees & swale - photo 1)



north-east corner elevation (trees & swale - photo 2)



north-east corner elevation (trees & swale - photo 3)

TO: Mayor D. Aspden and Members of General Committee
FROM: J. Sales, General Manager of Community Operations
NOTED: J. Babulic, Chief Administrative Officer
RE: Indoor Tennis Air Support Structure Facility Proposal
DATE: June 14, 2010

BACKGROUND

For the benefit of Council members, I would like to recap the chronology of events pertaining to the indoor tennis air structure facility proposal.

On Monday June 29, 2009, the Federal and Provincial Governments announced the approval of RinC funding, in the amount of four hundred thousand (\$400,000) dollars to the Barrie Community Tennis Club for the Club's application on a proposal to provide an indoor tennis facility dome over City outdoor tennis courts. All RinC funded projects must be substantially completed by March 31, 2011.

Noted in the Barrie Community Tennis Club RinC application proposal for an indoor tennis air structure facility was the identification of municipal funding support of two hundred thousand (\$200,000) dollars in capital funding to meet the total Club estimated project cost of six hundred fourteen thousand (\$614,000) dollars, while the applicant (BCTC) acknowledged a contribution of fourteen thousand (\$14,000.00) dollars.

Per Recreation Infrastructure Canada (RinC) Program Application Guidelines attached as Appendix A, is a list of additional documentation requirements of not-for-profit applicants to be submitted with their funding application:

1. Copy of Certificate of Incorporation;
2. Most Recent Audited Financial Statements, if available;
3. Most Recent Annual Report, if available;
4. Resume or CV of the Individuals Responsible for managing/implementing the proposed project;
5. List of Current Board of Directors Membership and Contact Information;
6. List of Financial Amounts the Applicant Organization Owes to the Federal and/or Provincial Government under Legislation or Contribution Agreements; and
7. Confirmation that non-government funding has been secured.

I would draw Council's attention to requirement #7 "Confirmation that non-government funding has been secured." This requirement is specifically in reference to the funding contribution to be received from the local Municipality toward the proposed project. A Motion of Council is the standard form of document demonstrating proof of municipal support that is customarily provided to a not-for-profit organization applicant for inclusion in their RinC Application.

This financial request for support was not communicated to Council or City staff prior to the application submittal May 29, 2009 and subsequent funding announcement of June 29, 2009. The City has not committed to this project financially or otherwise. Refer to Appendix B for a copy of the RinC Application as submitted by the Barrie Community Tennis Club.

The RinC Application and criteria was reviewed by Corporate Asset Management and based on the response received From Recreation Infrastructure Canada (RinC) Program attached as Appendix C it is staffs understanding that the scope of the project cannot be changed or altered.

City staff had advised the Barrie Community Tennis Club representatives that, prior to further consideration and commitment of support by the City, a number of critical, necessary steps would need to be undertaken by the City including the feasibility analysis for such an indoor facility to be examined under the Parks and Recreation Strategic Master Plan.

And furthermore, if a determination of need was indeed warranted for an indoor tennis facility, then prospective and viable locations would then have to be determined. Ownership of the facility would need to be established. A partnership agreement would need to be drafted and endorsed. Capital and operational business plans would need to be developed demonstrating the viability and sustainability for such a facility.

To expedite the urgency for answers and analysis of these requirements and concerns, City staff requested that the Parks and Recreation Strategic Master Plan consultants, Monteith-Brown Planning Consultants, accelerate the examination of the need for an indoor tennis facility and, provide their comments and recommendations in advance of the full master plan report given the timelines for RinC funding.

Staff Report LTF01-10 was placed before General Committee on April 26, 2010 for consideration and provided an analysis and summary of the research and recommendation of our Parks and Recreation Master Plan Consultants along with the following recommendation:

"That the Barrie Community Tennis Club proposal for an indoor tennis facility on City owned tennis courts not be approved at this time, given that Monteith Brown Planning Consultants in their evaluation of recreational needs for the City of Barrie's 2010 Parks and Recreation Strategic Master Plan indicate that an indoor tennis facility is not a recommended core municipal service, and that the participant levels to sustain such a facility are not projected to be sufficient in the foreseeable future."

The report identified that an indoor tennis facility was not warranted at this time, nor was such a facility warranted within the City's long term projections (ten year forecast period of the new proposed master plan document).

General Committee referred Staff Report LTF01-10 to Community Services Committee meeting of May 18, 2010 for further discussion. In addition to discussion of the Staff Report a presentation by Ms. Jane Suderman, Secretary of the Barrie Community Tennis Club was made to Community Services Committee on May 18, 2010, regarding the Indoor Tennis Air Structure Facility Proposal and associated RinC funding. During the presentation three potential existing tennis court sites were suggested by the Barrie Community Tennis Club for their suitability to accommodate an indoor tennis air structure facility.

Queen's Park was identified by the Club as the most opportune, favourable location for the proposed seasonal indoor tennis air structure facility, to be erected over the five (5) existing municipal tennis court facilities and utilizing the existing clubhouse structure. Eastview Park and Lampman Park were further suggested locations. The proposal was forwarded back to General Committee for further discussion on May 31, 2010.

City staff met on May 19, 2010 to analyze the feasibility of the indoor tennis air structure facility proposal and the identified three potential locations within the City of Barrie, along with associated costing models for each site. Memorandum (A5) was prepared for General Committee consideration on May 31, 2010. The memorandum contained rationale and preliminary costing models (exclusive of site servicing which could not accurately be determined without sufficient consultant research, analysis and feedback) for the three suggested sites. The preliminary costing models for the three original sites of Queen's Park, Eastview Park and Lampman Park are further attached to this memorandum as Appendix C.

Following a thorough discussion of the proposal, staff memorandum and elemental costing models, General Committee moved to support the original motion of Staff Report LTF01-10 dated April 26, 2010 as:

"That the Barrie Community Tennis Club proposal for an indoor tennis facility on City owned tennis courts not be approved at this time, given that Monteith Brown Planning Consultants in their evaluation of recreational needs for the City of Barrie's 2010 Parks and Recreation Strategic Master Plan indicate that an indoor tennis facility is not a recommended core municipal service, and that the participant levels to sustain such a facility are not projected to be sufficient in the foreseeable future."

On June 2, 2010, following General Committee's decision of May 31, 2010, City staff received, via email, the suggestion of a new proposed site from Mr. Ray Demiray, President of the Barrie Community Tennis Club, requesting that East Bayfield Park be considered as the feasible location to erect an indoor tennis air support structure.

City staff arranged to meet with Mr. Demiray on June 3, 2010 to discuss and clarify the many constraints and considerations of the proposed East Bayfield Park site, identifying elemental costing of the new proposed site and clarifying common denominator costs applicable to all parklands and existing tennis court sites.

City staff further suggested to Mr. Demiray that there may be an opportunity to seek a partnership with the existing indoor tennis club located in Midhurst. Mr. Demiray thanked staff for the information and suggested a willingness to pursue this option. He further requested that City of Barrie staff initiate some discussion with the Township of Springwater,

At the City of Barrie Council meeting, June 7, 2010, Mr. Demiray appeared as a delegation to reinforce his initial proposal for a stand-alone indoor tennis air supported structure for the Barrie Community Tennis Club and now proposed Lennox Park, off Widgeon Street, and Painswick Park, off Ashford Drive, as two new alternative viable sites for this facility, with emphasis on Lennox Park as the club's preferred choice site.

City staff have undertaken the exercise of investigating the potential of the new proposed sites (Lennox Park and Painswick Park) and have projected elemental estimates to design and erect an indoor tennis air supported structure at these respective locations attached as Appendix D and Appendix E to this memorandum.

The Elemental Estimate for the new proposed Lennox Park site reflects a very preliminary cost of eight hundred thirteen thousand twenty nine (\$813,029.00) dollars, of which the City of Barrie is being asked to contribute four hundred thirteen thousand twenty nine (\$413,029.00) dollars, twice the original request of support.

Please Note: These elemental estimates do not include site servicing implications and costs, as staff has no means of accurately determining these costs without a comprehensive site specific investigation and consultant assistance.

FINANCIAL SYNOPSIS

The Barrie Community Tennis Club, presented to Community Services and General Committee a proposal to erect an indoor tennis air supported structure at a projected cost of six hundred fourteen thousand (\$614,000.00) dollars of which, the Barrie Community Tennis Club acknowledged a grant of four hundred thousand (\$400,000.00) dollars in RinC Funding with anticipated support from the City of Barrie in the amount of two hundred thousand (\$200,000.00) dollars and BCTC contribution of fourteen thousand (\$14,000.00). The costing model falls significantly short of covering all associated elemental costs for the proposed project.

Upon review of the financial submission contained within the proposal by the Barrie Community Tennis Club, City staff have reviewed and developed more comprehensive elemental estimates considering the various site options suggested.

The initial three proposed tennis court sites at Queen's Park, Eastview Park and Lampman Park were presented by City staff through memorandum to General Committee on May 31, 2010 and highlight at a very preliminary level elemental costing estimates of an indoor tennis air supported structure to be in excess of one million (\$1,000,000.00) dollars for each respective site, with the City of Barrie assuming the balance of costs beyond the four hundred thousand (\$400,000.00) dollar approved RinC funding.

City staff, subsequently, applied the same process of review, analysis and elemental estimate formulation to the newly suggested sites of East Bayfield Park and Lennox Park as referenced to by Mr. Demiray in his delegation to Council on June 7, 2010. The site specific elemental estimates provide clear analysis of visible constraints and concerns related to each respective site and more importantly continue to reflect an elemental cost estimate in excess of one million (\$1,000,000.00) dollars.

Please Note: This elemental estimate also does not include site servicing implications and costs, as staff has no means of accurately determining these costs without a comprehensive site specific investigation and consultant assistance.

Again, I would note that the current Leisure, Transit & Facilities Department 2010 Business Plan and 10 Year Capital Forecast Tool do not include or forecast funding for an indoor tennis facility. Furthermore, considering existing and anticipated municipal service demands for new assets and renewal projects, Leisure, Transit & Facilities staff does not recommend an indoor tennis air structure facility be inserted into the Capital Business Plan now, nor within the next 10 years.

ANALYSIS OF SITES

All proposed site locations present certain common constraints and concerns:

- Impact of indoor tennis air structure on existing parkland and design (including site preparation, grading, restoration, infringement/impact on the existing program/structures, parking requirements).
- Servicing requirements at each site (electrical & mechanical capacities).
- Site Services (i.e. water, sanitary, hydro and gas).
- Additional works required to properly complete the project.
- Zoning requirements and restrictions affecting site feasibility.
- Building permits and other associated permit fees.

IMPLICATIONS AND SITE LIMITATIONS

Beyond the costing implications, the Lennox Park tennis court site further presents the following concerns and unknowns:

1. Erecting an indoor tennis facility air structure over the existing tennis courts with potential expansion over the existing basketball court will require a variance application to the Committee of Adjustments with respect to the zoning required setback of 15 metres from adjacent properties. The air support structure does not comply with this requirement as the footprint of the structure would not comply with the required setback specification. Refer to illustration attached as Appendix F
2. In order to achieve the minimum required four indoor tennis court configuration, to warrant financial sustainability, a fourth court will need to be created over the existing outdoor basketball court facility. Elimination of the outdoor basketball court would represent a decrease in service level and is not recommended by staff, as basketball participation is a rising trend and the proposed Master Plan recommends additional basketball courts. The opportunity to relocate/reconstruct a new basketball

court at this site is challenging. A new basketball court is estimated to cost thirty five thousand (\$35,000.00) dollars.

3. Servicing requirements of the site (electrical capacity, electrical site services, mechanical site services, gas services to site, water and sanitary) are all unknown costs at this time and are excluded from the elemental estimate.


City staff would require extensive review of the site and the aid of specialized consultants to determine more accurate and concise costing of these services and their implications on design.

It is anticipated the financial impact to provide these services will also be significant.

SUMMARY

In summary I wish to highlight the following:

- An indoor tennis facility is not an identified municipal core service nor recommended within the proposed Parks & Recreation Strategic Master Plan.
- A private sector facility is available, within reasonable travel distance and has capacity to accommodate additional play.
- Some capacity for indoor tennis play also exists at the Sports Dome facility on Hanmer Street.
- Municipal capital contribution to an indoor tennis air structure facility proposal well exceeds the two hundred thousand (\$200,000.00) dollars requested.
- The capital funds required do not form part of the City's Capital Budget or 10 Year Capital Forecast.
- The Barrie Community Tennis Club, as the applicant, is prepared to commit and invest fourteen thousand (\$14,000.00) dollars to the project, a relatively small portion of the overall additional funding needed.
- The Barrie Community Tennis Club has a current membership of 150 persons.
- The Barrie Community Tennis Club's proposed membership of 250 persons is based on regional draw versus City of Barrie residents with 25% expected members coming from the established Barrie North Tennis Club (existing players not new players).
- Capital construction cost, regardless of the site is well in excess of one million (\$1,000,000.00) dollars.



J. Sales
General Manager of Community Services

Recreational Infrastructure Canada (RinC) Program in Ontario and Ontario REC Application Guidelines

The following guidelines were designed to assist you in filling out your application for funding under the RinC program in Ontario and Ontario REC. Please refer to the corresponding section and field in the Application Form.

PART B: Project Information

9. Project Description

Provide a concise and specific listing of the actual physical works to be completed. For example, if you are making improvements to a community pool, outline the work to be included such as re-tiling the pool deck, adding family washrooms, etc.

10. Project Rationale

Provide a rationale describing the specific problems or objectives this project will address.

11. Energy Efficiency

If you answered yes, provide a description of how the project will have a positive impact on the environment by reducing energy consumption, water consumption and/or waste compared to the existing infrastructure, or by encouraging recycling or by using recognized green materials in the construction/restoration or improvement of the infrastructure, if applicable.

12. Accessibility

If you answered yes, describe how the project increases public access to, and participation in, the facility and/or activity.

13. Extending Life of Infrastructure

If you answered yes, provide a description of how the project will extend the life of the infrastructure, and is consistent with sound asset management principles.

14. Project Healthy and Safety Benefits

If you answered yes, provide a description of the health and safety benefits that your project will have for your community. Include the reach or impact of improved facilities and who the project benefits.

15. Person-months of work resulting from the project

Provide the number of jobs resulting from the project in person-months of full-time employment, calculated the following way. For short-term employment, please pro-rate to full-time equivalent, based on the hours per day full-time employees work on the project.

For example, if 6 people will be employed full-time from July 1 to December 30, 2009, and 18 people from March 1 to August 31, 2010, then calculate 6 people x 6 months + 18 people x 6 months = 144 person-months of employment. If 2 people work part time (one half day) for 8 months, count it as $2 \times .5 \times 8 = 1$ person-months of employment. If 1 person works for 5 hours/week for 12 months, and the normal work week is 35 hours, that person has worked $5/35$ th or $.143$ of full-time employment for 12 months; count as $.143 \times 12$ months = 1.7 person months.

16. Construction Start / End Date

Provide the expected date for when construction will begin on the project and be completed.

17. State of Readiness

Provide the expected date for plans, tender and approvals to be completed. Specify permits/approvals secured.

18. Multiple Applications

An applicant may submit multiple applications. A separate application should be submitted for each project, indicating the priority of each application in relation to the others.

PART C: Environmental Considerations & Aboriginal Engagement

19. Environmental Considerations

Projects involving physical works or prescribed physical activity receiving funding from the Government of Canada may require an environmental assessment under the Canadian Environmental Assessment Act (CEAA). According to the CEM, every infrastructure project with federal funding must be screened for its impact on the environment. This checklist forms part of that screening process. A "yes" answer does not necessarily mean that an environmental assessment will be required as many physical works activities are excluded from environmental assessments. An officer from Industry Canada will advise the steps required to comply with the Canadian Environmental Assessment Act. No federal funds will be paid until the Canadian

Environmental Assessment is complete. If additional work is required to address assessment or adhere to Canadian Environmental conditions, the costs can be included as part of the eligible project costs.

For more information on the Exclusion list of the CEAA, please go to <http://www.ceaa.gc.ca>, select "English", select "Legislation & Regulations" and then "The Act."

PART D: Funding

21. Funding from another program

Indicate if you have applied for funding to another program for this project, and if yes, indicate from which program and if funding has been approved.

22. Funding

Detail the eligible costs of the project, by type of activity, Identify all sources that will contribute financially to the project.

Amount Requested

Indicate how much federal and provincial funding you are seeking under the RinC Program in Ontario and Ontario REC. The federal and provincial governments can each provide up to one third of the total eligible project cost, up to \$1 million each per project. In exceptional circumstances, the federal government may contribute up to 50 per cent of total eligible project costs. A business case would need to be submitted for approval.

Other government funding

Indicate other federal and/or provincial funding being sought or already committed to the project (please provide specific program).

Other funding

Indicate other non-government funding being sought or already committed to the project, including not-for-profit and private sector.

23. Cash Flow

Indicate the federal and provincial funding broken down by fiscal year (year ending March 31). Please note that priority may be given to applicants who can incur more than half of their projects costs in 2009/10 fiscal year.

Total Eligible Project Costs

Eligible Costs include:

- The costs to rehabilitate or repair fixed capital assets of recreational infrastructure, including new construction that is either adding to or replacing existing recreational infrastructure assets or capacity;
- The fees paid to professionals, technical personnel, consultants and contractors specifically engaged to undertake the surveying, design, engineering, manufacturing or construction of a project infrastructure asset and related facilities and structures; . The costs of environmental assessments, monitoring and follow-up programs as required by the Canadian Environmental Assessment Act;
- The costs of any public announcement and official ceremony, or of any temporary or permanent signage;
- Other costs that are considered to be direct and necessary for the successful implementation of a project and that have been approved in advance; and
- Incremental costs of the applicant's employees or direct costs may be included under the following conditions:
 - the applicant is a local, regional or First Nations government;
 - the applicant satisfies the federal and provincial governments that it is not economically feasible to tender a contract;
 - employees or equipment are employed directly in respect of the work that would have been the subject of the contract; and
 - approved in advance and in writing.

Project costs ineligible for financing include:

- Project costs incurred before the project approval date, and after March 31, 2011;
- Project costs incurred as of January 27, 2009, may be deemed eligible, on a case-by-case basis;
- Movable equipment;
- Services or works, that in the opinion of the federal or provincial governments, are normally provided by the applicant or a related party;
- Salaries and other employment benefits of any employees of the applicant;
- An applicant's overhead costs, its direct or indirect operating or administrative costs, and more specifically its costs related to planning, engineering, architecture, supervision, management and other activities normally carried out by its applicant's staff;

- Costs of feasibility and planning studies;
- Taxes, such as GST, for which the applicant is eligible for a tax rebate and all other costs eligible for rebates;
- Costs of land or any interest therein, and related costs;
- Cost of leasing of equipment by the applicant;
- Legal fees; and
- Routine maintenance costs.

Part E: Attestation

All eligible recipients are required to attest that the work to be undertaken is an incremental construction activity (that the project would not have occurred as proposed without support from the RInC Program in Ontario and Ontario REC). For example, federal and provincial funding allows a project planned for future years to be completed by March 31, 2011.

Endorsement

Prior to final approval of funding, projects must be duly authorized or endorsed by, as applicable:

1. In the case of a local government submission, a resolution of its council; or
2. In the case of a not-for-profit private-sector body submission, a resolution of its board of directors; or
3. In the case of a First Nations government, a band council resolution.

The resolution can be submitted at the time of the application or as soon as possible after it is passed.

All funded projects will require a resolution to enter into a contribution agreement.

Additional requirements for not-for-profit private sector organizations

Not-for-profits must provide the following documentation:

1. Copy of the certificate of incorporation;
2. Most recent audited financial statements, if available;
3. Most recent annual report, if available;
4. Resume or CV of the individuals responsible for managing/implementing the proposed project;
5. List of current Board of Directors membership and contact information;
6. List of financial amounts the applicant organization owes to the federal and/or provincial government under legislation or contribution agreements; and
7. Confirmation that non-government funding has been secured.

**Recreational Infrastructure Canada (RInC) Program in Ontario and Ontario REC
Application Form**

* Please refer to the Application Guidelines as they contain additional information that will assist you as you prepare your application. Use the tab key to navigate through the form.

PART A: Applicant Information

1. Legal Name		2. Municipal Code / Band No. / Incorporation No.	
Barrie Community Tennis Club Inc. (BCTC)		1572386	
3. Applicant Type			
<input type="checkbox"/> Local or regional government <input type="checkbox"/> Public sector body that is wholly owned by an eligible recipient, listed above <input checked="" type="checkbox"/> Not-for-profit* <input type="checkbox"/> Provincial entity providing "municipal-type" services <input type="checkbox"/> First Nations Government <i>(*If not-for-profit – see guidelines for additional information requirements)</i>			
4. Address and/or Postal Box Address	City/Town/Village	Province	Postal Code
16-72 Ross St.	Barrie	ON	L4N 1G3

PART B: Project Information

5. Project Title
BCTC Indoor Tennis Facility
6. Project Location <i>(civic number, street name, municipality, points of interest, nearest intersection, etc)</i>
club located at 75 Ross. St.; the City has several locations in mind for such a facility
7. Project Category
<input type="checkbox"/> Arenas <input type="checkbox"/> Gymnasiums <input type="checkbox"/> Swimming pools <input type="checkbox"/> Sports fields <input checked="" type="checkbox"/> Tennis, basketball, volleyball or other sport-specific courts <input type="checkbox"/> Parks, fitness trails, and bike paths <input type="checkbox"/> Other multi-purpose facilities that have physical recreation activity as the primary rationale <i>(please specify)</i>
8. Project Type
<input type="checkbox"/> Rehabilitation and/or repair of existing recreational infrastructure <input checked="" type="checkbox"/> New construction that is either adding to or replacing existing recreational infrastructure assets or capacity
9. Project Description
Construction of semi-permanent or permanent structure such as a bubble or framed carvas cover to cover up to five tennis courts depending on the City's choice of location. Courts will be shared with the public and local schools which run programs spring and fall, and with the BCTC which runs programs during the spring, summer, and fall seasons. BCTC has an 1100-sq.-ft. clubhouse that includes wheel-chair accessible washrooms, kitchen, and office.
10. Provide a rationale describing the specific problems or objectives this project will address.
Barrie with its population of 140,000 does not currently have an indoor tennis facility. Many members of the community would like to play tennis during the winter months, and children could be instructed during the winter as well. The local schools could have year-round programs, and the structure could be shared with lawn bowlers, volleyball players, basketball players, soccer players, all of whom need a winter facility.
11. Will the project improve the energy efficiency of the asset? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, describe how the project will have a positive impact on the environment by reducing energy consumption, water consumption and/or waste.
A semi-permanent or permanent structure during the winter would improve the life expectancy of the courts in the long run as winter severely damages them. More efficient lights could be installed to conserve on energy.
12. Will the project improve accessibility to the asset? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, describe how the project increases public access to, and participation in, the facility and/or activity.
The courts could be used year round by the public, local schools (who now use them in May-June & Sept.-Oct.), and club members. It would be an excellent year-round training facility that would eliminate rainouts that currently hamper even summer use.
13. Will the project extend the life of the asset? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, describe how the project will extend the life of the infrastructure.
Costly court resurfacing would be much less frequent.
14. Will the project have a positive impact on public health and safety? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, describe how the community will benefit from the project.



Leisure, Transit and Facilities Department
MEMORANDUM TO
GENERAL COMMITTEE
APPENDIX B

- 2 -

The project will increase the use of sports facilities year round by fitness-oriented community members.
It will also provide a much-needed year-round fitness facility in Barrie where nothing is available for sports like tennis at present.

- 3 -

15. Person-months of work resulting from the project		
12 months, 4 people working at the facility year round. During the construction period, 6-10 people for 2 months. Manufacturing process would provide work for more.		
16. Construction Start Date (mm/dd/yy)		Construction End Date (mm/dd/yy)
summer, 2010		Oct. 2010
17. State of Readiness		
		Expected Date / Explanation
a) Are plans and specifications prepared?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	March, 2010
b) Is the project ready for tender?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	courts are ready
c) Has construction already started? If yes, provide details.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	summer, 2010
d) All necessary municipal permits and approvals have been secured.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	March, 2010
e) All necessary provincial permits and approvals have been secured.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	Dec. 2009
f) All necessary federal permits and approvals have been secured.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	Dec., 2009
g) All necessary environmental approvals have been secured.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	Dec. 2009
18. Multiple Applications		
If you are submitting more than one application to the RInC Program in Ontario and Ontario REC, please indicate the priority of this project in relation to the others.		Priority # 1 of 1

PART C: Environmental Considerations & Aboriginal Engagement

19. Environmental Considerations		Explanation
a) Is the project located within 250 metres of a federal, provincial or municipal environmentally sensitive area?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please provide an explanation.	small creek at east side of park will not be affected
b) Does the project involve works or activities within 30 metres of a water body such as wetland, stream, river or lake?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please provide an explanation.	as above
c) Does the project involve the likely release of a polluting substance into a water body such as a wetland, stream, river or lake?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide an explanation.	
d) If yes to (a), does it comply with the land use and/or resource management plan for the area?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If no, please provide an explanation.	
20. Aboriginal Engagement		Explanation
a) Are Aboriginal groups or communities in the project area?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide an explanation.	There are no established Aboriginal groups within the park areas under consideration
b) If yes to above, could the project have adverse effects on those Aboriginal groups?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide an explanation.	as above
c) Have Aboriginal groups been consulted about the project?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> For all answers, provide an explanation.	as above

PART D: Funding

21. Have you applied for funding for this project from another program?		If yes, from which program and has funding been approved?		
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
22. Detail cost(s) to be incurred (GST rebate excluded) and Sources of Financing				
Type of Activity	Total Eligible Project Costs	Sources of Funding	Funding	% of Total Project Cost
Design/Engineering	\$15,000	Federal RInC funding* requested	\$200,000	32.5
Construction	\$547,000	Provincial Ontario REC funding* requested	\$200,000	32.5
Project Management	\$15,000	Applicant funding	\$14,000	2.5
Other (specify): GST	\$30,000	Other government funding (specify:) municipal contribution	\$200,000	32.5
Contingency (up to 10%)	\$7,000	Other funding (specify:)	\$	
TOTAL	\$614,000	TOTAL	\$614,000	100
23: Proposed cash flow profile of federal RInC funding		2009-2010	\$	2010-2011
Proposed cash flow profile of provincial Ontario REC funding		2009-2010	\$	2010-2011
				\$200,000
				\$200,000

* Please note the federal and provincial governments can each fund up to one third of a project's total eligible cost up to a maximum of \$1 million each per project.

- 4 -

24. Please state who will own the asset in which the infrastructure investment is being made
City of Barrie

PART E: Attestation

1. I warrant that, to the best of my knowledge, Total Eligible Costs reported in the Funding section of this application are Eligible Costs under the RInC Program in Ontario and Ontario REC as defined in the application guidelines. 2. I warrant that, to the best of my knowledge, all information contained in this application is true and accurate. 3. I warrant that this project would not be otherwise constructed by March 31, 2011, without the federal and provincial funding requested. 4. I understand that: a) Funding under the RInC Program in Ontario and Ontario REC for this project has not been approved; b) all costs incurred before federal and provincial approval and after March 31, 2011, are ineligible; c) the project is subject to an endorsement as described in the application guidelines and the signing of a contribution agreement in accordance with the Program Terms and Conditions	
I, Ray Demiray (name) President, BCTC Inc. (title), am clearly authorized to bind the proponent and attest all information above is true and complete.	
Applicant	Date (mm/dd/yy)
Ray Demiray	05/28/2009

PART F: Contact Information

First Name	Last Name
Ray	Demiray
Position	Organization
President	Barrie Community Tennis Club Inc.
Telephone Number	Fax Number
(705) 725-9090	(705) 722-8147
Email Address	
barrietennis@hotmail.com	

A2.41

Canada

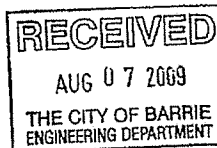
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Canada-Ontario Recreational Infrastructure Management Committee 151 Yonge Street, 3 rd Floor Toronto, ON M5C 2W7 Website: www.rinc-on.ca Tel.: 1-888-300-9308 Local : 416-775-3456 Fax: 416-973-6505 Email: infrastructure@ic.gc.ca TTY: 1-800-457-8466	Comité de gestion Canada-Ontario pour les infrastructures de loisirs 151, rue Yonge 3 ^e étage Toronto (Ontario) M5C 2W7 Site Web : www.inlc-on.ca Tél. : 1-888-300-9308 Locale : 416-775-3456 Télééc. : 416-973-6505 Courriel : infrastructure@ic.gc.ca TTY : 1-800-457-8466
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July 31, 2009

Kelly Oakley
Infrastructure Program Engineer
City of Barrie
70 Collier St., PO Box 400
Barrie, ON L4M 4T5



Dear Ms. Oakley:

Re: R2509 Request for Project Scope Change

We would like to thank you for your correspondence regarding the Recreational Infrastructure Canada (RInC) Program in Ontario and the Ontario Recreation Program (Ontario REC).

The Canada-Ontario Recreational Infrastructure Management Committee has considered your request for a change in the location or scope of the project and unfortunately, we are unable to approve your request as it does not comply with program terms and conditions.

Thank you for your interest in the Ontario RInC and REC Ontario programs.

Sincerely,

Jeff Moore
Co-Chair
Canada-Ontario Recreational Infrastructure
Management Committee

Oliver Jerschow
Co-Chair
Canada-Ontario Recreational Infrastructure
Management Committee

A2.4.5

Indoor Tennis Facility Air Dome Elemental Estimate

APPENDIX D

Element	Queen's Park	Lampman Park	Eastview Park	BCTC
A AIR SUPPORTED STRUCTURE				
A1 Grade Beam (\$125.00/ ln.ft.)	\$118,375	\$80,000	\$80,000	
A2 Exterior Enclosure (\$14.00/ sq.ft.)	\$415,035	\$335,000	\$335,000	\$415,035
A3 Ancillary Structure (clubhouse)	\$10,000	\$100,000	\$100,000	
	\$543,410	\$515,000	\$515,000	\$415,035
B SITE WORK				
B1 Court Renewal	\$0	\$300,000	\$300,000	
B2 Aprons & Walkways	\$25,500	\$22,000	\$22,000	
B3 Site Preparation	\$9,000	\$9,000	\$9,000	
B4 Site Clearing	\$1,500	\$0	\$0	
	\$36,000	\$331,000	\$331,000	\$131,965
C ALLOWANCES				
C1 Design & Pricing (15%)	\$0	\$134,600	\$134,600	
C2 Construction Contingency (3%)	\$17,380	\$26,900	\$26,900	\$7,000
C3 Inspection and Testing	\$5,000	\$5,000	\$5,000	
C4 Parking Lot Construction	\$45,000			
C5 Renovations to Clubhouse	\$15,000			
C6 HVAC	\$20,000	\$20,000	\$20,000	
C7 Add. Site works (retaining structure)	\$25,000	-	-	\$30,000
C8 Tree Removal & Replacement	\$13,500	-	-	
C9 Court Perimeter Fencing (\$35/ln.ft.)	\$30,000	\$25,000	\$25,000	
	\$170,880	\$186,500	\$186,500	\$37,000
D SOFT COSTS				
D1 Professional and Design Fees (10%)	\$16,500	\$48,250	\$48,250	\$15,000
D2 Pre-Design Fees (site works)	\$13,000	\$13,000	\$13,000	
D3 Project Management	\$15,000	\$15,000	\$15,000	\$15,000
D4 Building Permit	\$51,500	\$41,250	\$41,250	
	\$96,000	\$117,500	\$117,500	\$30,000
E EXCLUSIONS	\$200,000	\$200,000	\$200,000	
TOTAL ESTIMATE	\$1,046,290	\$1,350,000	\$1,350,000	\$614,000
(*Should City be successful with Variance)	\$1,001,290			
CITY CONTRIBUTION	\$646,290	\$950,000	\$950,000	\$200,000
(*Should City be successful with Variance)	\$601,290			
E EXCLUSIONS				
Mechanical Site services	Abnormal Soil Conditions	Controls		
Electrical Site Services	Premium Labour	Security		
Furnishings and Loose Equipment	Installation Equipment	ICT		
Removal of two mid-court light standards	Installation of four new light standards			
Cold Weather Construction Premium				
				<i>estimate additional \$200,000</i>

APPENDIX E

LENNOX PARK

Indoor Tennis Facility Air Structure Elemental Capital Estimate

June 14, 2010

Element	BCTC	Lennox Park
A AIR SUPPORTED STRUCTURE		
A1 Grade Beam (\$125.00/ ln.ft.) {seasonal installation}	\$118,375	\$70,000
A2 Exterior Enclosure (\$14.00/ sq.ft.) {seasonal installation}	\$415,035	\$315,000
A3 Ancillary Structure (500 sq.ft washrooms) (\$250/sq.ft)		\$125,000
	\$533,410	\$510,000
B SITE WORK		
B1 Court Renewal (minor repairs & resurfacing)		\$10,000
B2 Aprons & Walkways	\$13,569	\$22,000
B3 Site Preparation & Restoration		\$15,000
B4 Re & Re light standards (2)		\$10,000
B5 Install new light standards (2)		\$20,000
B6 Electrical Site Services		<i>excluded</i>
B7 Natural Gas Site Service		<i>excluded</i>
B8 Sanitary Site Services		<i>excluded</i>
B9 Water Site Services		<i>excluded</i>
B10 Court Perimeter Fencing (725 ln.ft. @ \$35/ln.ft.)		\$25,375
B11 Relocate basketball court (\$35K/court)		\$35,000
	\$13,569	\$137,375
C ALLOWANCES		
C1 Design & Pricing (15%)		\$49,856
C2 Construction Contingency (3%)	\$7,000	\$8,310
C3 Inspection and Testing		\$5,000
C4 Add. Site works (retaining structure)	\$30,000	
	\$37,000	\$63,166
D SOFT COSTS		
D1 Professional and Design Fees (10%)	\$15,000	\$33,238
D2 Pre-Design Fees (site work servicing)		\$13,000
D3 Project Management	\$15,000	\$15,000
D4 Building Permit (\$16.50 sq.m. + associated fees)		\$41,250
	\$30,000	\$102,488
E EXCLUSIONS		<i>unknown</i>
TOTAL ESTIMATE	\$613,979	\$813,029
CITY CONTRIBUTION	\$200,000	\$413,029

NOTE: Variance Application Required as proximity to railway track is less than required zoning setback of 15m.

Parkland offer little or no opportunity for relocation of basketball court

E EXCLUSIONS
Electrical Site Services, Mechanical Services, Water Services, Sanitary Services, Gas Site Services Controls, Security, ICT, telephone, Abnormal Site Conditions, Installation Equipment, Premium Labour

APPENDIX F

PAINSWICK PARK

Indoor Tennis Facility Air Structure Elemental Capital Estimate

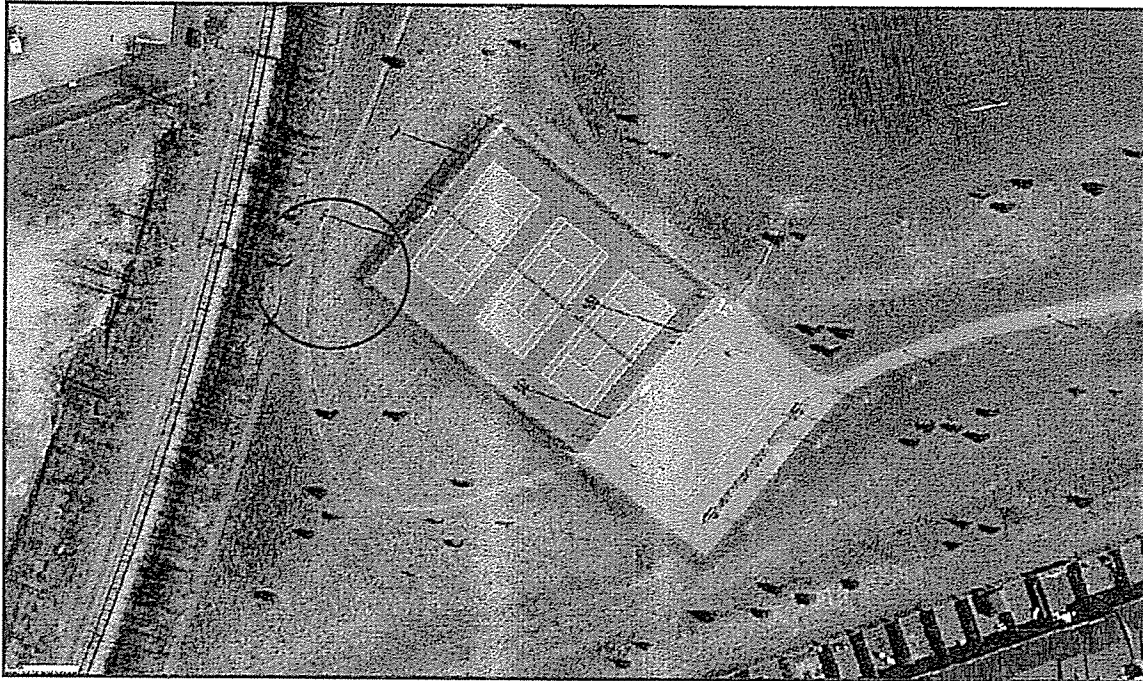
June 14, 2010

Element	BCTC	Painswick Park
A AIR SUPPORTED STRUCTURE		
A1 Grade Beam (\$125.00/ ln.ft.) {seasonal installation}	\$118,375	\$70,000
A2 Exterior Enclosure (\$14.00/ sq.ft.) {seasonal installation}	\$415,035	\$315,000
A3 Ancillary Structure (500 sq.ft washrooms) (\$250/sq.ft)		\$125,000
	\$533,410	\$510,000
B SITE WORK		
B1 Court Renewal (reconstruction)		\$300,000
B2 Aprons & Walkways	\$13,569	\$22,000
B3 Site Preparation & Restoration		\$15,000
B4 Re & Re light standards (2)		\$10,000
B5 Install new light standards (2)		\$20,000
B6 Electrical Site Services		<i>excluded</i>
B7 Natural Gas Site Service		<i>excluded</i>
B8 Sanitary Site Services		<i>excluded</i>
B9 Water Site Services		<i>excluded</i>
B10 Court Perimeter Fencing (725 ln.ft. @ \$35/ln.ft.)		\$25,375
	\$13,569	\$392,375
C ALLOWANCES		
C1 Design & Pricing (15%)		\$88,106
C2 Construction Contingency (3%)	\$7,000	\$15,960
C3 Inspection and Testing		\$5,000
C4 Add. Site works (retaining structure)	\$30,000	\$25,000
	\$37,000	\$134,066
D SOFT COSTS		
D1 Professional and Design Fees (10%)	\$15,000	\$58,738
D2 Pre-Design Fees (site work servicing)		\$13,000
D3 Project Management	\$15,000	\$15,000
D4 Building Permit (\$16.50 sq.m. + associated fees)		\$41,250
	\$30,000	\$127,988
E EXCLUSIONS		<i>unknown</i>
TOTAL ESTIMATE	\$613,979	\$1,164,429
CITY CONTRIBUTION	\$200,000	\$764,429

E EXCLUSIONS

Electrical Site Services, Mechanical Services, Water Services, Sanitary Services, Gas Site Services
Controls, Security, ICT, telephone, Abnormal Site Conditions, Installation Equipment, Premium Labour

Lennox Park - Proposed Site for Indoor Tennis Facility Air Structure



○ Variance Application will be required as structure would not comply with stipulated Zoning By law defining setback requirement of 15m