Edson Multi-Use Recreation Complex

Site Review & Recommendation
Council Presentation

Date: February 25, 2020

Stantec

Suite #400, 10220 103 Ave NW, Edmonton AB T5J 0K4

Project Criteria

1) Total Maximum Project Budget = $70M

$70M Budget = $54.5M Capital Construction Cost

Capital Construction Cost = $54.5M
Contingency (assume 10%) = $5.5M
FFE Budget (assume 10%) = $5.5M
Consulting Fees (assume 8%) = $4.5M

Total Budget = $70 M

2) Maximize New Recreational Program Opportunities:

Building Program Components:

- Ice rinks - 2 (NHL-size)
- Aquatics facility (lane pool, hot tub, tot pool etc.)
- Curling rink (4 sheets)
- Gymnasium (multi-sport court)
- Walking track (L2)
- Fitness area (L2; studio and open fitness area)

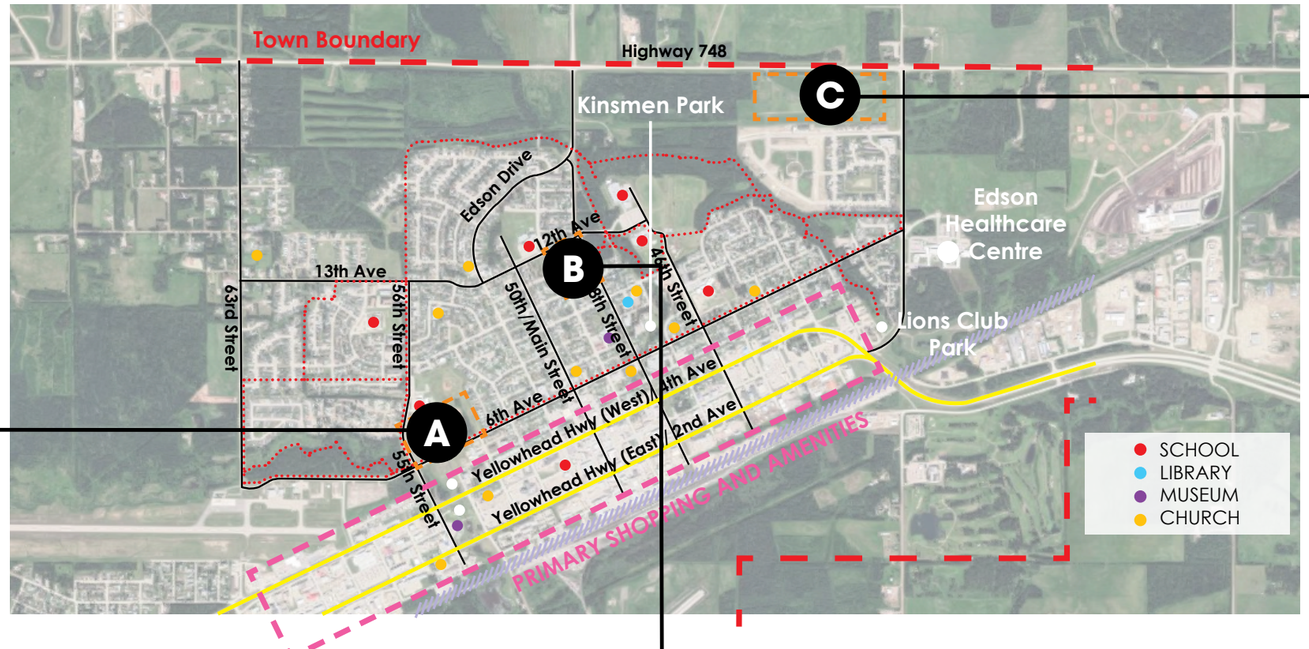
Site Program Components:

- Trail connectivity
- Basketball courts
- Outdoor ice
- Parking

3) Minimize Existing Program Disruption

4) Minimize Community Disruption During Construction

Concept Sites



Site A: **GRIFFITHS PARK**

Constructability Characteristics:

- Large site =flexibility for facility planning
- Foundation cost premium based on prescense of fill material
- Environmental contaminents found which require site remedeation

Site Classification:

- **'Brownfield'**

Site B: **REPSOL PLACE**

Constructability Characteristics:

- Small site with existing facilities
- Site boundary expansion requires re-routing underground infrastructure

Site Classification:

- **'Renovation'**

Site C: **HILLENDALE**

Constructability Characteristics:

- Large site = flexibility for facility planning
- Sloped site

Site Classification:

- **'Greenfield'**

Buildout Comparisons

Griffiths Park Site

Test Fit

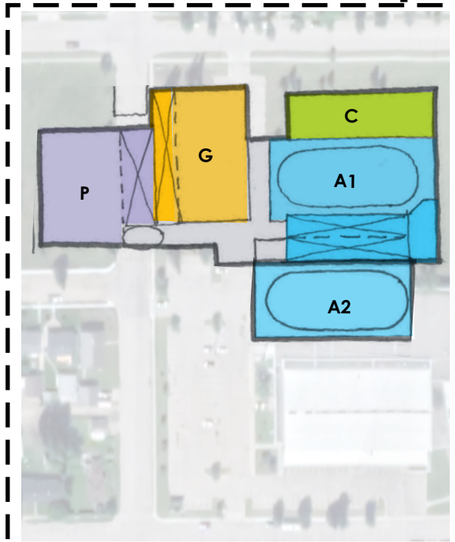
Facility Construction Estimate = $50.0M
Site Construction Estimate = $4.0M
Site Development Premium = $3.0M
Environmental Remediation = $5.0M

Capital Cost Estimate =

$60.5M

Site Classification:
- **'Brownfield'**

Repsol Site

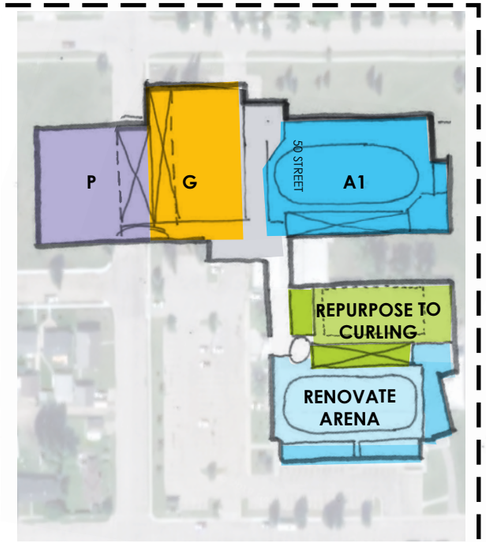


Test Fit 1

Facility Construction Estimate = $55.0M
Site Construction Estimate = $5.5M
Phased Development Premium = $1.5M
Existing Faciliaty Demolision = $1.5M

Capital Cost Estimate =

$63.5M



Test Fit 2

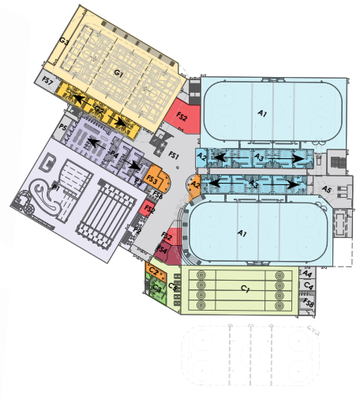
Facility Construction Estimate = $47.0M
Facility Renovation Estimate = $6.0M
Site Construction Estimate = $4.5M
Phased Development Premium = $0.5M

Capital Cost Estimate =

$58M

Site Classification:
- **'Renovation'**

Hillendale Site

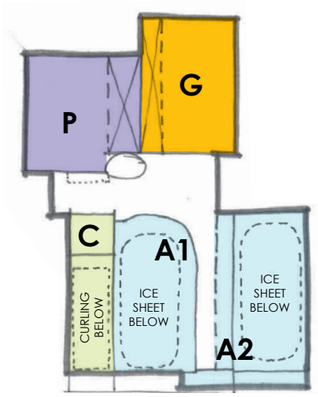


Test Fit 1

Facility Construction Estimate = $50.0M
Site Construction Estimate = $4.0M
Site Development Premium = $1.5M

Capital Cost Estimate =

$55.5M



Test Fit 2

Facility Construction Estimate = $50.0M
Site Construction Estimate = $4.0M
Site Development Premium = $0.5M

Capital Cost Estimate =

$54.5M

Site Classification:
- **'Greenfield'**

Discussion

Griffiths Park

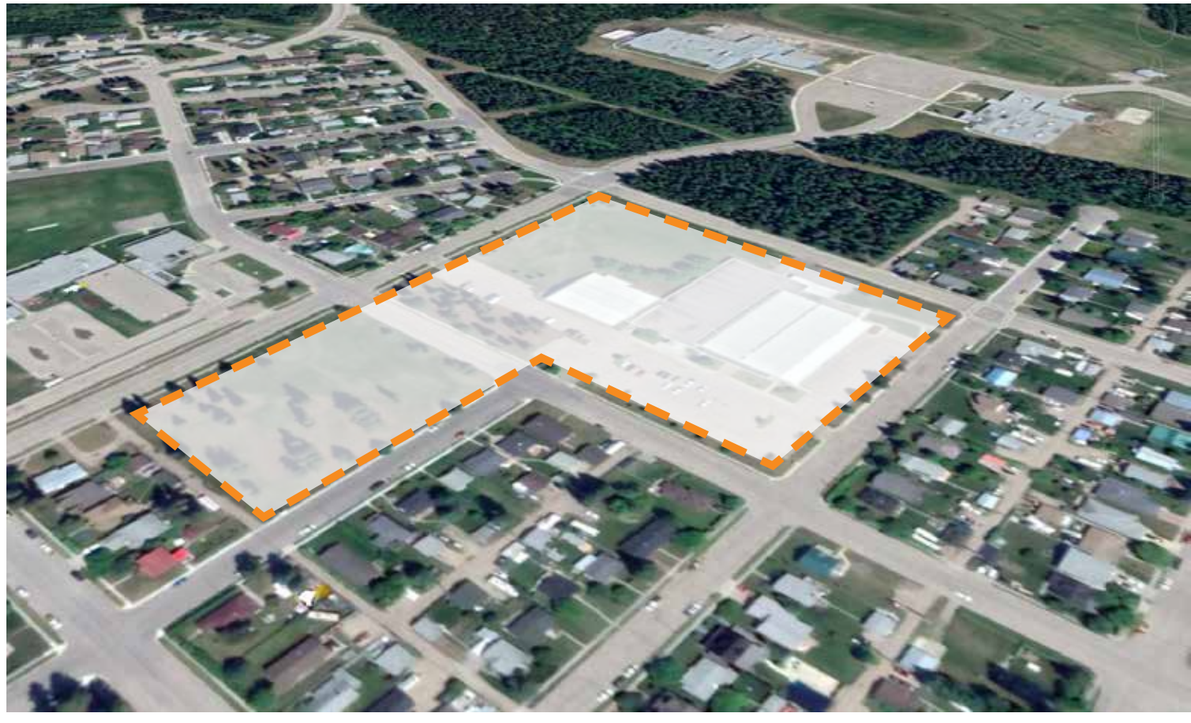
- Original site was favourable due to central proximity and `capacity' to accommodate full program in a new build configuration
- Supplemental Environmental Investigations have identifeid contaminents which will require remediation
- Added site risks inflate estimate beyond budget

NOT RECOMMENDED

Repsol

- Renovation in the middle of community will cause disruption and pedestrian safety concerns
- Budget will not afford full new construction; part of program will be accommodated in a renovated Repsol shell
- Construction timeline extended by 18 months due to phased buildout

NOT RECOMMENDED



Discussion

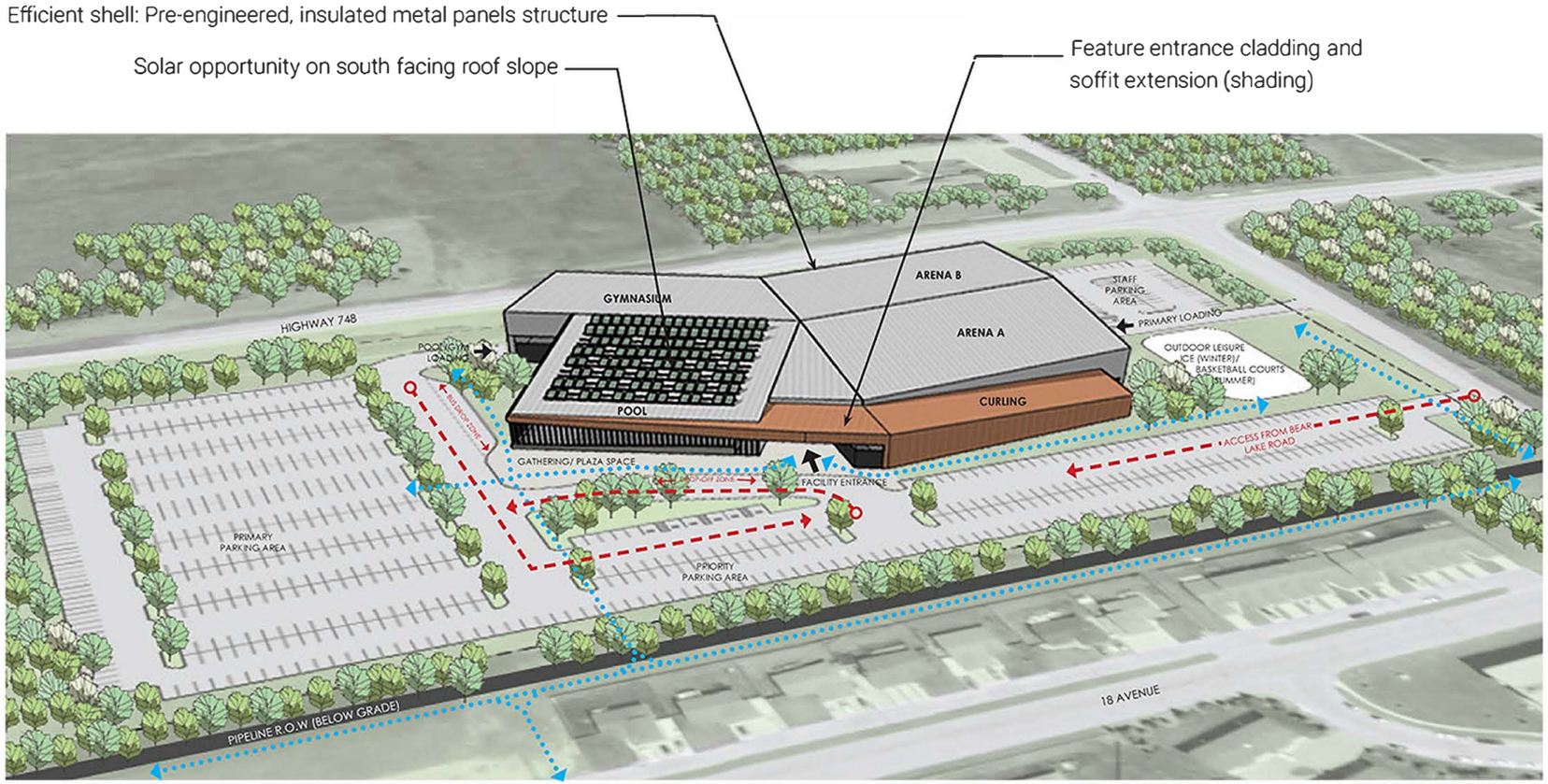
<u>Hillendale</u>

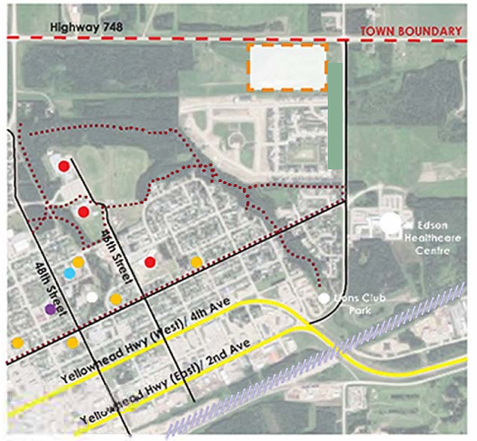
• SIte has capacity to accommodate full program in a new facility
• `Greenfield' site is within budget
• New build (as opposed to renovation) provides opportunity to minimize operational costs and mazimizes program opportunities and efficiencies
• Shortest construction timeline with least community disruption

• Unique site provides opportunity to showcase and celebrate the community
• Increases marketability of new communities
• Pedestrian connection can be created through extension of trail network

RECOMMENDED

Site Organization





CONTEXTUAL MAP OF TOWN

Features:

- Organization of recreational components along 'North/South' circulation axis
- Lobby circulation axis connects south to main entry drop-off
- Primary parking field accessible from Bear Lake Road
- Arena/ facility loading separated from primary parking field
- Aquatics facility oriented toward south west to take advantage of mountain and townsite views
- Outdoor leisure ice positioned east of arena facility to permit potential for resurfacer path

Site Program Requirements:

- Trail connectivity
- Basketball courts
- Outdoor ice
- Parking

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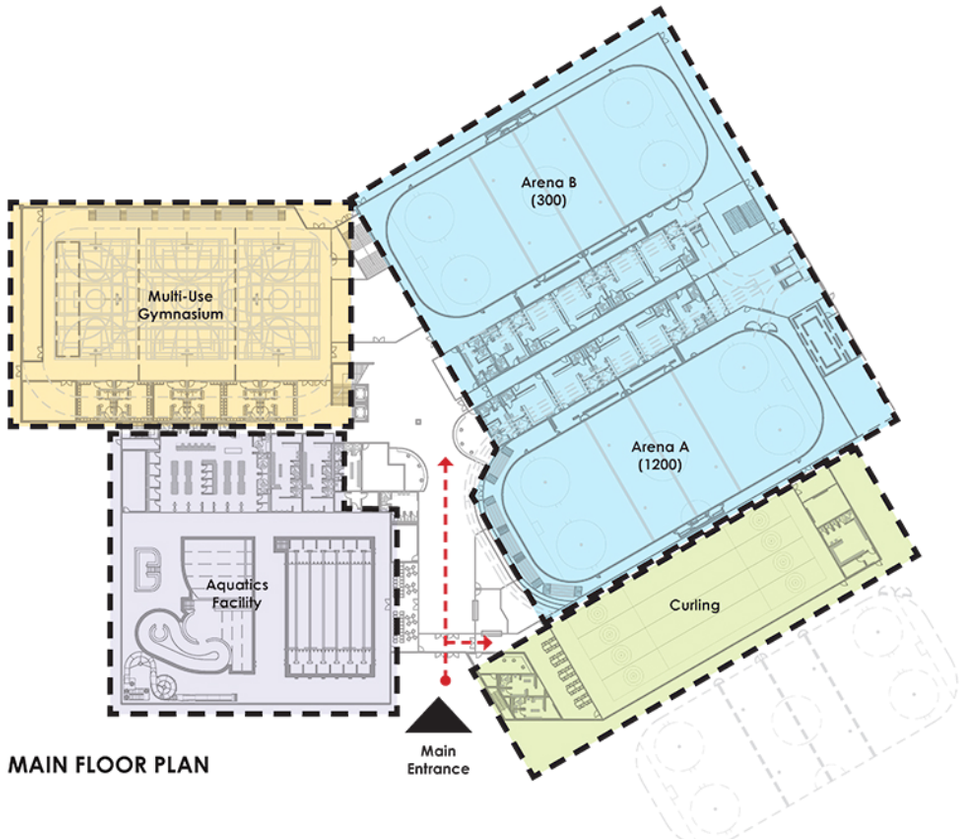
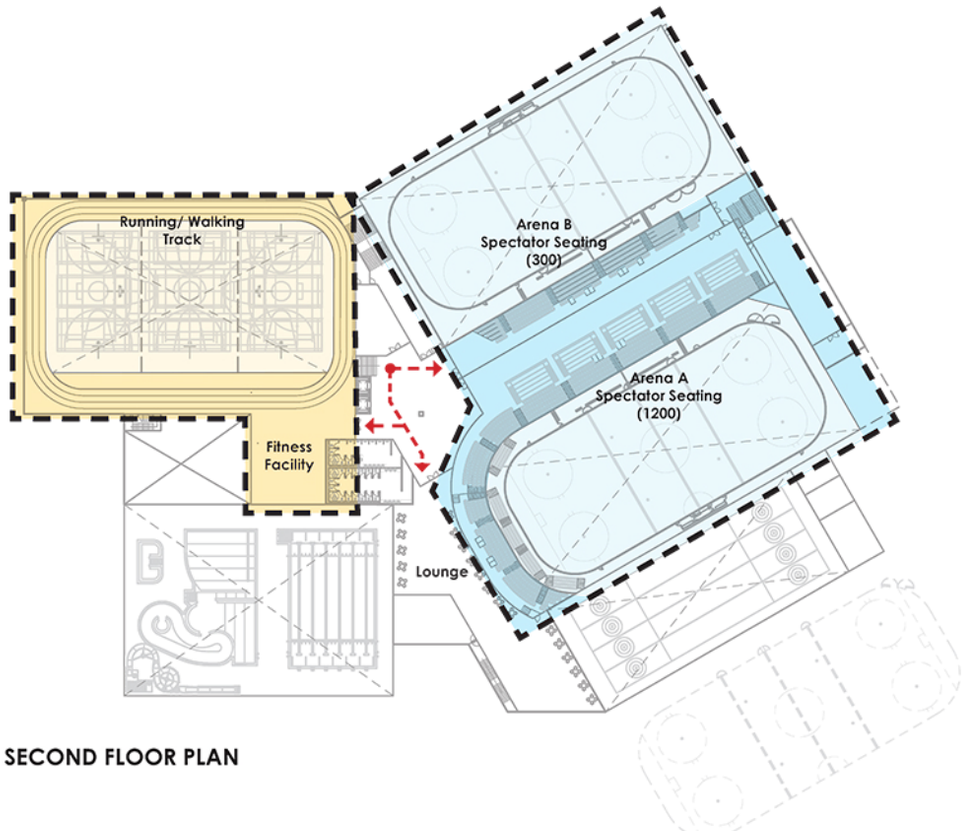
Concept Floor Plans - Facility Components



MAIN FLOOR PLAN



SECOND FLOOR PLAN

Building Program Requirements:

- Arena (2 NHL-size ice sheets)
- Aquatics facility (lane pool, hot tub, tot pool etc)
- Curling rink (4 sheets)
- Fitness facility (gymnasium, walking track, fitness space)
- Adequate storage to support each service area
- Basic skate sharpening/pro shop
- Food service provision areas

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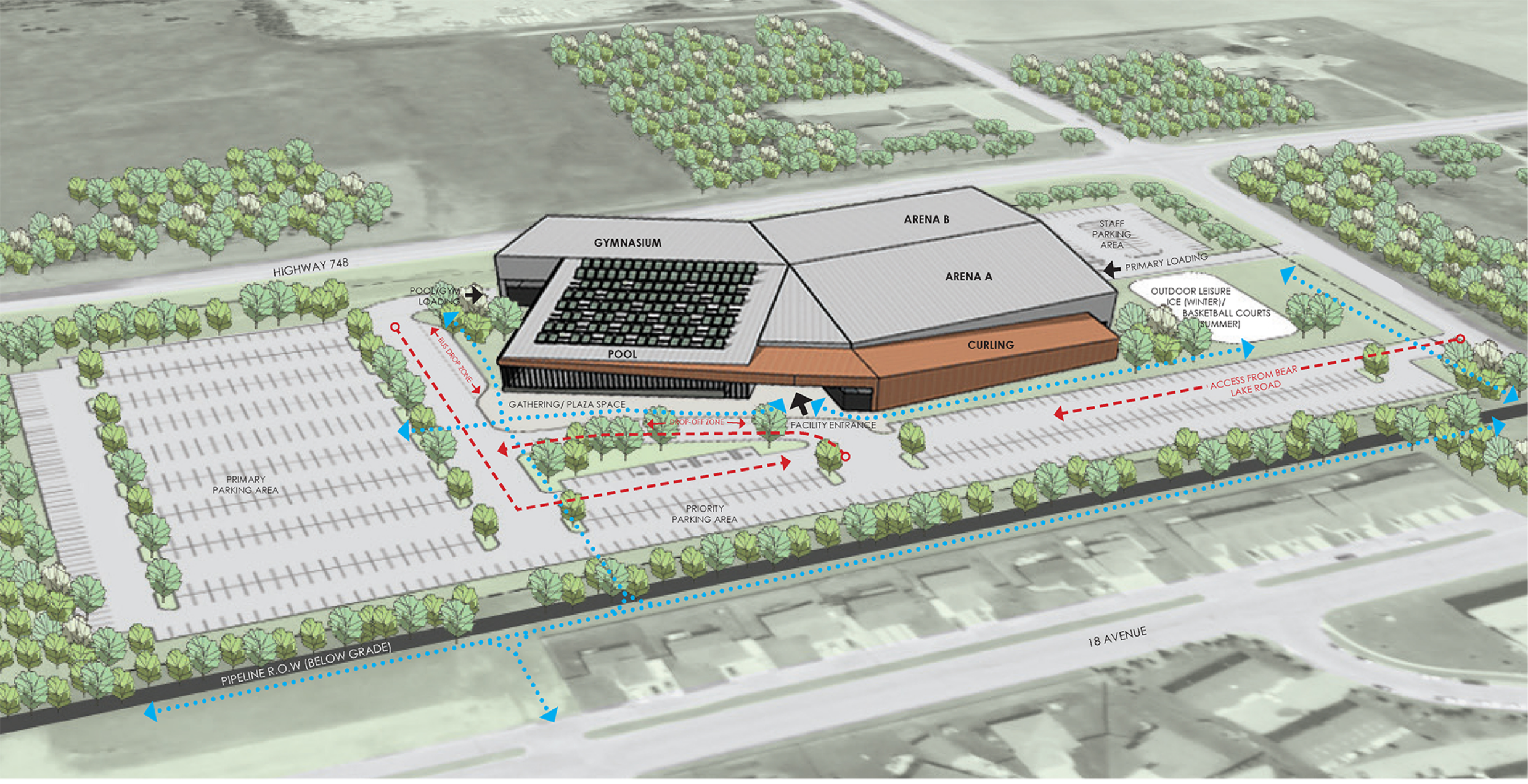
HIGHWAY 748
GYMNASIUM
ARENA B
ARENA A
POOL
CURLING
STAFF PARKING AREA
PRIMARY LOADING
POOL/GYM LOADING
OUTDOOR LEISURE ICE (WINTER)/ BASKETBALL COURTS (SUMMER)
BUS DROP ZONE
ACCESS FROM BEAR LAKE ROAD
GATHERING/ PLAZA SPACE
DROP-OFF ZONE
FACILITY ENTRANCE
PRIMARY PARKING AREA
PRIORITY PARKING AREA
PIPELINE R.O.W (BELOW GRADE)
18 AVENUE

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