



INFORMATION REPORT

TO:	Chair and Members Public Works Committee
COMMITTEE DATE:	November 13, 2017
SUBJECT/REPORT NO:	Ancaster Tennis Bubble (PW17089) (Ward 12)
WARD(S) AFFECTED:	Ward 12
PREPARED BY:	Robyn Ellis 905-546-2424, Extension 2616
SUBMITTED BY:	Rom D'Angelo, C.E.T.;CFM Director, Energy, Fleet and Facilities Management
SIGNATURE:	

Council Direction:

Public Works Committee, at its meeting of October 3, 2016 provided direction in relation to the proposed Tennis Bubble at Village Green Park at 291 Lodor Street in Ancaster:

“That Public Works staff, in conjunction with Recreation staff, be directed to explore the possibility of this request by the Ancaster Tennis Club, to install a tennis air-supported dome structure (bubble) at Village Green Park for the winter months, and report back to the Public Works Committee by February 2017.”

Information:

Capital Cost:

Consistent with standard practice to conduct either in-house or external feasibility studies for new development, staff hired an Architect December 2016, Kathy Vogyl Architects (KVA) to identify all capital costs of the new development of a dome over the 5 existing tennis courts. The cost findings of the Architect were as follows:

Item	Estimated Cost
Bubble Cost	\$450,000
Foundations & Structural (estimate only)	\$200,000
Site work, Electrical, Fencing & Construction Contingency (estimate only)	\$150,000
Design Contingency & Internal Costs	\$100,000
Engineering, Drawings & Contract Admin & Permits	\$100,000
Bubble Initial Installation Cost	\$50,000
Total	\$1,050,000

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This project is subject to Site Plan Control, which is a process which can range from 8-18 months from initial submission, depending on a number of factors. Site Plan Control may pose challenging conditions with the proposed bubble's proximity to heritage buildings and effect on storm water management. The Architect noted that site work is anticipated to maintain the existing grading patterns and that run off of water from the new tennis dome will react differently than the current asphalt. Until the submission for Preliminary Planning Review (e.g. anticipated in 2023), the above budget has allowed for minor grading only at this time and could result in additional capital expenses for grading and storm water management once more details are known from Planning and associated Development Engineering review.

Zoning, which is P2, Community Park, requires a 7.5m setback from all property lines; therefore a variance will be required for the bubble. Also, the maximum height permitted in the zoning is 11m. While the bubble will be very close to this height, depending on the actual size of the existing asphalt surface and footings, bubble height may also be an item that will require a variance.

The building is considered a group A-2 occupancy. Under the Ontario Building Code there are specific requirements of air supported structures, including distance from property lines. This will require a modification to the standard bubble in the South/West corner. Also to comply with code, there will need to be treatment of the existing wood deck of the courts to ensure no flammable materials are permitted within 3m of the dome.

City staff met with the Ancaster Tennis Club, which has been in existence over 85 years and whose membership continues to grow. In speaking with the club, there exists a greater need for a tennis bubble to play tennis in the winter, based on the increasing membership numbers and decreasing locations available to play tennis over the winter. There is a waiting list for winter tennis and opportunities for increased revenue to offset costs. City staff has briefed the Ancaster Tennis Club on the Architect's feasibility findings.

Operating Cost:

There is a cost of operating the facility for items such as utilities, repairs, and taking down the bubble annually for summer, as well as raising the bubble again for winter, etc. The anticipated Operating Enhancement/Pressure is anticipated to exceed \$50,000. The cost of raising and lowering the bubble alone could be as high a \$50,000 annually.

Options:

In light of the above information, Ancaster Tennis Club is working on a business case and exploring different options for sharing the cost with the City of the capital cost as well as operating impacts of the proposed bubble.

Staff have tentatively created an input for this project in the Capital Budget 5 years away, into 2023, however the project's eligibility for council approval is still pending a funding strategy due to insufficient foreseeable funding sources.

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Funding Source:

There are insufficient funding sources available or foreseeable required in order to proceed with the project at this time. As mentioned, the Ancaster Tennis Club is working on a business case and exploring different options, including increased revenues, for sharing the cost with the City of the capital costs as well as operating impacts of the proposed bubble.

Lifecycle Facilities Sustainability:

The addition of buildings to the Facilities portfolio should take into consideration the capital renewal requirements over the life of the building. The current block funding model does not support the current back-log of deferred maintenance of the Facilities portfolio of buildings of over \$215M and growing. New additions to the portfolio are recommended to budget for building financial sustainability, including the following elements, at minimum:

- Capital Costs;
- Operating Impact (e.g. utilities, take down & put up bubble), exceeding \$50,000 annually;
- Annual Facilities Reserve fund contribution for lifecycle renewal (2.1% of replacement value of the bubble and its systems, approximately \$22,000 annually).

Next Steps in Feasibility:

Next steps of reviewing feasibility include, but are not limited to:

- Determine funding source for further feasibility work;
- Review Ancaster Tennis Club's business plan for the bubble;
- Obtain an up to date survey on the property;
- Retain Soils Engineers to finalize report on existing soils capacity;
- Retain Structural Engineer to design foundations, to allow for an accurate cost;
- Work with Mechanical and Electrical Engineers to more accurately determine costs of new infrastructure;
- Apply for Preliminary Development Review with the City of Hamilton;
- Obtain detailed cost analysis once current unknowns have been clarified;
- The Ancaster Tennis Club and City of Hamilton work together to determine appropriate funding model and develop an agreement.

Appendices and Schedules Attached

Not applicable.