



The Corporation of the Town of Tecumseh

Community & Recreation Services

To: Mayor and Members of Council

From: Paul Anthony, Director Community & Recreation Services

Date to Council: December 14, 2021

Report Number: CRS-2021-18

Subject: Community and Recreation Services Alternative SportsPlex Strategy

Recommendations

It is recommended:

That Report CRS-2021-18 Community and Recreation Services Alternative SportsPlex Strategy **be received**

And that Council **support, in principal**, the alternative strategy for the Town's Multi-Use SportsPlex consisting of three alternative projects in place of one large sportsplex facility, as set out in Report CRS-2021-18;

And further that the strategy and projects highlighted in this report **be provided** for Council's consideration in the 2022 5-Year Lifecycle Capital reports for Parks & Arena.

Background

At the June 24, 2019 Regular Meeting of Council, the members considered the Multi-Use SportsPlex – Updated Design, Costing, Funding, and Fundraising in report PRS 2019-09 and passed Motion (RCM-15/19) which reads as follows:

That the Town of Tecumseh authorize staff to proceed with Multi-Use SportsPlex Option A, as presented by CS&P Architect and apply to the Investing in Canada Infrastructure Program (ICIP) grant program;

And that the project final design, construction documents, tendering and completion of the construction commence upon securing the following sources of funding:

- 27% from Municipal reserves, debt financing, proceeds from fundraising;
- 73% from senior levels of government through the ICIP grant program (application pending);

And further that fundraising as per Option 1, be established to create a fundraising program and commence fundraising for the project;

And furthermore that upon final project funding commitment and approval, a contract project manager be secured to oversee the project from final design, construction drawings, tendering award of construction contract and final completion of the project, with associated costs referred to the 2020 budget cycle;

And further moreover that administration be authorized to negotiate with Hôtel-Dieu Grace Healthcare (HDGH) an agreement for the construction of a cardio rehabilitation centre addition to the project, inclusive of exterior construction and services and interior finishes, fixtures and furnishings, at HDGH's cost, along with an annual operating lease agreement for Council's consideration.

As directed through motion (RCM-15/19), Administration prepared and submitted an application to the ICIP Community, Culture and Recreation Stream on November 8, 2019, for the Multi-Use SportsPlex project for a total value including architect fees of \$54,615,208.

On July 14, 2020, through motion (RCM – 212/20), Council authorized execution of the Letter of Intent between Hôtel-Dieu Grace Healthcare and the Town to construct a Cardiac Wellness and Pulmonary Rehab Satellite Facility attached to the arena facility.

On Friday, August 7, 2020, the Town of Tecumseh received correspondence from the Province of Ontario Ministry of Infrastructure office indicating that the Town's project was not nominated for federal review and approval (Attachment 1). Without the support of senior government funding, Administration is reviewing alternative options for the SportsPlex for Council's consideration.

At the September 8, 2020 Regular Meeting of Council, Council considered the Tecumseh Multi-Use Sportsplex – Next Steps in report PRS 2020-20 and passed the following motion (RCM-269/25):

That Report PRS-2020-25 Tecumseh Multi-Use SportsPlex Next Steps, **be received**;

And that Council **authorize** Administration to engage the services of SportsPlex project architect, CS&P to undertake the analysis and costing for all three options as provided in this report and report back with applicable outcomes when they are known;

And further that Council **authorize** the use of the Infrastructure Reserve to fund the architectural services to undertake the analysis, estimated in the amount of \$65,000.

In December, Council was provided with information regarding up to date costing for developing a Multi-Use Sportsplex as well as two other options, as follows:

1. Maintain the Multi-use SportsPlex project proposal in a state of readiness in anticipation of another grant opportunity from senior levels of government, with updated costing estimated at \$67M;
2. Undertake a design and cost analysis of a phased approach to the total project proposal, such that components would be built over time, with an estimated cost of \$29.2M for the first phase.
3. Undertake a design and cost analysis of a reduced project proposal; estimated cost is \$25.3M.

At the December 8, 2020 Regular meeting of Council, the members considered the Tecumseh Multi-Use SportsPlex Updated Costing in report PRS 2020-27. Without identified external funding sources for the project, Council direction was deferred to 2021 when capital projects would be reviewed and prioritized by Council.

This report seeks to summarize the new strategy for delivering on elements of the Multi-Use SportsPlex arising from these discussions and secure Council's commitment to move forward with this strategy.

Comments

Small focus group sessions were held with Council twice in 2021 for the purpose of providing Council with a list of upcoming Public Works and Parks & Recreation capital projects for prioritization, with a focus on the next 5 years.

Included with the Community & Recreation Capital projects for discussion during the focus groups were amenities from the Multi Use SportsPlex project that could be undertaken at multiple facilities in the community. Distributing elements of the Multi-Use SportsPlex by combining them into other projects and by seeking partnerships will reduce the impact to the capital budget, spread the benefit over more facilities and result in more modest and manageable projects, compared to one large complex. This strategy also makes room for other capital priorities that are on the immediate horizon, such as the Lakewood Park splash pad and washroom building and Maidstone Recreation Complex, soon to be gifted to the Town.

The revised strategy for delivering on elements of the Multi-Use SportsPlex includes the following proposed projects and partnerships (to be confirmed):

- SportsPlex Component 1 – Lacasse ball diamond upgrades, grandstands, backstop, LED lighting, artificial turf playing field, existing building upgrades in partnership with Tecumseh Thunder and St Clair College
- SportsPlex Component 2 - triple gym with indoor walking track, programming space and parking lot expansion at Tecumseh Arena in partnership with local sport organization

- SportsPlex Component 3 - artificial turf sports fields in partnerships with school boards soccer associations and private sector.

The strategy set out above captures several elements of the original SportsPlex concept while also progressing other needed projects:

- Artificial turf playing fields for baseball and soccer in various locations;
- New triple gym with indoor walking track and expanded parking at the arena.

While there is no indoor soccer component, the new strategy would capitalize on the region's mild climate with new outdoor artificial turf facilities that would extend the shoulder seasons of active play. Also, this strategy would see another major initiative move forward with improvements to the baseball facility in Lacasse Park. The new cardio rehab facility at the arena continues to be anticipated in partnership with HDGH, with the proposed triple gym facility.

With Council's support in principal for this strategy in place of one large Sportsplex, Administration will prepare these projects for consideration along with proposed financing options and timelines in the 5-year 2022 Parks and Arena Lifecycle Capital Reports to be presented at a regular meeting of Council in early Q1 2022.

Consultations

Chief Administrative Officer
Public Works & Engineering Services
Development Services
Financial Services

Financial Implications

There are no financial implications as a result of this report. The financial implications will be presented in the 2022 5-year capital reports for Parks and Arena that will be presented at a regular meeting of Council in early Q1 2022.

Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input checked="" type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input checked="" type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input checked="" type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

Communications

Not applicable ☒

Website ☐ Social Media ☐ News Release ☐ Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Paul Anthony, RRFA
Director Community & Recreation Services

Reviewed by:

Tom Kitsos, CPA, CMA, BComm
Director Financial Services & Chief Financial Officer

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
None	None