

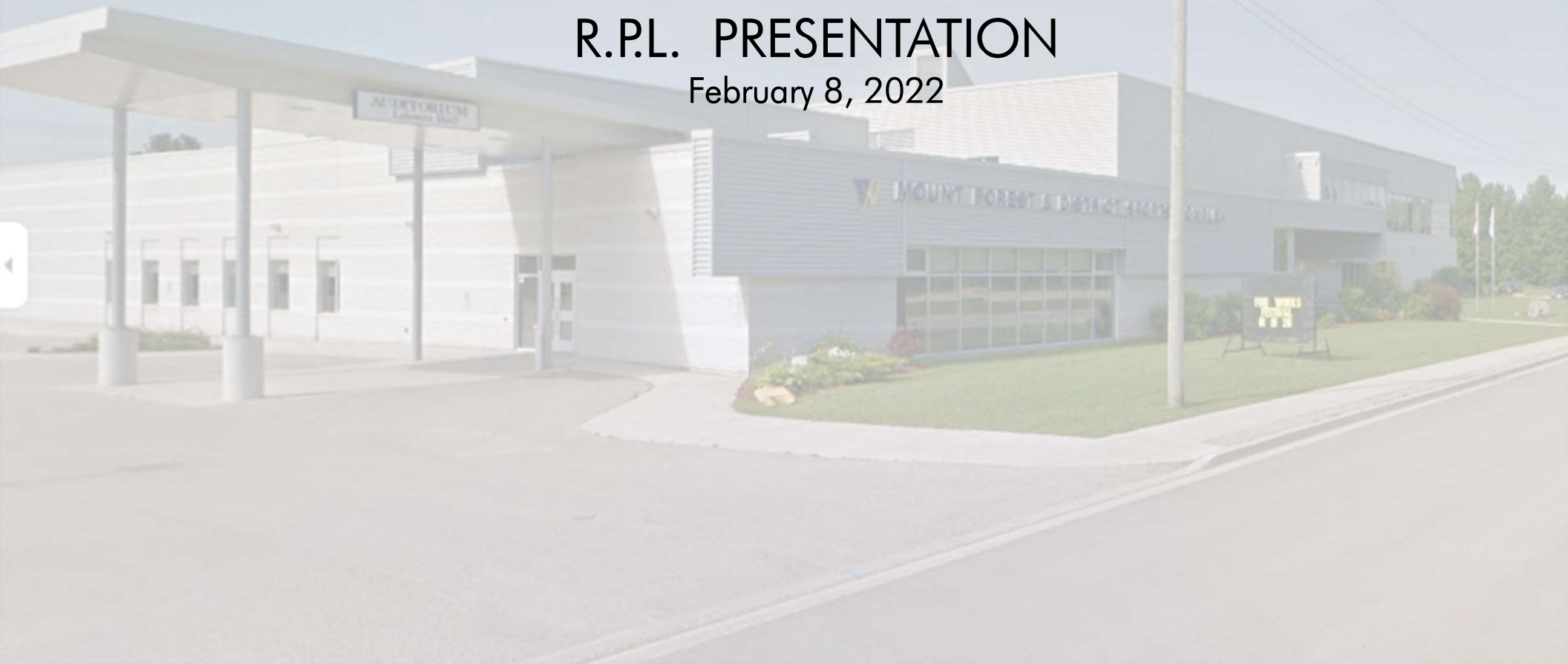
# Township of Wellington North

## Concept Design

## New Outdoor Pool

R.P.L. PRESENTATION

February 8, 2022



# Agenda

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Site Analysis

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Project Objectives

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Concept #1

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Concept #2

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Concept #3

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Budget / Schedule

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Next Steps



Concept Design for New Outdoor Pool



# Site Analysis



Concept Design for New Outdoor Pool





# Project Objectives

1. To create a true destination hub that provides new synergies and possibilities with the existing adjacent amenities.
2. To provide a wide range of programming opportunities and leisure options for the community, regardless of age or ability.
3. A welcoming, safe, accessible and exciting experience for all.
4. An operationally efficient, durable facility that is fiscally responsible today but ready for the future.



# Concept 1. - Program

## Recreational-Centric Design

- 2 Lanes (25m) Swim
- Beach Entry With B.F Ramp and Water Jets
- Aquafit Area
- Bubble/Therapy Bench
- Rock Wall (Deep End)
- Changerooms and Large Family Change Area

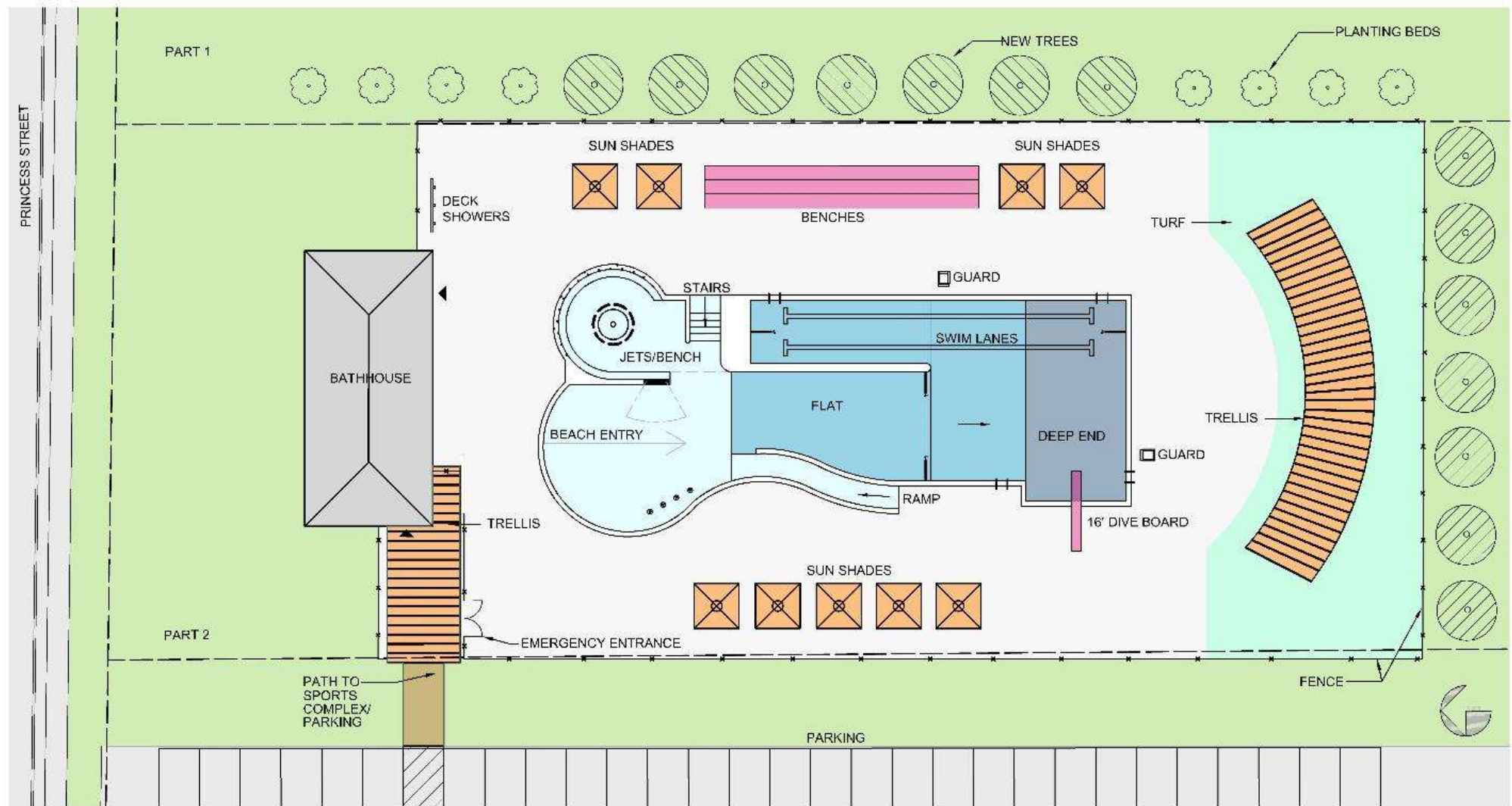


Concept Design for New Outdoor Pool





# Concept 1. - Plan



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# Concept 2. - Program

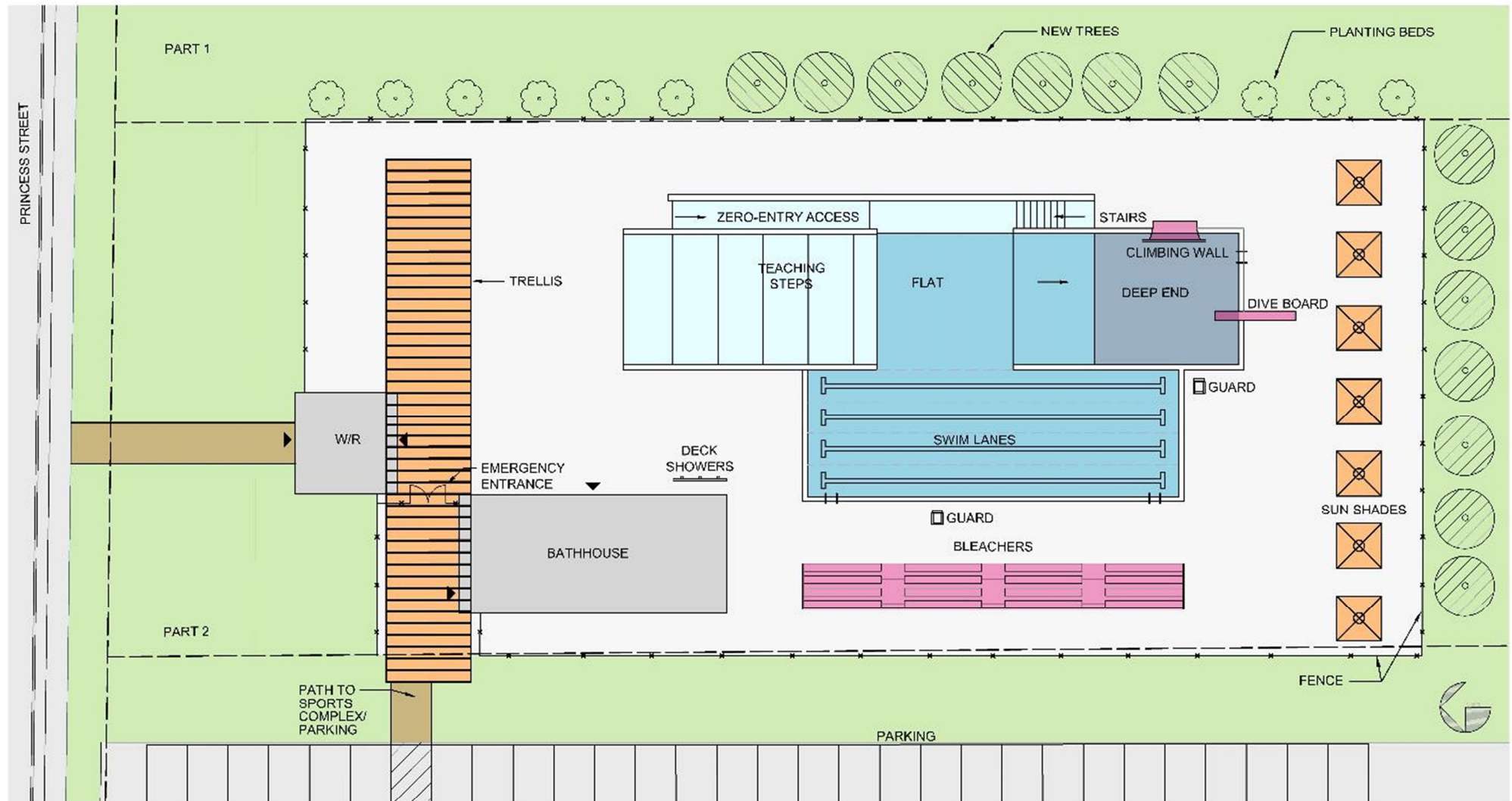
## Swim-Centric Design

- 4 Lanes (25m) Swim
- Teaching Steps
- Playing Area With Water Jets
- Large Flat Area for Aquafit
- Diving Board (Deep End)
- Male/Female/Family Changeroom





# Concept 2. - Plan



Concept Design for New Outdoor Pool





# Concept 3. - Program

## Hybrid Design Program

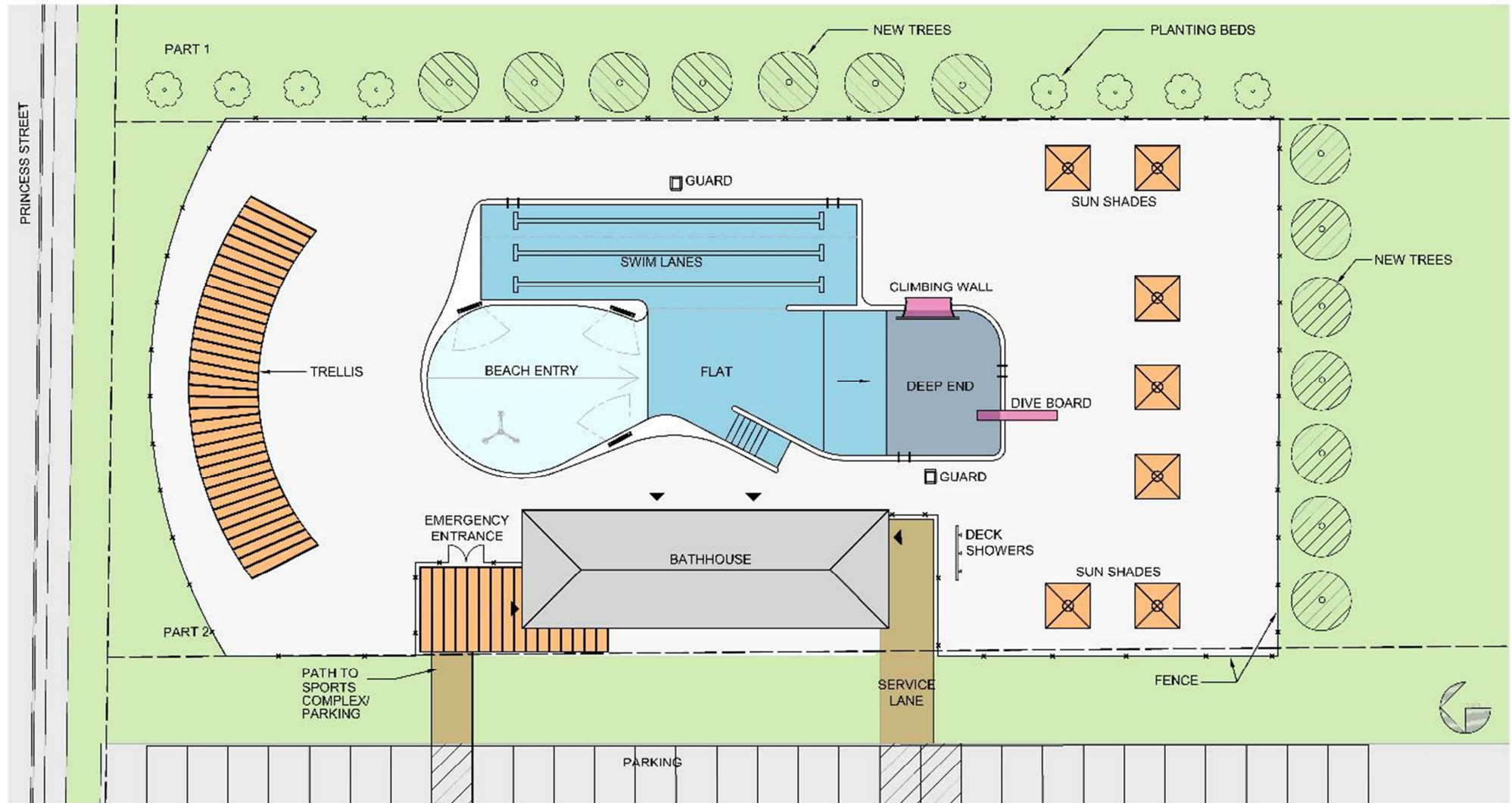
- 3 Lanes (25m) Swim
- Beach Entry/Dump Bucket
- Aquafit Area
- Rock wall + Diving Board (Deep End)
- Universal Changeroom



Concept Design for New Outdoor Pool



# Concept 3. - Plan



Concept Design for New Outdoor Pool





# Budget

## b) TOTAL PROJECT SUMMARY

DESCRIPTION	CLASS "C" ESTIMATE - June 7, 2021			"DRAFT" CLASS "B" ESTIMATE		
	GFA	COST/SF	AMOUNT	GFA	COST/SF	AMOUNT
<b>A. MEMORIAL PARK POOL UPGRADE</b>						
1.0 NEW BUILD	2,863	2,001.72	5,731,377	2,896	2,158.07	6,248,721
BUILDINGS SITE WORK INCLUDING POOL	2,863	527	1,509,547 4,221,830	2,896	591	1,710,241 4,538,480
2.0 RENOVATION			N/A			N/A
3.0 OTHER ASSOCIATED COSTS			55,704			79,755
SITE DEVELOPMENT / LANDSCAPING DEMOLITION - EXISTING CHANGE ROOM DEMOLITION - EXISTING POOL ABNORMAL SOIL CONDITIONS / CONTAMINATED SOIL HAZARDOUS MATERIAL ABATEMENT PREMIUM TIME / AFTER-HOURS WORK CONSTRUCTION PHASING LEED PREMIUM SIGNAGE & WAYFINDING	3,714	15	INCLUDED 55,704 SEE SITE WORK ABOVE EXCLUDED EXCLUDED EXCLUDED EXCLUDED EXCLUDED EXCLUDED INCLUDED	5,317	15	INCLUDED 79,755 SEE SITE WORK ABOVE EXCLUDED EXCLUDED EXCLUDED EXCLUDED EXCLUDED EXCLUDED INCLUDED
<b>TOTAL MEMORIAL PARK POOL UPGRADE</b>	<b>4,720</b>	<b>1,226.07</b>	<b>\$5,787,081</b>	<b>5,554</b>	<b>1,139.44</b>	<b>\$6,328,476</b>
ANCILLARY COSTS (PROFESSIONAL FEES, PERMITS, TAXES, ETC.) FURNISHINGS AND EQUIPMENT			EXCLUDED EXCLUDED (OTHER THAN NOTED)			EXCLUDED EXCLUDED (OTHER THAN NOTED)
<b>SUB-TOTAL</b>			<b>5,787,081</b>			<b>6,328,476</b>
LOCATION FACTOR			N/A			N/A
SCOPE CONTINGENCY			EXCLUDED			EXCLUDED
POST CONTRACT CONTINGENCY (ON CONSTRUCTION)			EXCLUDED			EXCLUDED
ANTICIPATED ESCALATION TO TIME OF TENDER			EXCLUDED			EXCLUDED
<b>TOTAL PROJECT COST</b>			<b>5,787,081</b>			<b>6,328,476</b>



# Schedule

TASK NAME	2021												2022													
	OCT				NOV					DEC			JAN					FEB				MAR				
	4	11	18	25	1	8	15	22	29	6	13	20	27	3	10	17	24	31	7	14	21	28	7	14	21	28
PRE-DESIGN																										
Award of Project				▲																						
Kick-Off Meeting Township Staff					●																					
Vision and Goals Workshop						●																				
Validate Program/Functional Req's																										
Site Visit with Township Staff						●																				
Site & Context Assessment																										
Develop Project Design Principles																										
Approval to Proceed													▲													
CONCEPT DESIGN																										
Design meeting with Advisory Committee												●														
Develop concept design option #1																										
Develop concept design option #2																										
Develop concept design option #3																										
Design charrette/meeting																										
Review OBC requirements																										
Complete O.O.M costing for each option																										
Prepare design summary for each option																										
Design Meeting Review Township Staff																										
Develop preferred option																										
Town Hall meeting preparation																										
Approval to Proceed																										
DELIVERABLES																										
Complete rendering for final option																										
Prepare additional promotional material																										
Complete and turn over CAD drawings																										
Approval to proceed to next phase																										▲

Concept Design for New Outdoor Pool





# Next Steps

1. Revise Concepts As Required
2. Final Presentation



Concept Design for New Outdoor Pool

