

Northside Recreation Centre.

Presentation to
RMWB Council
01.27.15

ONE.
REGION • SERVICE • TEAM

RMWB Council Motion

June 10, 2014: RWMB Council voted unanimously in support of the following motion:

- The responsibility to lead, construct and operate the Northside Recreation Centre be transferred to the Regional Recreation Corporation; and the Regional Recreation Corporation deliver a final design and costing for Council approval by July 8, 2014

RMWB Council Motion

July 8, 2014: The RRC recommended a final design and costing for the Northside Recreation Centre

RWMB Council voted in support of the following motions:

- That the 2014 Capital Budget be amended by increasing the funding for the Northside Recreation Twin Arena project by \$13M; and
- That the proposed final design and costing recommendation for the Northside Recreation Centre be accepted as information; and that the Northside Recreation Centre project, in the amount of \$153M be included in the 2015 Capital Budget for Council's consideration

RMWB Council Motion

December 9, 2014: RWMB Council voted unanimously in support of the following motion:

- That the Regional Recreation Corporation of Wood Buffalo (the “RRC”) be advised of Council’s desire that:
 - (a) Work on the Twin Arena phase of the Northside Recreation Centre project be temporarily suspended, effective immediately; and that
 - (b) The RRC collaborate with the Municipality’s administration to create a revised scope and budget for the total Northside Recreation Centre project including but not limited to the Twin Arenas, for Council’s consideration as soon as practicable but in any event not later than the end of January 2015

RMWB Presentation

The following presentation outlines revised scope options with costing and construction cash flow and the RRC's recommendation on a final design for the proposed Northside Recreation Centre

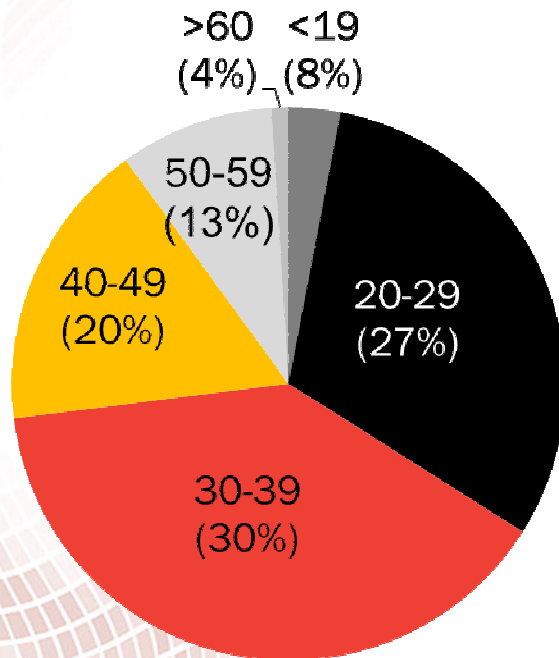
Prior Work

- 2004: Arena Feasibility led by RMWB
- 2005: Field House Marketing Analysis led by RMWB
- 2007: Ice Assessment Report led by RMWB
- 2008, 2011: Thickwood-Timberlea Leisure Facility Pre-Feasibility Study led by RMWB
- 2009: Recreation & Culture Master Plan led by RMWB
- 2013: Northside Community Facility Study
- **2013-2014:** Community engagement led by RRC
- **July 8, 2014:** RRC recommendation to RMWB Council
- **January 20, 2015:** RRC presents design options to RMWB Audit and Budget Committee

Community Engagement Targets & Results

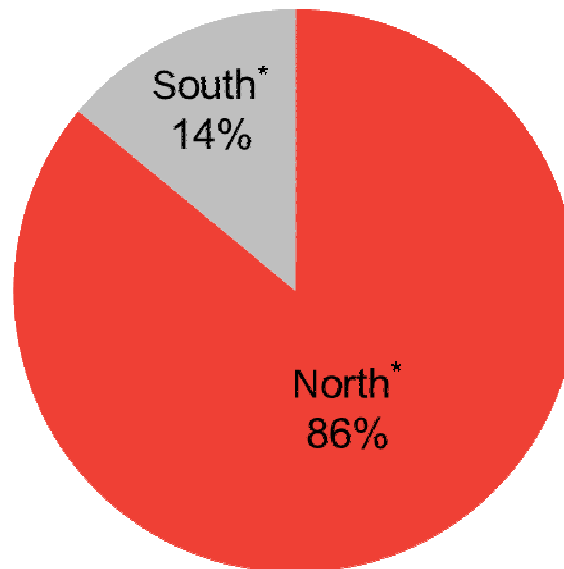
Community Engagement	Target	Time frame	Engagement sessions	Actual	Duration	Sessions
Concept Introduction (1 st)	2,000	4-8 weeks	3-6 in-person "open houses"	3,273	1 week	6
Conceptual Design 1 (2 nd)	2,000	4-8 weeks	4-8 in-person presentation Q&A	2,178	9 weeks	7
Conceptual Design 2 (3 rd)	2,000	4-8 weeks	4-8 in-person presentation Q&A	2,063	6 Weeks	8
Conceptual Design (4 th) OPTIONAL	2,000	4-8 weeks	4-8 in-person presentation Q&A	N/A	N/A	N/A
Recommended Design (5 th)	2,000	4-8 weeks	8-12 in-person presentation Q&A	2,079	3 Weeks	9
RRC Board/RMWB Council Approval	Target	Time frame				
Recommendation to RRC Board of Directors	n/a	4 weeks	RRC Board of Directors meeting	Complete January 13		
RRC Recommendation to RMWB Council	n/a	4 weeks	RRC presentation to RMWB Council	Complete January 27		
RMWB Council Direction	n/a	n/a	Council Direction			
Total	8,000-10,000	8-12 months	Minimum 23 in-person sessions	9,593		30

Engagement Summary 9,593 Participants



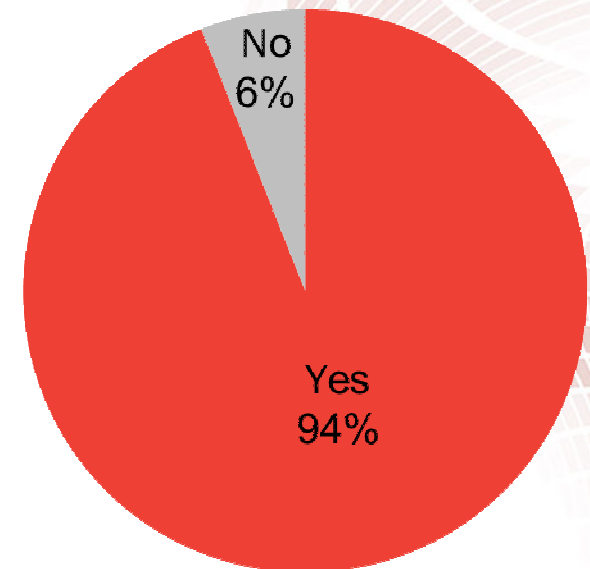
Age

*Average age of all engagement participants responding to the question.



Neighbourhood

*Summary of neighbourhood breakdown of all engagement participants responding to the question. "North" includes Timberlea, Thickwood, Dickinsfield and Wood Buffalo. "South" includes Downtown, Abasand, Waterways, Gregoire, Draper, Saprae Creek, Prairie Creek.



Final Round

*In final round of engagement, participants were asked if they supported the development of the Northside Recreation Centre as outlined. (2,079 responses)

*Complete community engagement recap can be found in proposed Business Plan.

Engagement Outcomes

- Strong community participation: **9,593** participation responses, **30 engagement sessions**
- Design concepts evolved with community direction and feedback
- All comments posted online and all materials available at buildingwithyou.ca throughout process
- Confident final design recommendation is supported by community direction
- Top six amenities the community indicated they wanted in the facility in order of preference:

1) Leisure Aquatics	4) Ice Arena
2) Lease Space - Cinema	5) Lease Space - Bowling
3) Fitness Centre	6) Children Area

Current Partners



RC Strategies (Engagement, Feasibility & Business Plan Support)

- Shell Place Engagement, Feasibility & Business Plan
- YMCA of Northern Alberta Facility Space Assessment
- City of Saskatoon Facility Development Framework



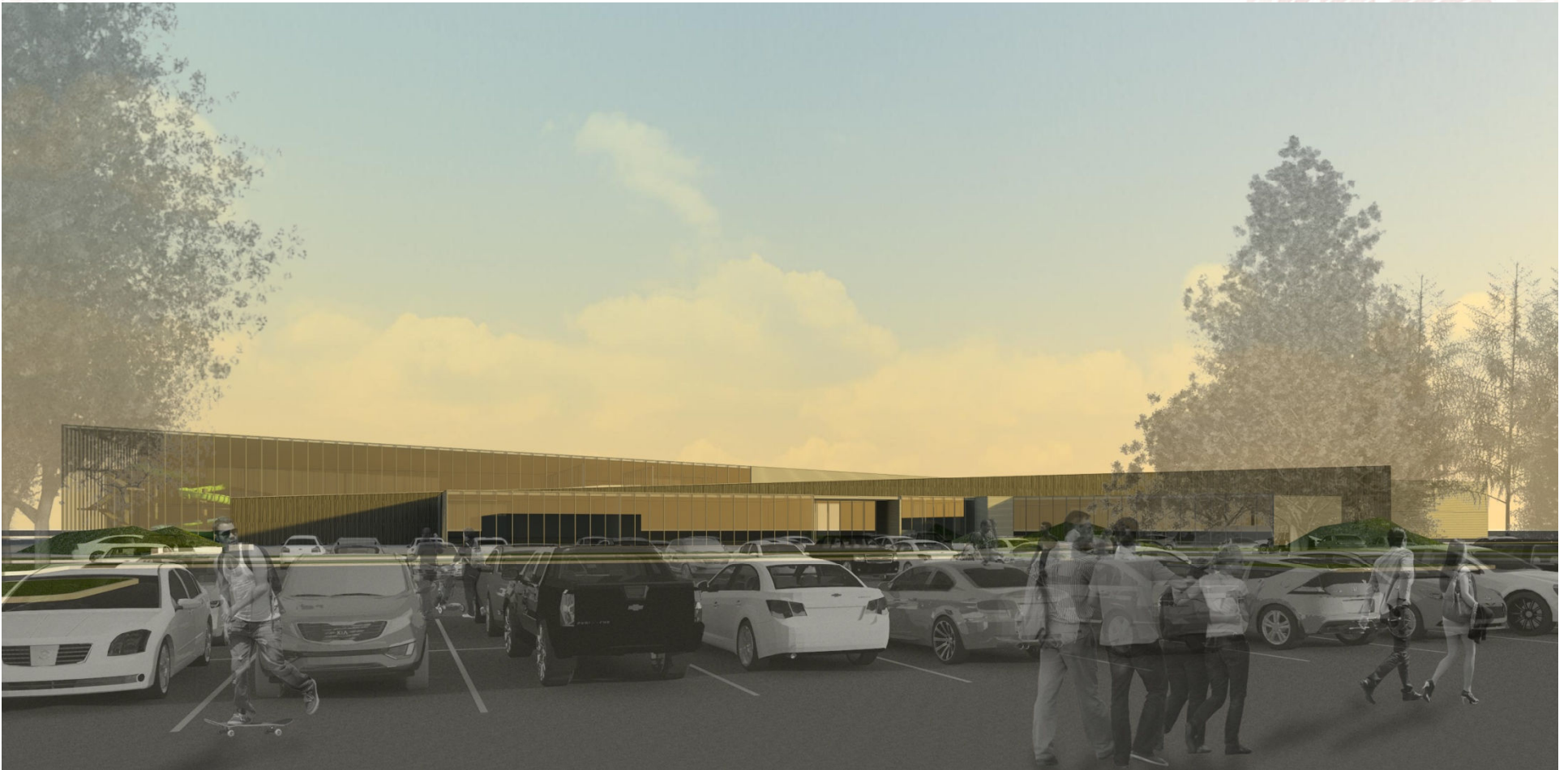
Architecture Tkalcic Bengert (Architectural & Design Firm)

- Shell Place
- Anzac Recreation Centre presented by Nexen
- Clareview Community Recreation Centre
- Art Gallery of Alberta

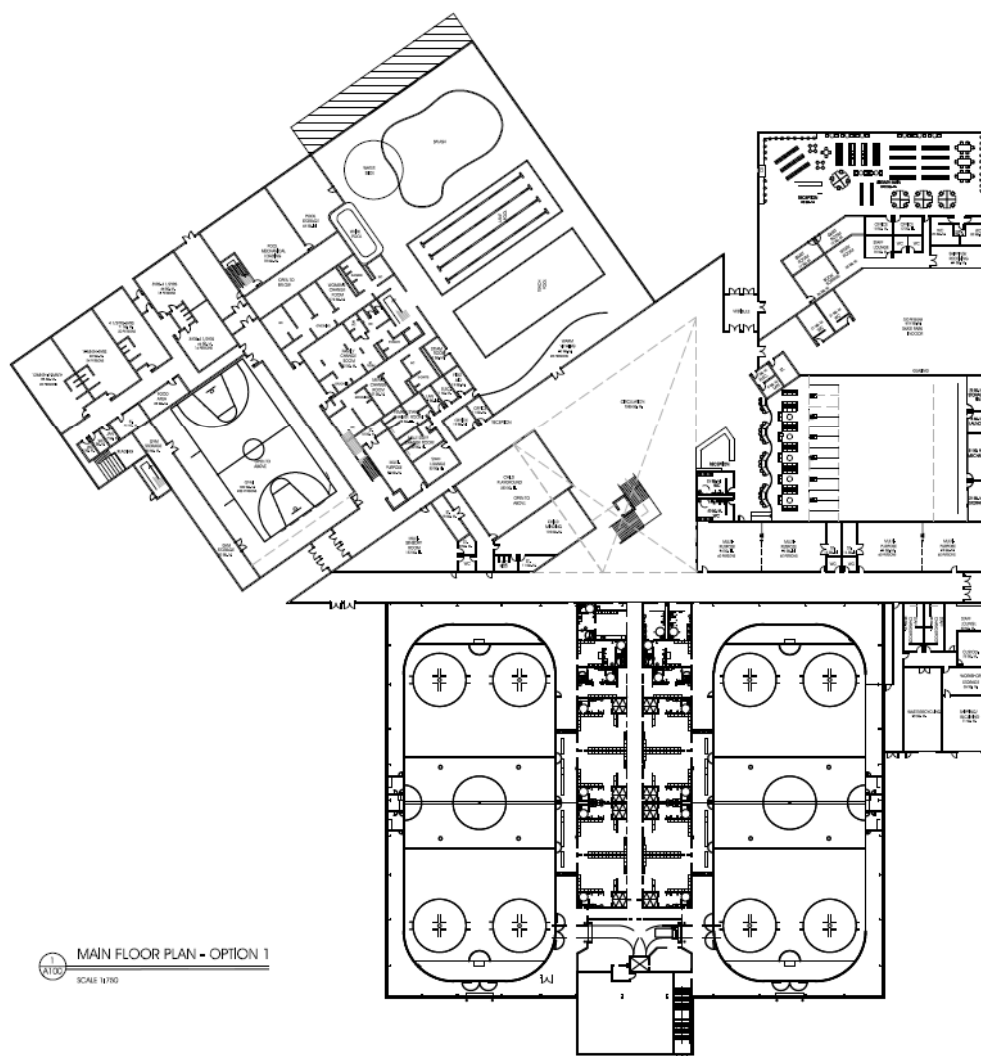


Clark Builders (Capital Cost Consultant)

- Shell Place
- Stoney Creek Village
- Commonwealth Community Recreation Centre
- McMahon Stadium Redevelopment

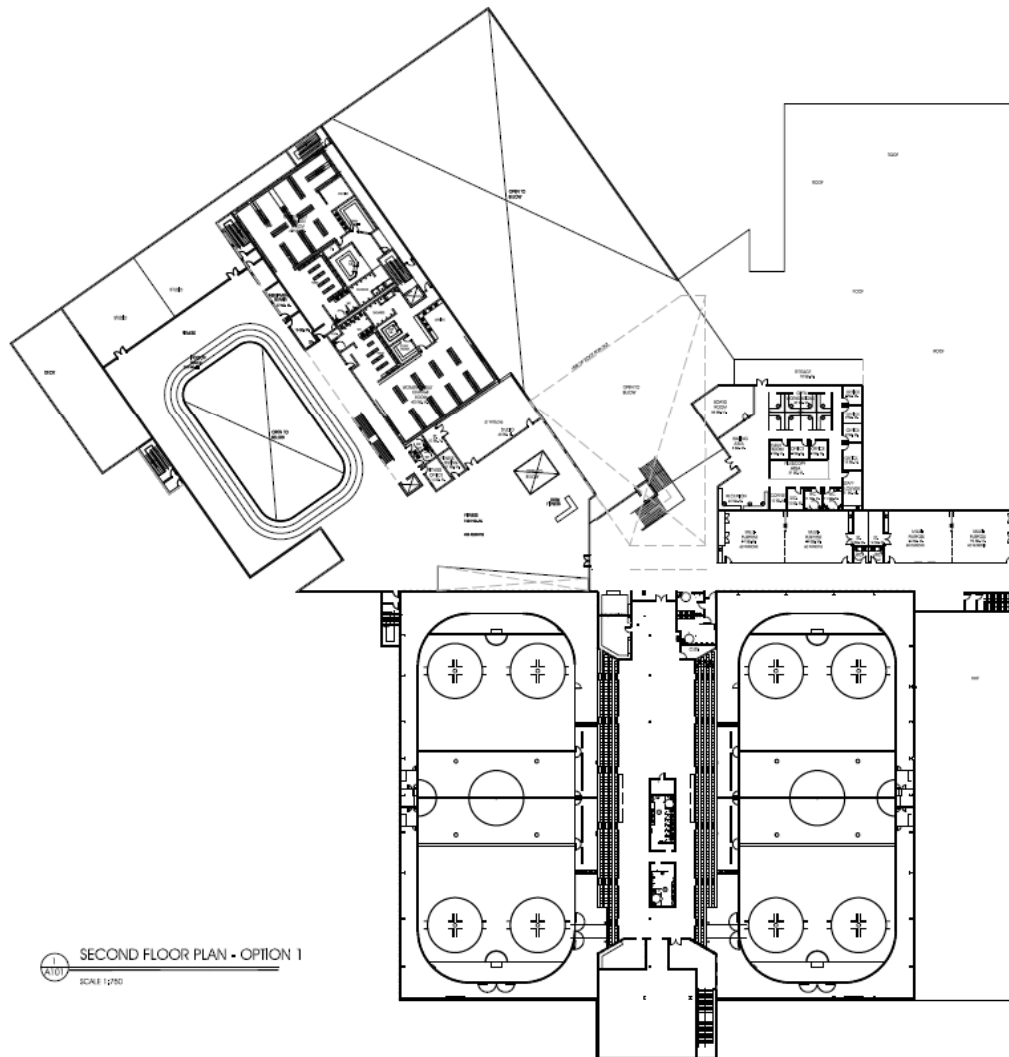


Option 1 – First Level



ONE.

Option 1 – Second Floor



ONE.

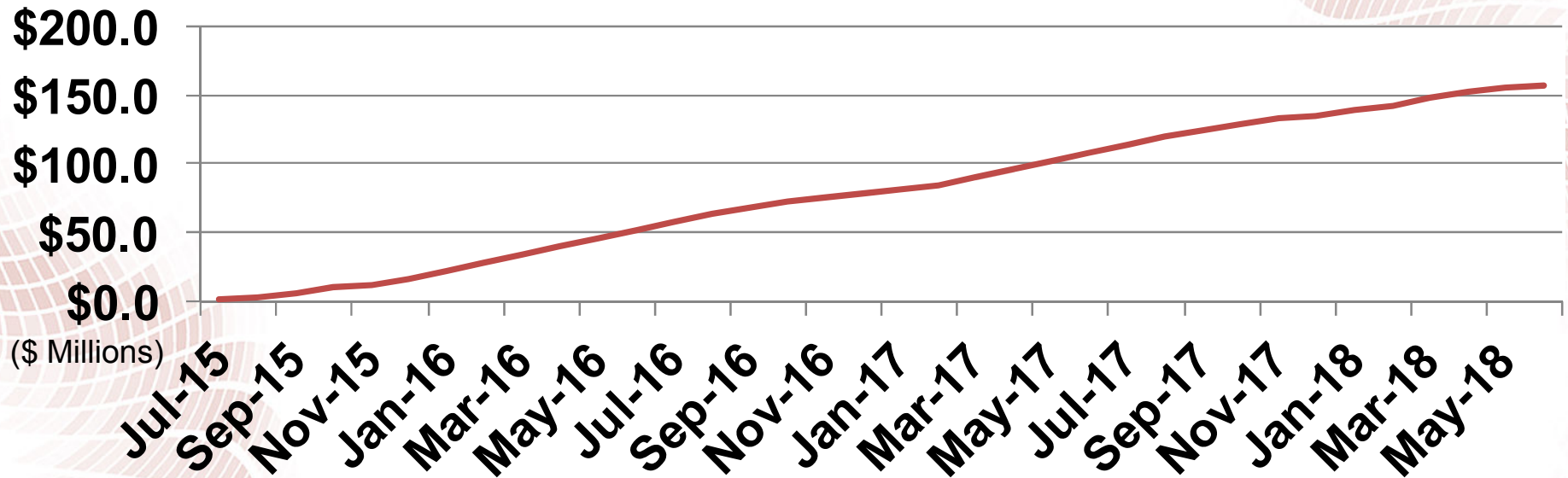
Option 1 - Capital Cost Estimate

Amenity	Size (sq. ft.)	Cost per (sq. ft.)	Capital Cost Estimate
Aquatics Centre	37,700	\$945	35.6M
Fitness Space (Cardio/CrossFit & Running/Walking Track w/Gymnasium)	17,500	\$415	7.3M
Arena (two)	81,001	\$383	31.0M
Lease Space, Bowling (no T.I. included)	10,800	\$397	4.3M
Child Play & Mind w/Sensory Room	11,100	\$603	6.7M
Library	6,700	\$567	3.8M
Multi-Purpose Space	8,100	\$389	3.2M
Youth Area & Skate Park	10,800	\$634	6.8M
Lease Space, Food Services & Retail	10,200	\$385	3.9M
Art/Studio Space	5,400	\$542	2.9M
Public Space	45,300	\$474	21.5M
Administration	4,900	\$538	2.6M
Maintenance	2,200	\$389	0.9M
Site Work			21.0M
Construction Fees			3.4 M
Design Fees, FF&E, Contingency and other soft costs			23.3M
Total	251,701		178.2M

* Based on Class D pre-design cost estimates

Option 1 - Projected Construction Cash Flow

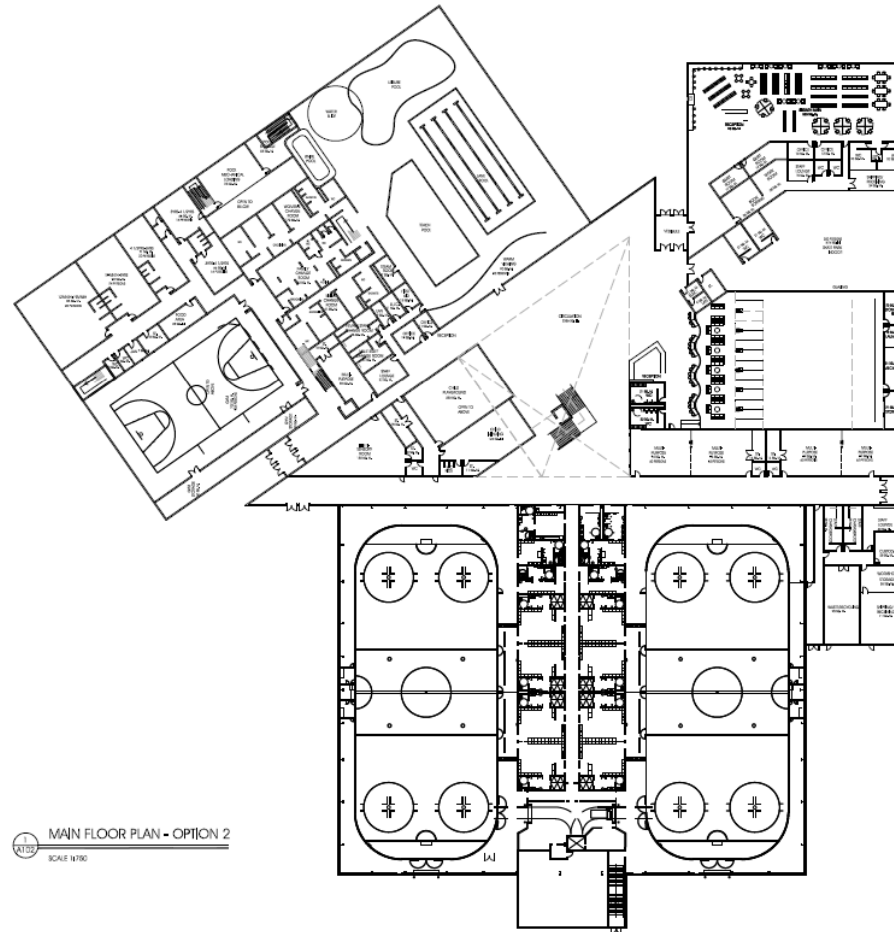
Construction Schedule: July 2015 – June 2018



Option 1 - Operating Budget Projections

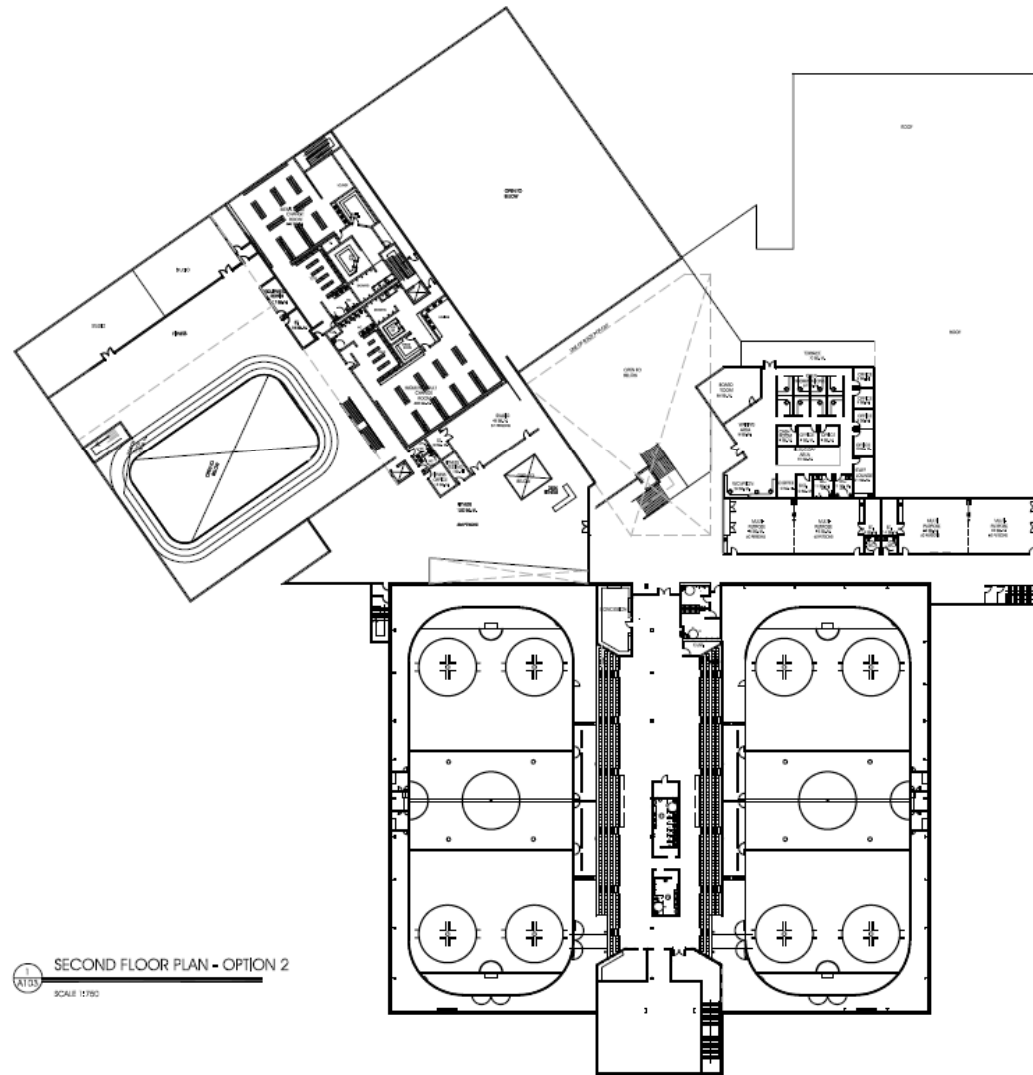
REVENUE	*Based on a full year of operations*
Hospitality	150,000
User Fees	900,900
Programs	472,000
Memberships	3,200,000
Events	50,000
Rentals	634,000
Sports	47,320
Lease Space	1,000,000
Sponsorship	500,000
Advertising	120,000
TOTAL REVENUE	7,074,220
EXPENSES	
Direct	102,500
Operating	11,286,000
TOTAL EXPENSES	11,388,500
EARNINGS	(4,314,280)
COST RECOVERY %	62%
RMWB SUBSIDY TO BREAK EVEN (2019)	\$4,314,280

Option 2 – First Level



ONE.

Option 2 – Second Level



ONE.

Option 2 - Capital Cost Estimate

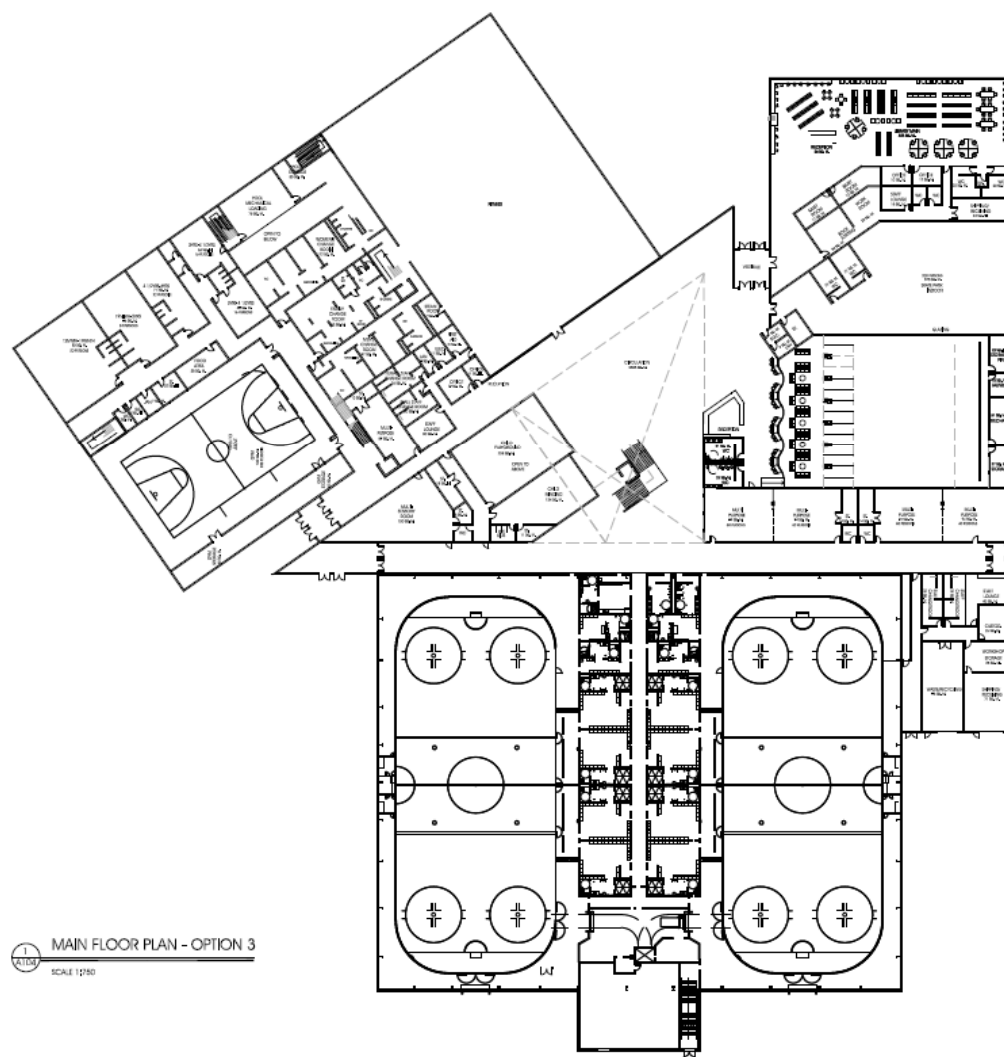
Amenity	Size (sq. ft.)	Cost per (sq. ft.)	Capital Cost Estimate
Aquatics Centre	31,500	\$945	29.8M
Fitness Space (Cardio/CrossFit & Running/Walking Track w/Gymnasium)	17,500	\$415	7.3M
Arena (two)	81,001	\$383	31.0M
Lease Space, Bowling	10,800	\$397	4.3M
Child Play & Mind w/Sensory Room	11,100	\$603	6.7M
Library	6,700	\$567	3.8M
Multi-Purpose Space	8,100	\$389	3.2M
Youth Area & Skate Park	10,800	\$634	6.8M
Lease Space, Food Services & Retail	10,200	\$385	3.9M
Art/Studio Space	5,400	\$542	2.9M
Public Space	45,300	\$474	21.5M
Administration	4,900	\$538	2.6M
Maintenance	2,200	\$389	0.9M
Site Work			21.0M
Construction Fees			3.0 M
Design Fees, FF&E, Contingency and other soft costs			23.0M
Total	245,501		171.7M

* Based on Class D pre-design cost estimates

Option 2 - Operating Budget Projections

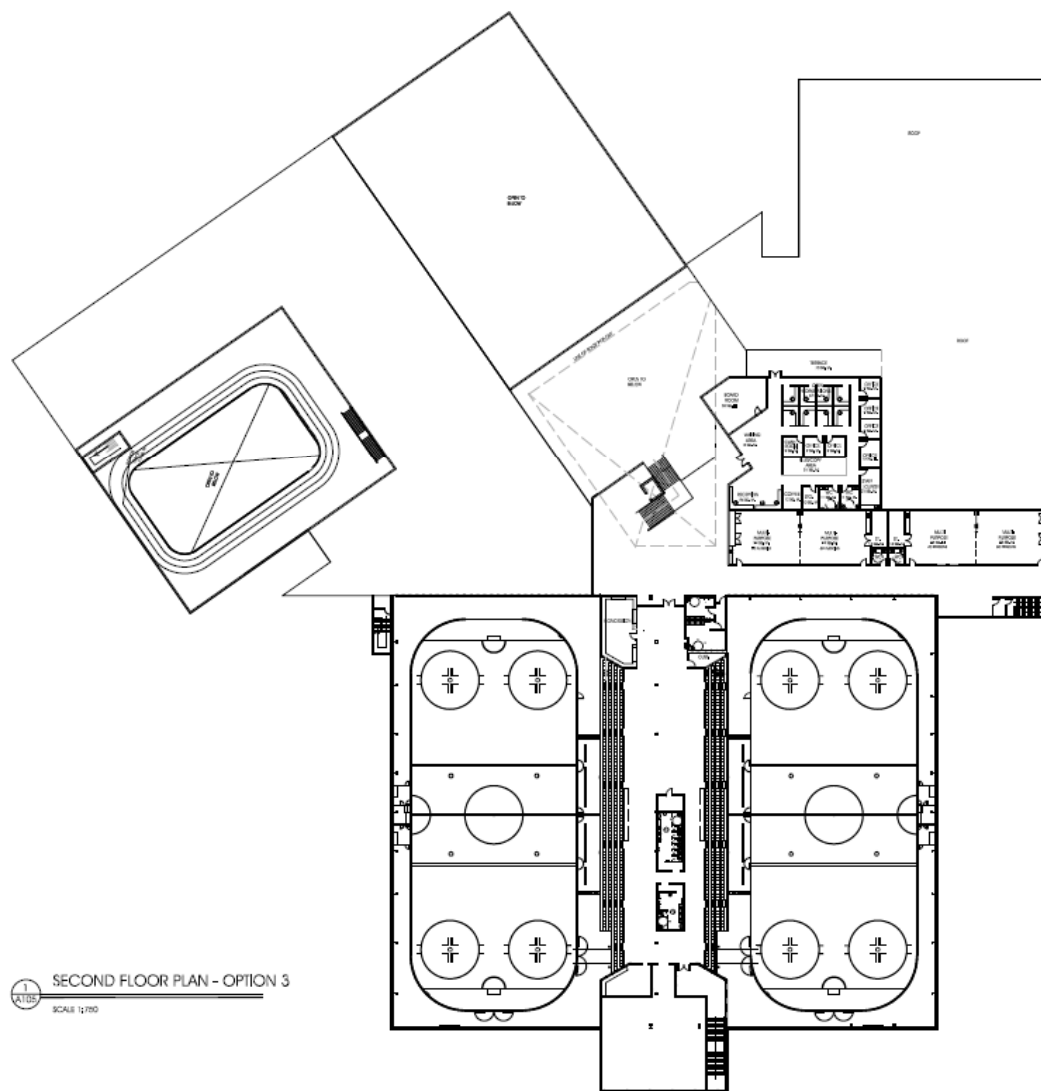
REVENUE	*Based on a full year of operations*
Hospitality	50,000
User Fees	900,900
Programs	382,000
Memberships	3,000,000
Events	50,000
Rentals	584,000
Sports	47,320
Lease Space	1,000,000
Sponsorship	500,000
Advertising	120,000
TOTAL REVENUE	6,634,220
EXPENSES	
Direct	60,000
Operating	10,570,000
TOTAL EXPENSES	10,630,000
EARNINGS	(3,995,780)
COST RECOVERY %	62%
RMWB SUBSIDY TO BREAK EVEN (2019)	\$3,995,780

Option 3 – First Level



ONE.

Option 3 – Second Level



1 SECOND FLOOR PLAN - OPTION 3
SCALE: 1:100

ONE.

Option 3 - Capital Cost Estimate

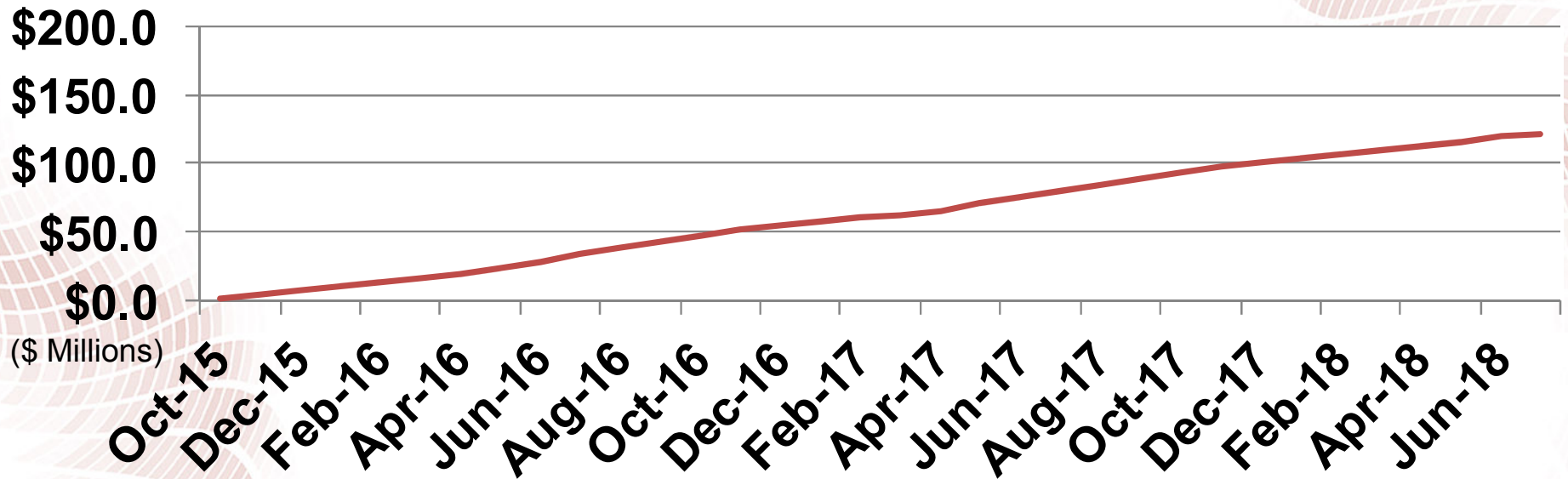
Amenity	Size (sq. ft.)	Cost per (sq. ft.)	Capital Cost Estimate
Fitness Space (Cardio/CrossFit & Running/Walking Track w/Gymnasium)	22,400	\$476	10.7M
Arena (two)	81,001	\$383	31.0M
Lease Space, Bowling	10,800	\$397	4.3M
Child Play & Mind w/Sensory Room	11,100	\$603	6.7M
Library	6,700	\$567	3.8M
Multi-Purpose Space	8,100	\$389	3.2M
Youth Area & Skate Park	10,800	\$634	6.8M
Lease Space, Food Services & Retail	10,200	\$385	3.9M
Art/Studio Space	5,400	\$542	2.9M
Public Space	45,300	\$474	21.5M
Administration	4,900	\$538	2.6M
Maintenance	2,200	\$389	0.9M
Site Work			21.0M
Construction Fees			2.6 M
Design Fees, FF&E, Contingency and other soft costs			18.9M
Total	218,901		140.8M

* Based on Class D pre-design cost estimates

ONE.

Option 3 - Projected Construction Cash Flow

Construction Schedule: October 2015 – July 2018



Option 3 - Operating Budget Projections

REVENUE	*Based on a full year of operations*
Hospitality	50,000
User Fees	500,000
Programs	182,000
Memberships	1,600,000
Events	50,000
Rentals	534,000
Sports	47,320
Lease Space	1,000,000
Sponsorship	300,000
Advertising	80,000
TOTAL REVENUE	4,343,320
EXPENSES	
Direct	60,000
Operating	8,226,000
TOTAL EXPENSES	8,286,000
EARNINGS	(3,942,680)
COST RECOVERY %	52%
RMWB SUBSIDY TO BREAK EVEN (2019)	\$3,942,680

Recommendation

- **Facility Design Option:** The RRC Board of Directors believes that the process to determine the facility required and wanted by the community was sound and involved a representative sampling of the residents which was further supported by the RC Strategies report. The Board of Directors therefore recommend option 1 as the final design, as the design is supported by community direction and contains amenities that will be deficient in the region should other facilities close.

ONE.

Recommendation

- **Facility Timing:** Given the current economic climate, with oil at \$46 per barrel and our partners cutting back on expenditures, the RRC Board of Directors feels that in order to be fiscally responsible and prudent that full project budget should not be approved at this time, but recommends a design budget is approved so that the construction documents can be advanced to 75% and the project be tendered at a time Council believe is appropriate.

Questions & Comments



©2014 Regional Recreation Corporation of Wood Buffalo. ONE is a trademark of Regional Recreation Corporation.