PROJECT TITLE

Similkameen Recreation Centre
Arena Study

PREPARED FOR

Regional District of Okanagan-Similkameen

Similkameen Recreation
311 9th Street,
Keremeos, BC V0X 1N2

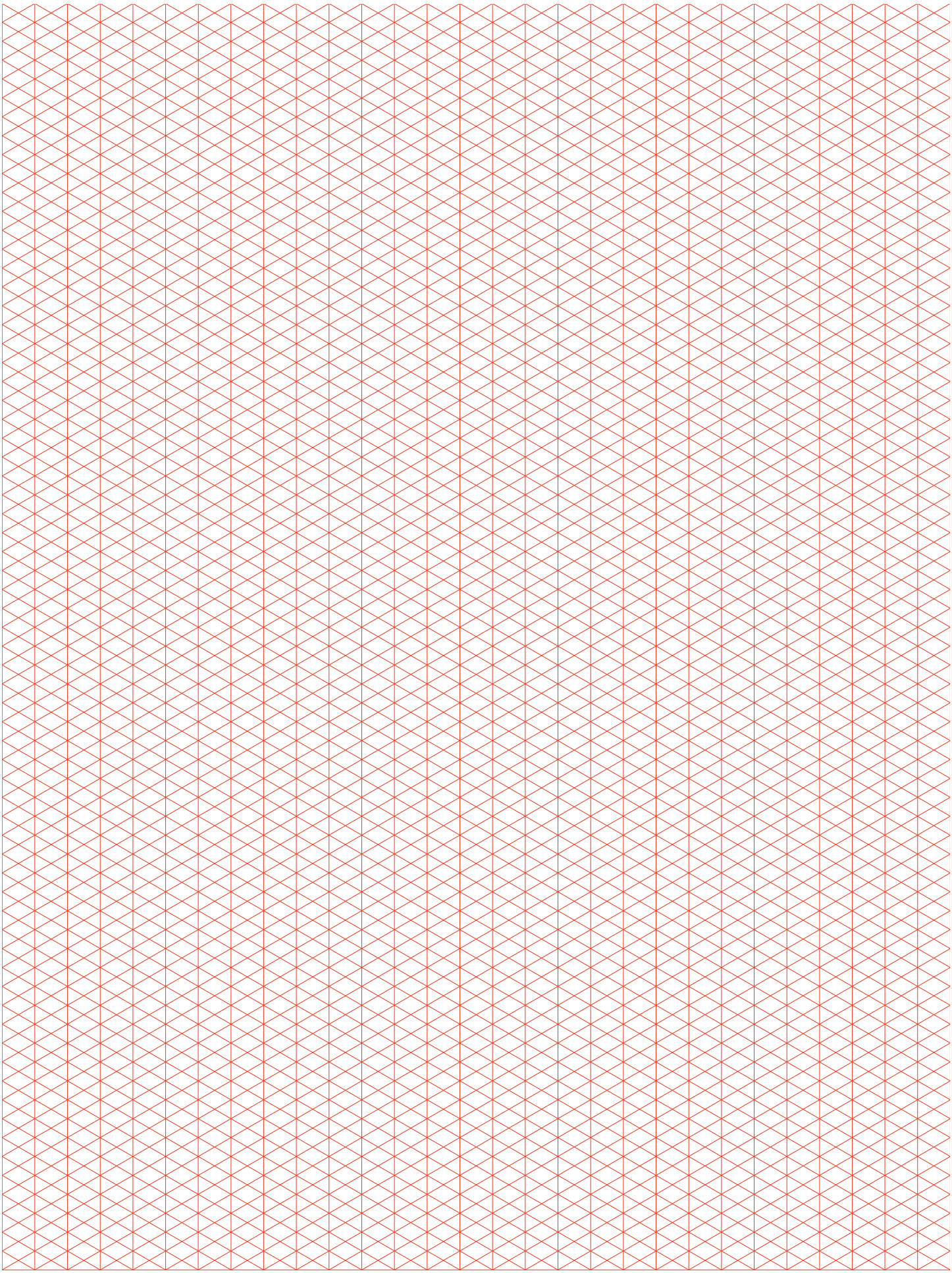
Andy Foster RECREATION AND FACILITIES MANAGER
Tim Roth PROJECT COORDINATOR

DELIVERABLES

Wednesday, July 3, 2024

1 PDF via email to afoster@rdos.bc.ca

Carscadden



July 3, 2024

Regional District of Okanagan-Similkameen

Similkameen Recreation
311 9th Street,
Keremeos, BC V0X 1N2

Attn: Andy Foster, Recreation and Facilities Manager
Tim Roth, Project Coordinator

Dear Andy,

Re**: Similkameen Recreation Centre** – Arena Study

Please find enclosed our draft report for the Similkameen Recreation Centre Arena Study.

I would like to thank you for your direction and comments throughout the process of preparing the report. We are pleased to have had the opportunity to work with you.

Yours truly,



Mark Hosford ASSOCIATE ARCHITECT AIBC

Carscadden

Carscadden Stokes McDonald Architects Inc
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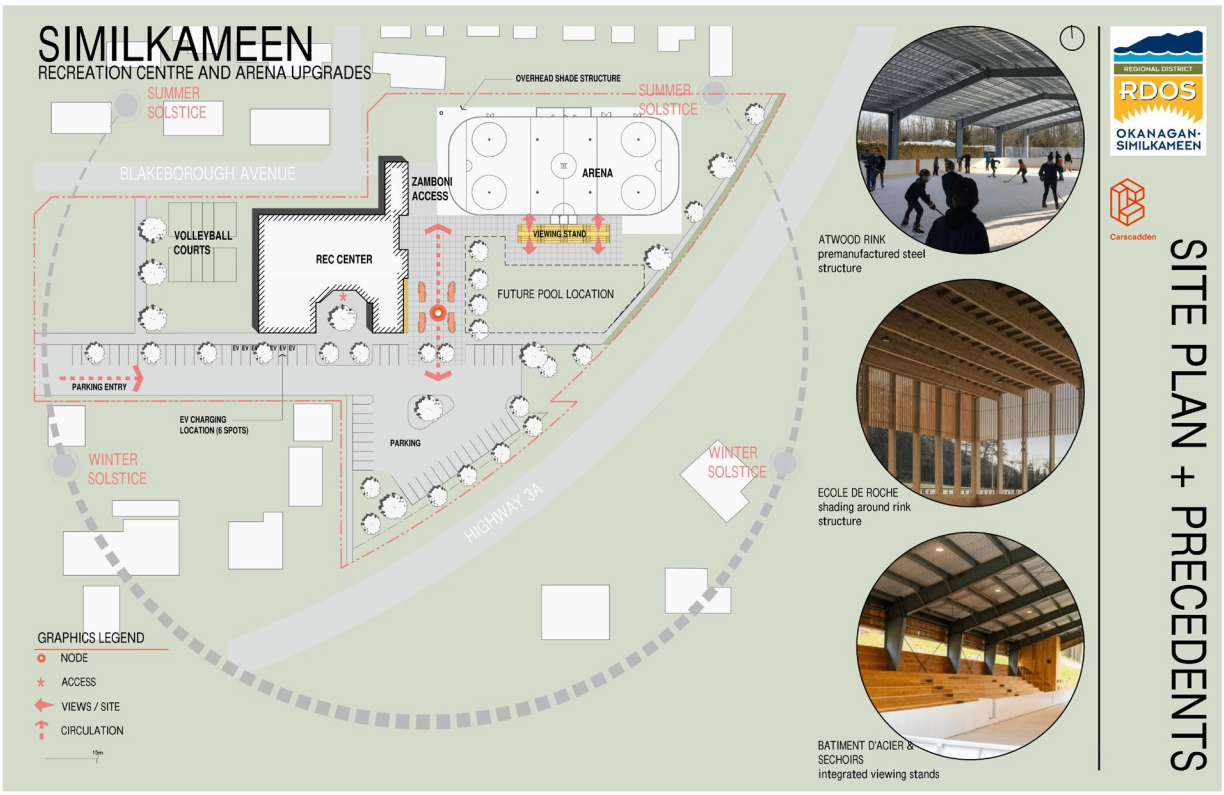
EXECUTIVE SUMMARY

In the winter 2023, the Regional District of Okanagan-Similkameen (RDOS) retained Carscadden Stokes McDonald Architects to build on earlier studies and review of the facility's current degrading outdoor rink.

The intent of this report is to identify replacement of the rink, gaps and areas for improved services and recommend new and enhanced potential programming. The intent is for this to serve as a basis for recommendations on facility improvements over the coming decades. Simultaneously, the report addresses potential enhancements in each. Together – the review of the physical facility, as well as operational aspects – provide the Regional District of Okanagan-Similkameen with an understanding of the current state of the Similkameen Rec Centre, and a roadmap for its future.

The consultant's recommendations are encapsulated in the Preferred Option design proposition discussed in detail below. In summary the Preferred Option comprises four phases: replacement of the multi use outdoor rink surface; multi use arena structure over the rink surface to expand its use; refrigeration expansion to extend the ice season; and conceptual outdoor pool as a placeholder for location on the site.

Collectively, these renovations and additions will bring the existing facility in line with its community's needs and expressed desires, ensuring its continued relevance in the coming years.



SITE PLAN + PRECENDENTS

INTRODUCTION

The Similkameen Recreation Centre and its surrounding community are at an inflection point in their mutual development. Like most of British Columbia, it continues to shift and diversify in terms of population. The existing recreation centre's ice rink has met the end of its life and, the community must decide if it wants to replace and expand its use. as well as position itself for future growth of the beloved community centre. As Keremeos and the region changes, the gap between expectations and need, and the facility's capacity will only continue to grow. This gap is function of two major themes:

1. Program Diversity: The existing facility's programmatic offerings include bowling, skating, a modest fitness room, squash courts, and the climbing wall, but overall the facility could enhance its programming through new sport activities and community events.

2. Cultural Expectations: Designed and constructed in the late 1980s, the facility accommodated residents at the time. Demographic changes have altered the character of demand on the facility. Accessibility as it relates to people with mobility challenges, and the simple expectation that facilities provide more and diverse opportunities for recreation.

This document summarizes the outcomes of Carscadden Stokes McDonald Architects, and its team of consultants. It assembles and draws conclusions from the design drawings and Class D cost estimates to assist the Regional District of Okanagan Similkameen in moving forward with its plans for the future.

Project Team

Architecture & Planning	**Carscadden Stokes McDonald Architects Inc** Ian Ross McDonald PARTNER ARCHITECT AIBC AAA LEED ®GA Mark Hosford ASSOCIATE ARCHITECT AIBC
Refrigeration	**Bradley Refrigeration Consultants** Eric Bradley PRINCIPAL P.ENG
Structural	**RJC Engineers** Meredith Anderson PRINCIPAL MSCE, P.ENG, STRUCT.ENG
Mechanical	**The AME Group** Nic Besseling PRINCIPAL PENG LEED AP
Electrical	**O'M Engineering** Mo Khan PRINCIPAL P.ENG

The consulting team was assisted by the contributions of Regional District of Okanagan-Similkameen Staff and Directors who gave their time, energy, and guidance in this process and in the preparation of this report. Key Staff participants include:

Andy Foster RECREATION AND FACILITIES MANAGER
Tim Roth PROJECT COORDINATOR

DESIGN OPTIONS

Description

The schematic designs included in this report were generated in response to staff input, community engagement sessions, and observations made by the consultants on-site relative to an understanding of industry trends in refrigeration and recreation activities.

The schematic designs, and the Preferred Option in particular, are not intended to be the final word on the issues they address; rather, they are meant to illustrate a possible future outcome that demonstrates an in-principle optimal solution based on the comments and information provided by RDOS staff and public input.

Process

The design process that resulted in the Preferred Option was relatively straightforward and typical of speculative exercises of this kind: based on the information provided and collected by Carscadden, three contrasting options were generated and presented to RDOS staff. Based on comments provided, the three options were refined, represented, and refined again. The final outcome is the Preferred Option which balances competing objectives and prioritizes aspects of the facility's operations and physical programming capacity – all based on considering and weighing the variety of influences on the facility.

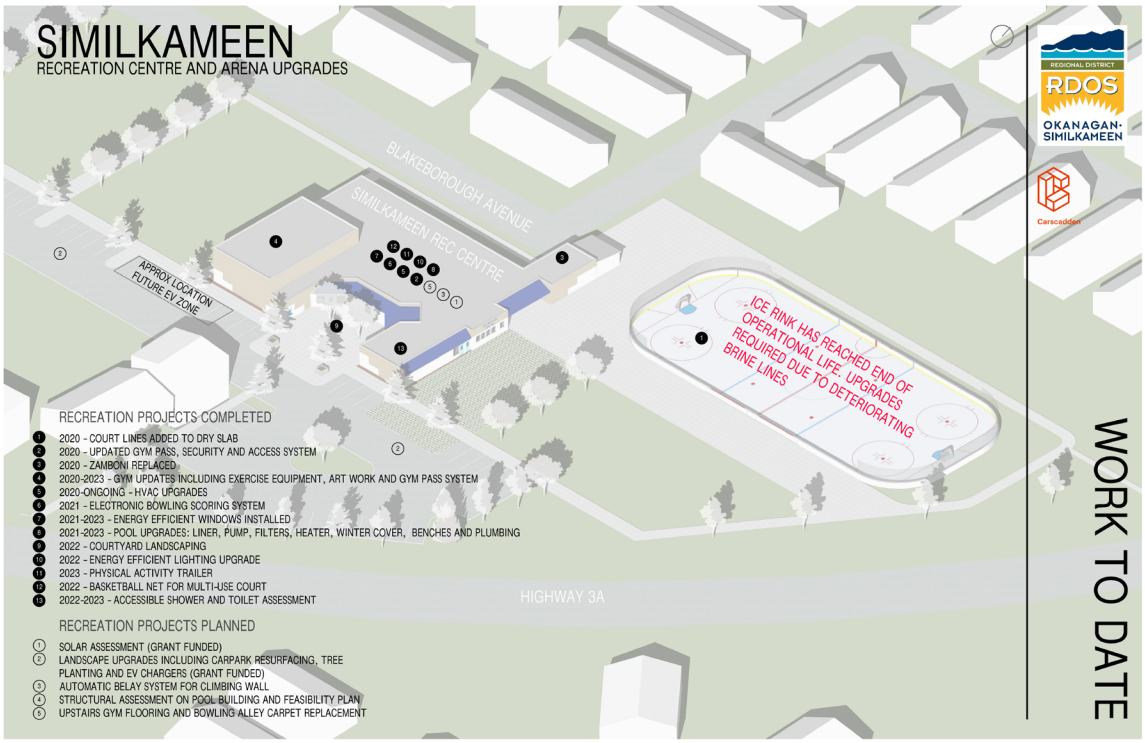
In the course of this work, several key factors emerged and bear specific mention; these items in large part determined the Preferred Option outcome:

1. Phasing: A challenge with most facilities, and often more so in smaller communities as a function of their reduced funding capacity, conceiving the facility renovations and expansions as part of a multi-year, phased effort was important in order to reasonably balance the funding capacity of the Regional District of Okanagan-Similkameen and the scope of the project.

2. Multi-Use Space: For nearly thirty years the trend in British Columbia has been to improve access to facilities for users of all abilities and orientation. As a result, the Preferred Option employs potential opportunities to expand the activities, events, and seasons taking place on the rink surface as well as the broader facility. The goal being to create a positive experience for the widest audience possible and return on investment.

Preliminary Research

To begin, the consultants visited Keremeos and the Similkameen Recreation Centre. Staff provided a tour of the facility and property, highlighting programming and operational challenges, observing building wear, and speculating about program expansion.



WORK TO DATE & EXISTING CONDITION

Early Studies

Three preliminary studies were generated following the site visit. These were structured as polarities to test staff preferences between options. These options were presented to RDOS staff to solicit comments, then distilled and refined into the Preferred Option which captures many of the same ideas, often blending concepts.

It is worth noting that the site remains fairly constrained, bounded to the south by proposed parking upgrade project as well as Highway 3A, and to the north by single family housing.

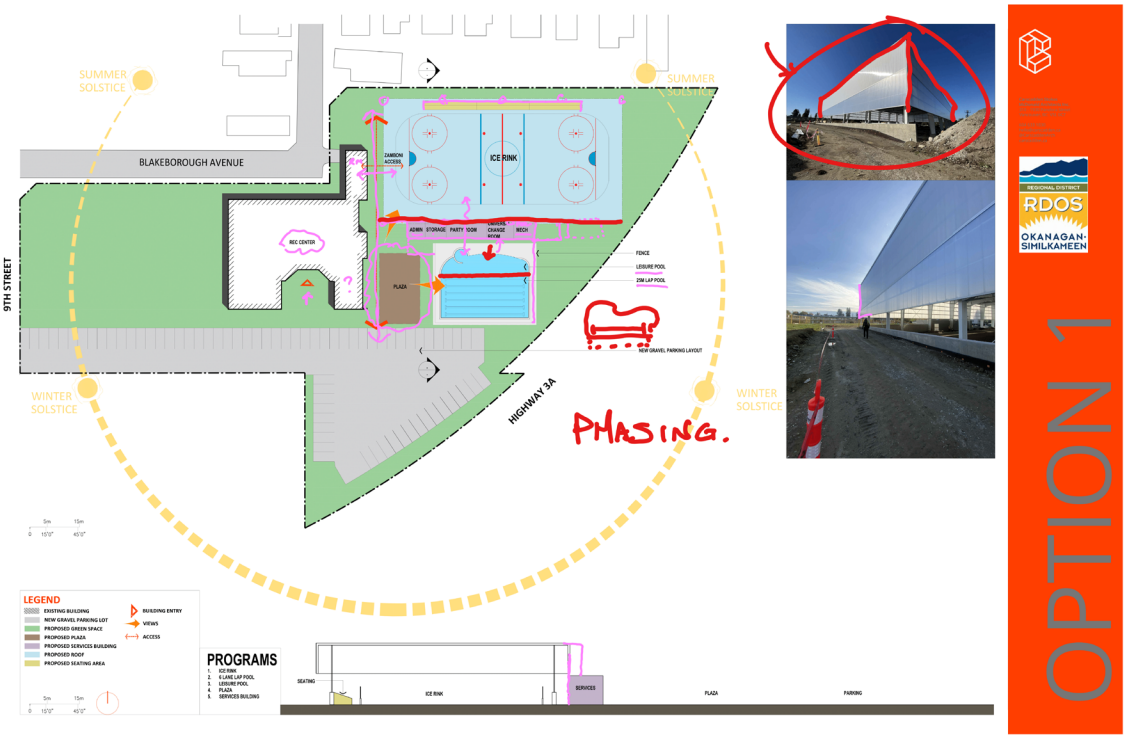
Concept Option 1 has 4 major components:

1. Replacement of Existing Rink Surface: New rink surface with arena structure placed to the north of the site. This orientation allows for south exposure to the other amenities listed below.

2. Plaza Upgrades: Located centrally with views over the pool area.

3. New Lap & Leisure Pool: A new 5 lane 25m lap pool with leisure pool and ramped entry. Suitable for modest competitions, training, and recreational fitness swimming.

4. New Changerooms: The expanded water area and increased program area will demand a commensurate increase in the change rooms and washroom capacity. This option includes a modest universal family-style changing village with private cubicles. The building is proposed as a linear building between both the ice rink and the pool to possibly serve both simultaneously.



CONCEPT OPTION 1

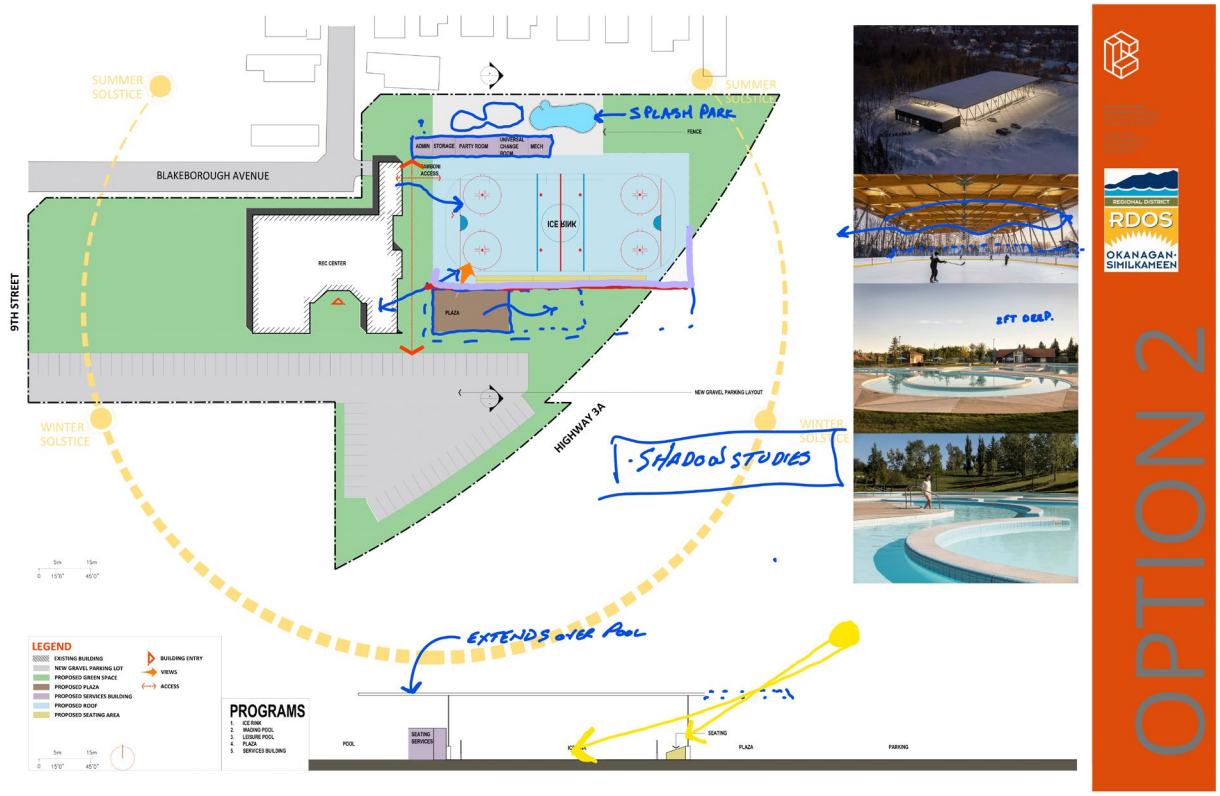
Concept Option 2 has many of the same components. These were presented in an effort to solicit from staff clear priorities.

1. Replacement of Existing Rink Surface: New rink surface with arena structure placed southernly on the site. This was to allow for a closer proximity to the existing change rooms located on southeast location of the recreation centre.

2. Plaza Upgrades: Located on the south side of the ice rink which allows the potential to expand east.

3. New Splash Park: In lieu of a pool this option proposes a modest splash park. This would be cheaper than a pool but still provide welcome relief in the summer months for toddlers and children.

4. New Changerooms: As with Concept Option 1, the expanded water area and increased program area necessitates an increase in the change rooms and washroom capacity. A linear building is being proposed between the water and rink zone.



CONCEPT OPTION 2

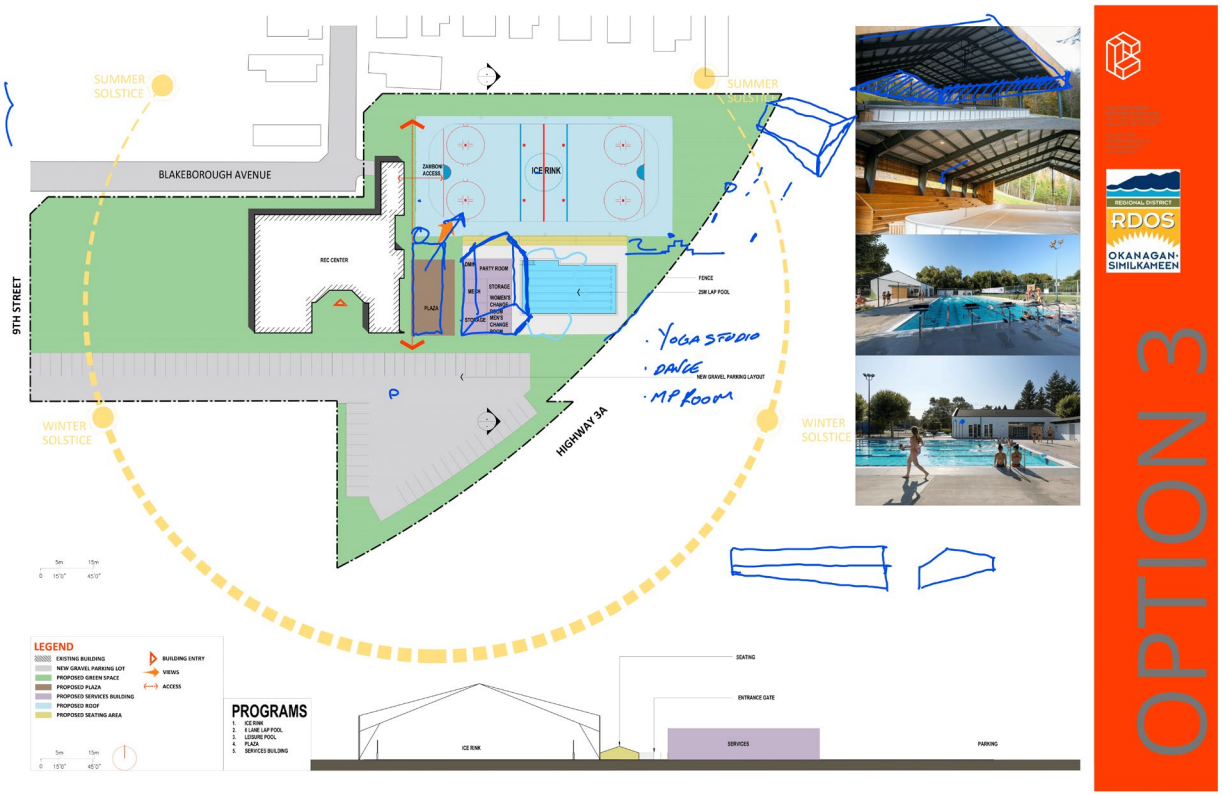
Concept Option 3 has many of the same components and is the most like the final Preferred Option.

1. Replacement of Existing Rink Surface: New rink surface with arena structure placed to the north of the site. This orientation allows for south exposure to the other amenities listed below. The addition of a shared viewing stands between the ice surface and future pool areas was introduced.

2. Plaza Upgrades Located centrally between all adjacent facilities creating a focal point as well being adjacent the parking.

3. Lap Pool: A new 6 lane 25m lap pool with no leisure component was proposed to get feedback on percentage of lap vs leisure components.

4. New Changerooms: As with Concept Option 1, the expanded water area and increased program area necessitates an increase in the change rooms and washroom capacity. A rectangular building is more closely serve the pool area.



CONCEPT OPTION 3

Preferred Option

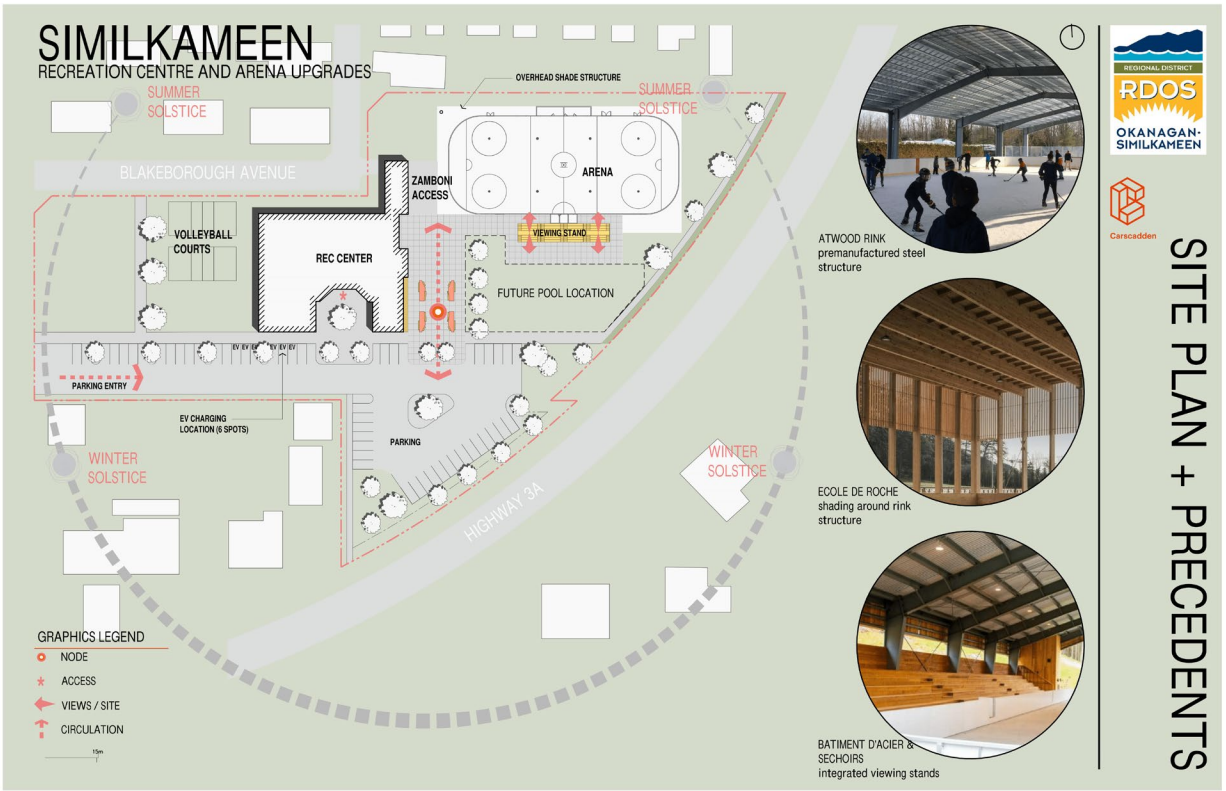
These early design studies cumulated into the Preferred Option. In the course of developing the Preferred Option, it became clear that phasing the work would be required. This was due to both budgetary considerations, as well as a desire to minimize a facility shutdown period. The phases are:

1. Phase 1: Multi Use Outdoor Surface.
    i. Optional: Plaza Upgrades
    ii. Optional: Accessibility Upgrades to Existing Change/Washrooms

2. Phase 2: Multi Use Arena Structure
    i. Optional: Solar Panels
    ii. Optional: Sound System for Events

3. Phase 3: Refrigeration Expansion
    i. Optional: Plate and Frame Condenser/Fluid Cooler

4. Phase 4: Conceptual Outdoor Pool



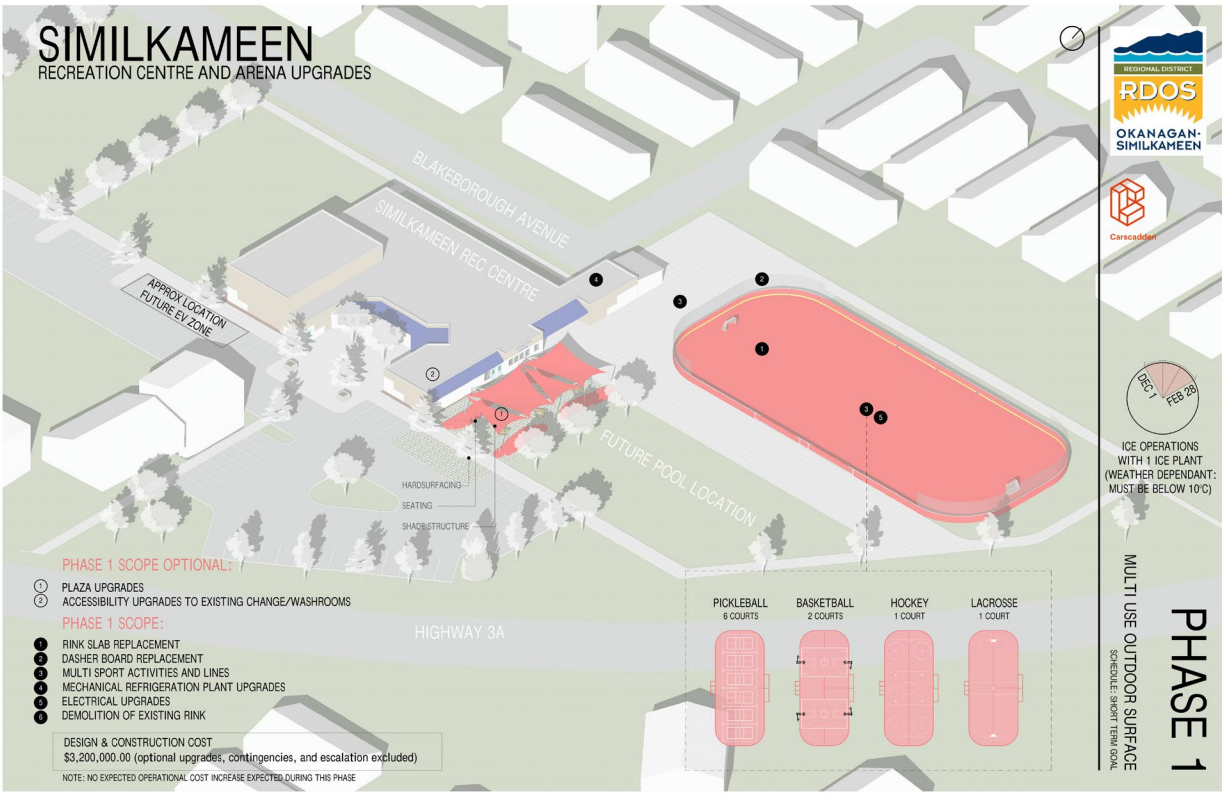
THE PREFERRED OPTION – SITE PLAN AND PRECEDENTS

Phase 1

Phase 1 repairs the existing rink surface and replaces it with a modern ice rink complete with proper insulation below the slab and new refrigerant lines to the existing plant. Included are proposed line paintings for a multi sport strategy. The rink is sized to NHL dimensions and can in addition to ice skating accommodate: 5 pickleball courts, 2 basketball courts, 1 Floor hockey, 1 Lacrosse. These expanded uses will be further utilized with the addition of the shade structure in the next phase during the summer.

The Preferred Option (Phase 1) – is estimated to have a construction cost of $3.2M and a project cost of $4.2M (not including optional upgrades).

Optional Scope 1: Includes plaza upgrades such as a covered shade structure, hard surfacing, and seating. These upgrades will enhance the focal point between the outdoor rink/arena, existing recreation centre and future pool location creating a new sense of arrival and informal gathering place for the community users of the recreation complex.



PREFERRED OPTION PHASE 1 – MULTI USE OUTDOOR SURFACE

Phase 2

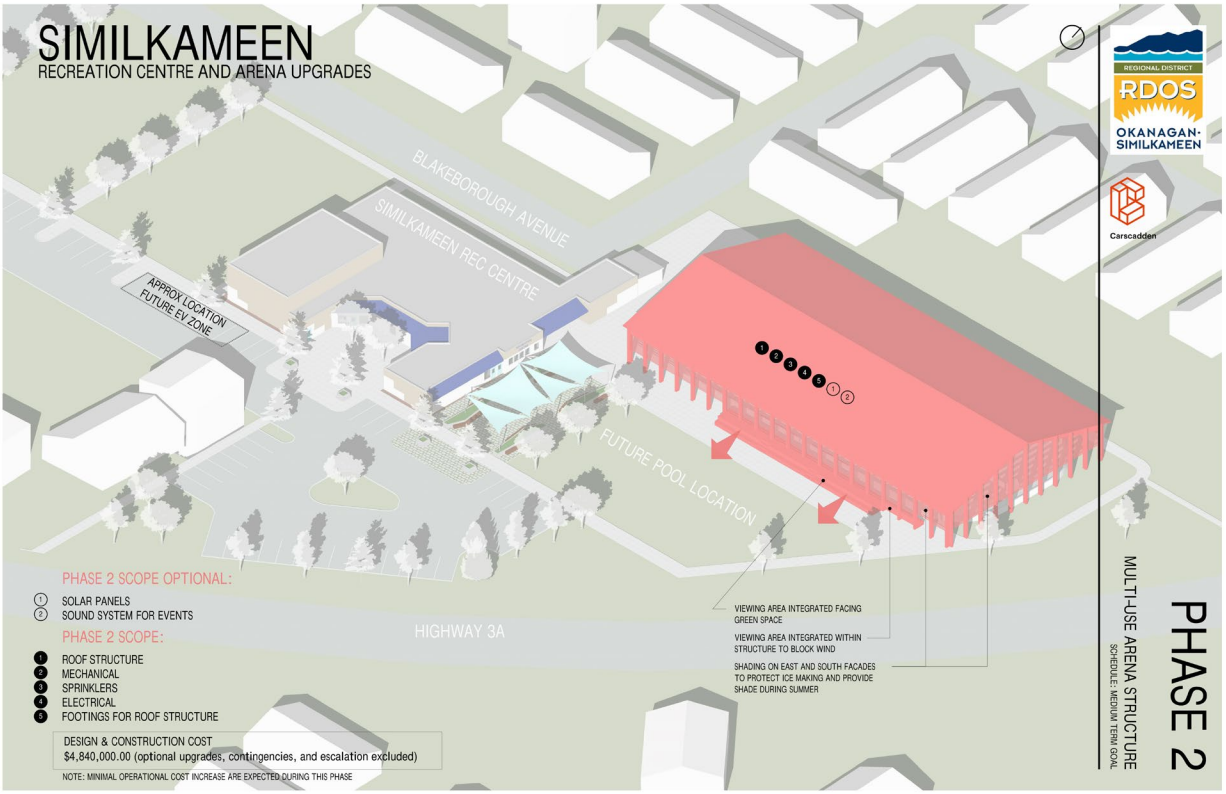
Main Scope: Includes an open-air roof structure over the multi use rink surface. The arena structure proposed is a prefabricated structural steel system. This system is a cost-efficient option and used for similar projects of this type and scale. The arena structure will provide a benefit in the winter months through the protection of the ice from solar heat as well as by providing a wind barrier. This well help to minimize large swings in temperature on the ice. In the summer months the arena structure will provide a place of refuge from the sun. The multi use surface can therefor be utilised not only to play sports such as basketball, pickleball, badminton, floor hockey, and lacrosse but also hold events such public markets or community concerts.

The Preferred Option proposes the arena structure to have viewing area seats covered and facing the rink but also mirrored on the south side. The intent of this seating is to provide an area that overlooks the field where activities may take place until the future pool is potentially built in this location.

The Preferred Option (Phase 2) – is estimated to have a construction cost of $4.8M and a project cost of $5.8M (not including optional upgrades).

Optional Scope 1: Is for solar panels on the new roof which can power the new and existing facilities helping to offset and reduce operational costs over the lifetime of the building.

Optional Scope 2: Is for sound system that can accommodate community events such as a public market, or community concert.



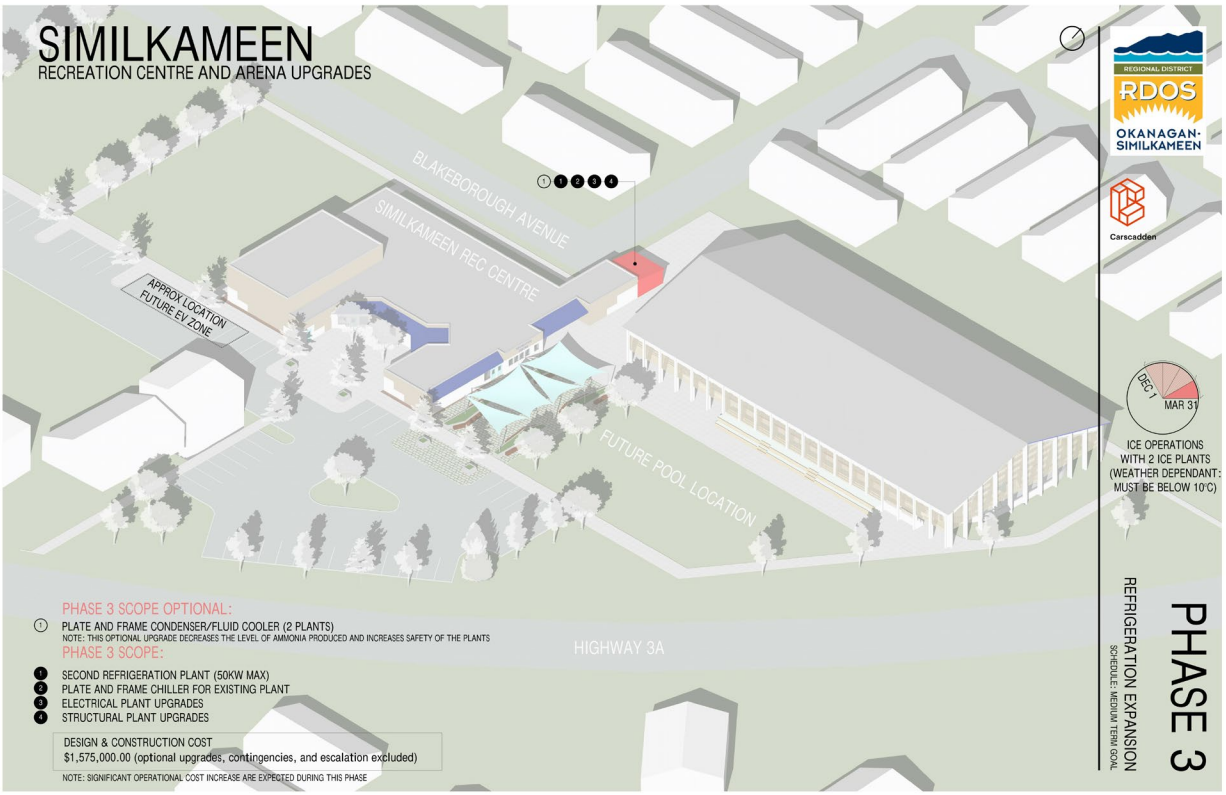
PREFERRED OPTION PHASE 2 – MULTI USE ARENA STRUCTURE

Phase 3

Main Scope: Includes a second refrigeration plant which would provide an expected additional month of use for the ice rink. The added refrigerant capacity will be able to maintain the ice temperature in the shoulder seasons. Anticipated ice duration would be from December 1 until March 31. The additional ice operation are weather dependant and weather must be below 10 degree Celsius.

The Preferred Option (Phase 3) – is estimated to have a construction cost of $1.6M and a project cost of $1.9M (not including optional upgrades).

Optional Scope: Includes a plate and frame condenser/fluid cooler. This optional upgrade decreases the level of ammonia produced by the refrigeration plants and increases safety.

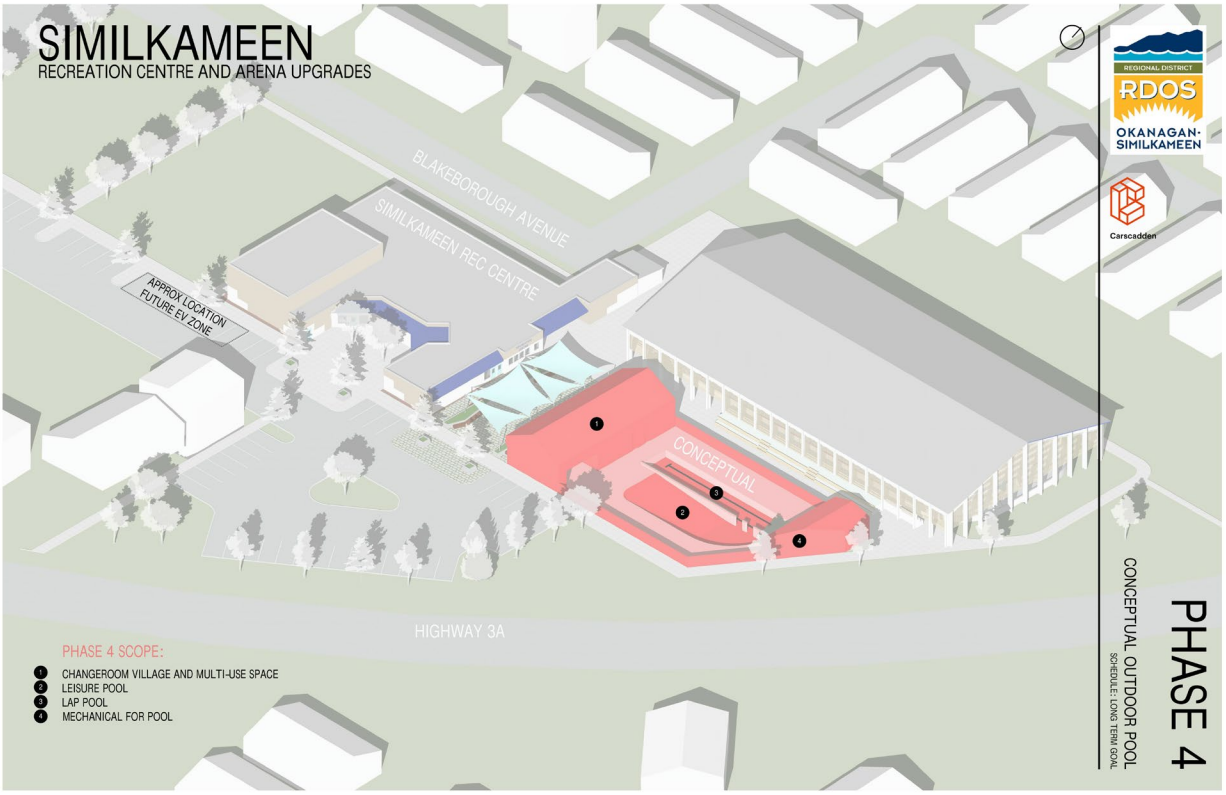


PREFERRED OPTION PHASE 3 – REFRIGERATION EXPANSION

Phase 4

Is a conceptual 2 lane lap pool with modest leisure component supported by a changeroom village and multi-purpose room. This scope is largely included to show that a 25m lap pool can be accommodated and to provide a location on the site. Through discussions with the community and staff the consultants understand the community has a recreational pool located at a different site. The provision of a pool at the Similkameen Recreation Centre will consolidate the community amenities and introduce additional – *and different* – programming but also help to serve families: teenagers can use the outdoor arena for a game of pick-up basketball, while a parent drops a younger child for swim lessons, and then uses the fitness room.

The Preferred Option (Phase 4) – is estimated to have a construction cost of $6.0M and a project cost of $7.2M (not including optional upgrades).



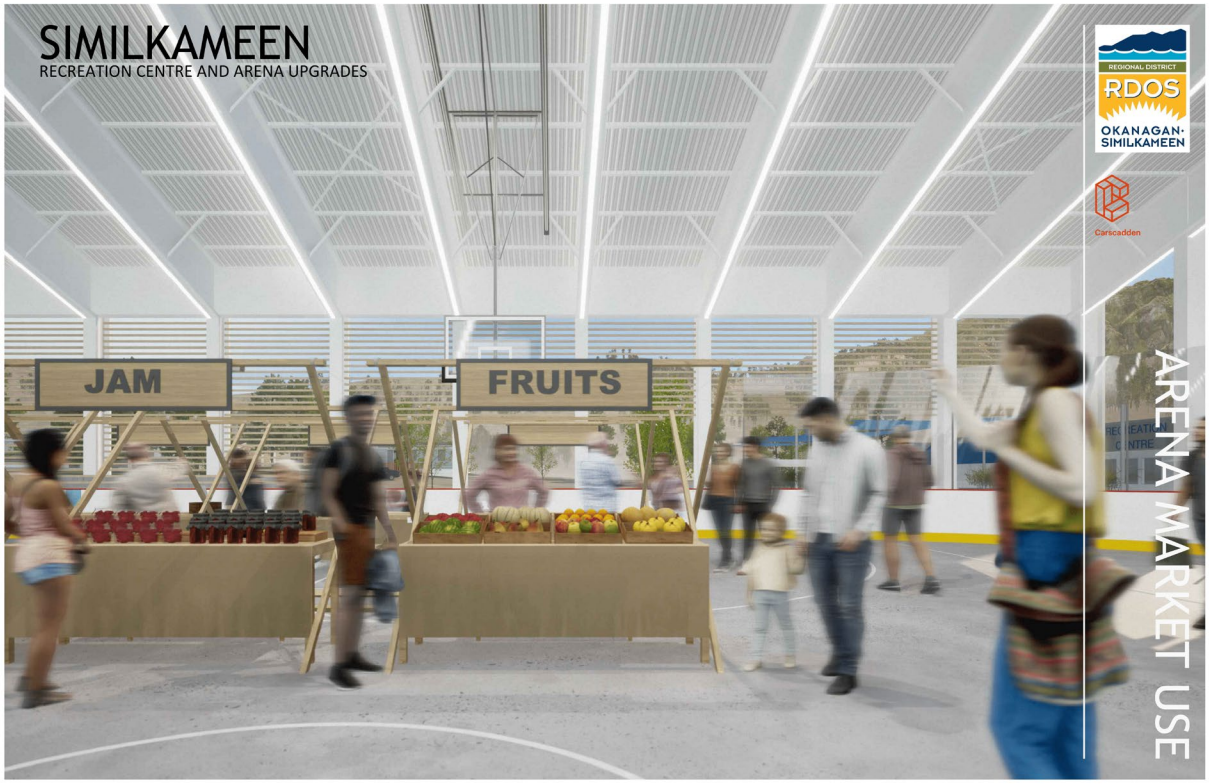
PREFERRED OPTION PHASE 3 – REFRIGERATION EXPANSION



PREFERRED OPTION – COURTYARD PLAZA



PREFERRED OPTION – ARENA WINTER USE



PREFERRED OPTION – ARENA MARKET USE



PREFERRED OPTION – ARENA SUMMER USE

Public Open House & Online Survey

The preferred option and phases were displayed at in-public engagement session at the Similkameen Recreation Centre. The session was intended to gather information from the community to help direct future programming, support for each phase and options, as well as gather information for facility offerings. The event was advertised locally and hosted in the bowling alley area. It was well attended by a broad cross section of facility users as well as several council members. Attendees were encouraged to fill out a paper survey. Consultants were assisted by staff, both of whom answered questions about the facility, preferred option, and the intent of the session. This in-person survey was also provided via an online portal where the same survey questions and comments were solicited from those that could not attend the in-person event.

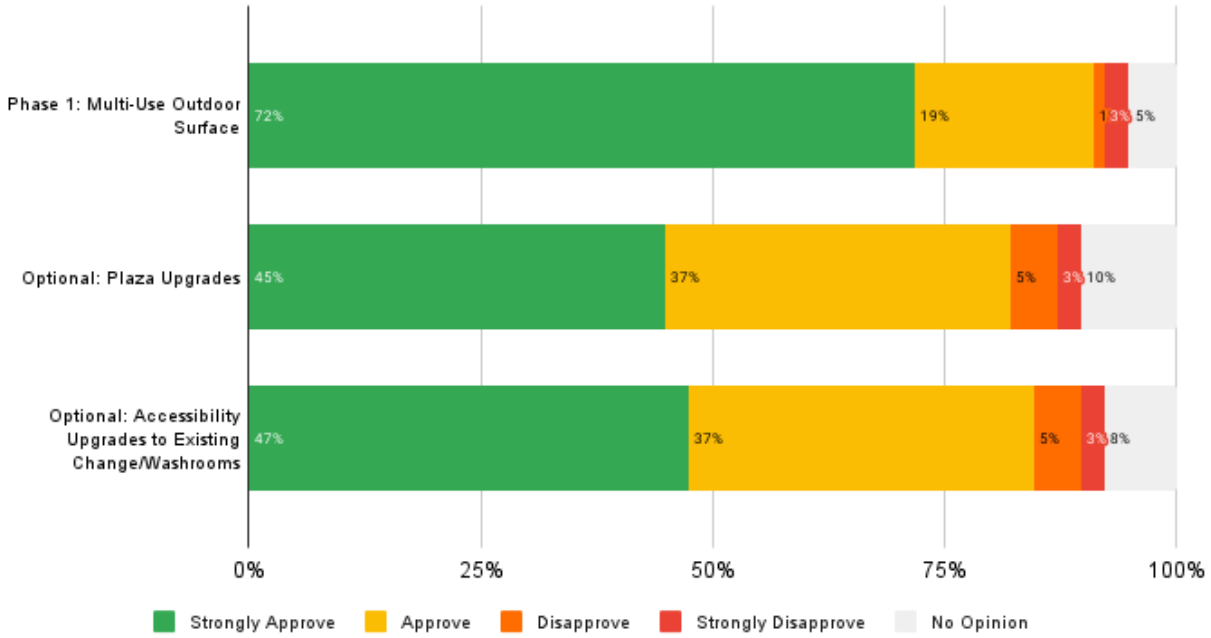


PUBLIC ENGAGEMENT SESSION – DISPLAY PANELS

The information collected at the session is summarized below and is broken down by each phase. In total the was 46 paper responses and 34 online responses received. This is a total of 80 respondents to the questionnaire. This number of responses appears to be a good level of public input relative to the population of the area around the recreation centre.

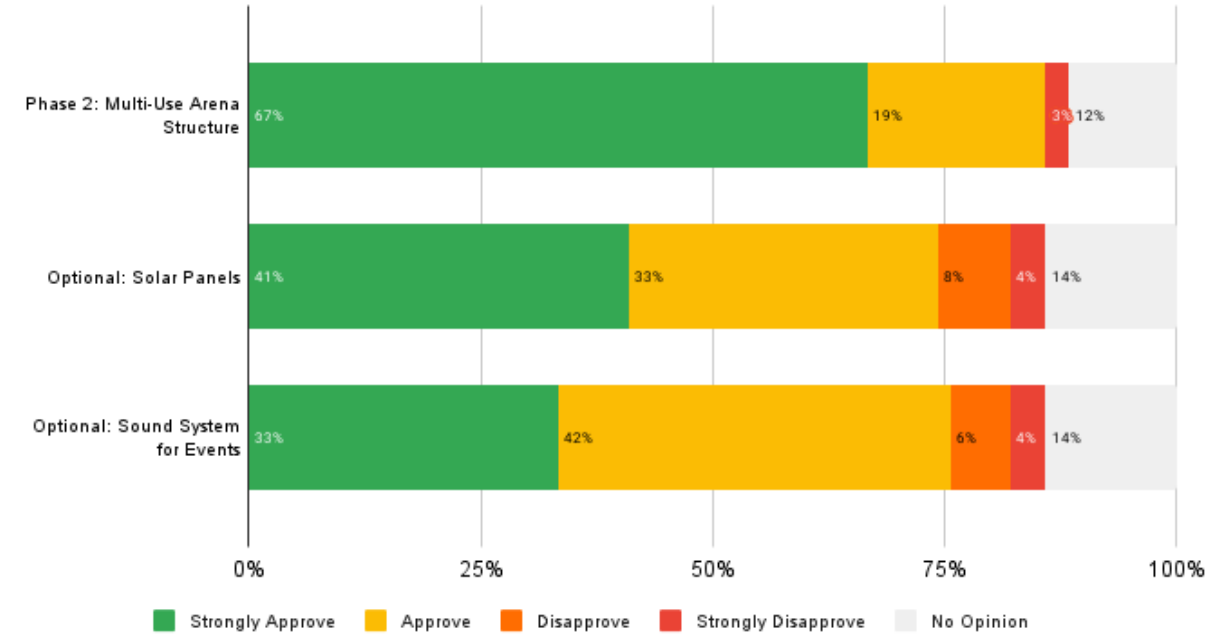
In general, the phases have received support at each phase and optional upgrade. Combined with the general comments observed there is a picture of care for the facility, expansion of programs, and its offerings. The notion of a community hub was a reoccurring theme observed in many of the general comments received that can be built upon.

Phase 1



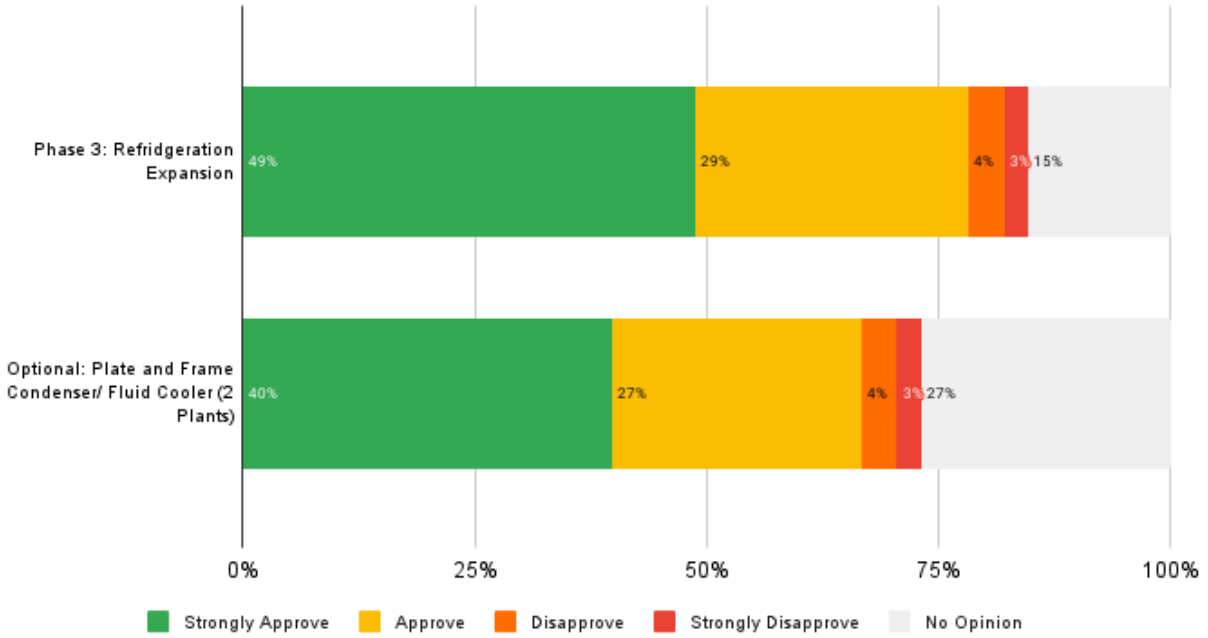
PREFERRED OPTION PHASE 1 – SURVEY RESULTS

Phase 2



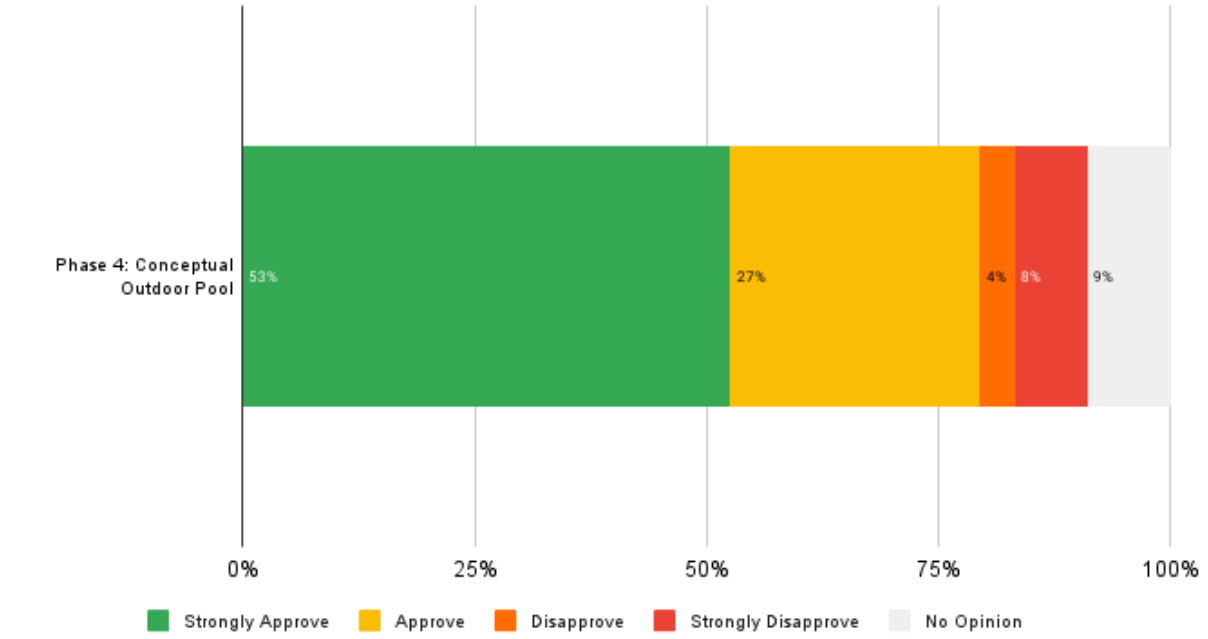
PREFERRED OPTION PHASE 2 – SURVEY RESULTS

Phase 3



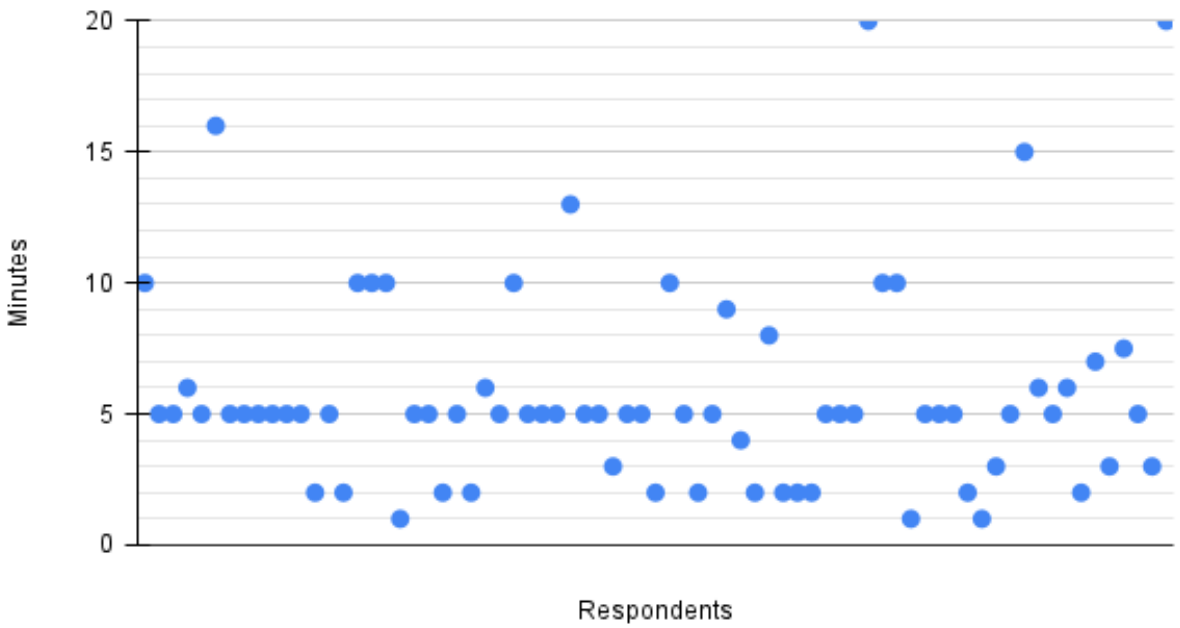
PREFERRED OPTION PHASE 3 – SURVEY RESULTS

Phase 4



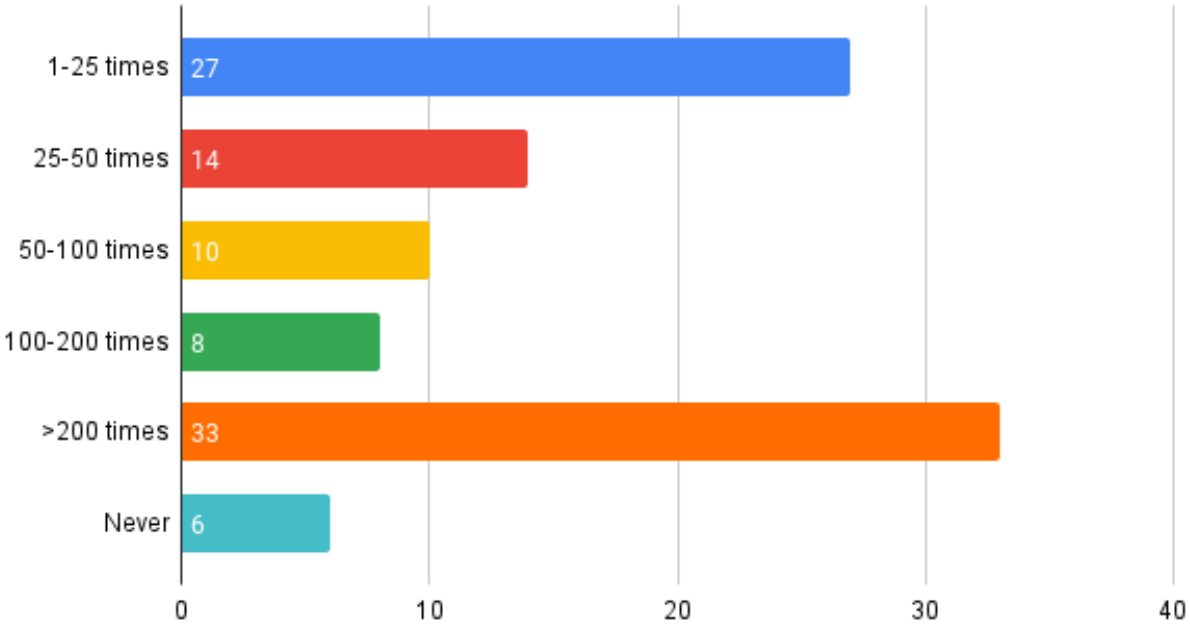
PREFERRED OPTION PHASE 4 – SURVEY RESULTS

How long does it take for you to get to the Centre?



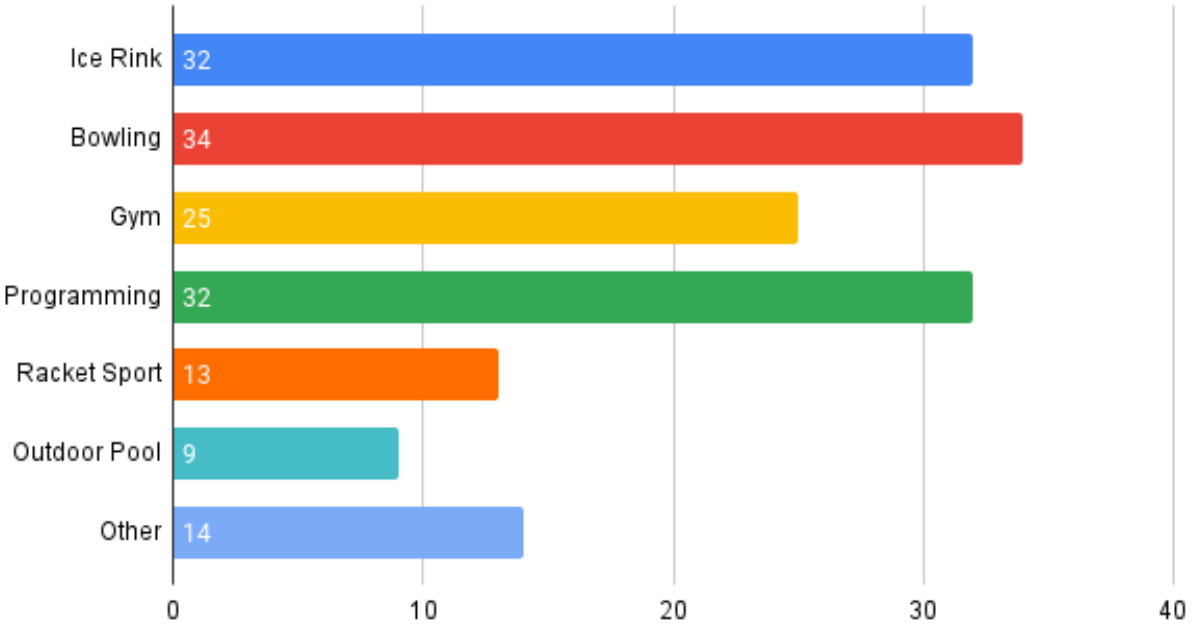
ADDIOTIONAL INFO – SURVEY RESULTS

How often do you use the Centre and services per year?



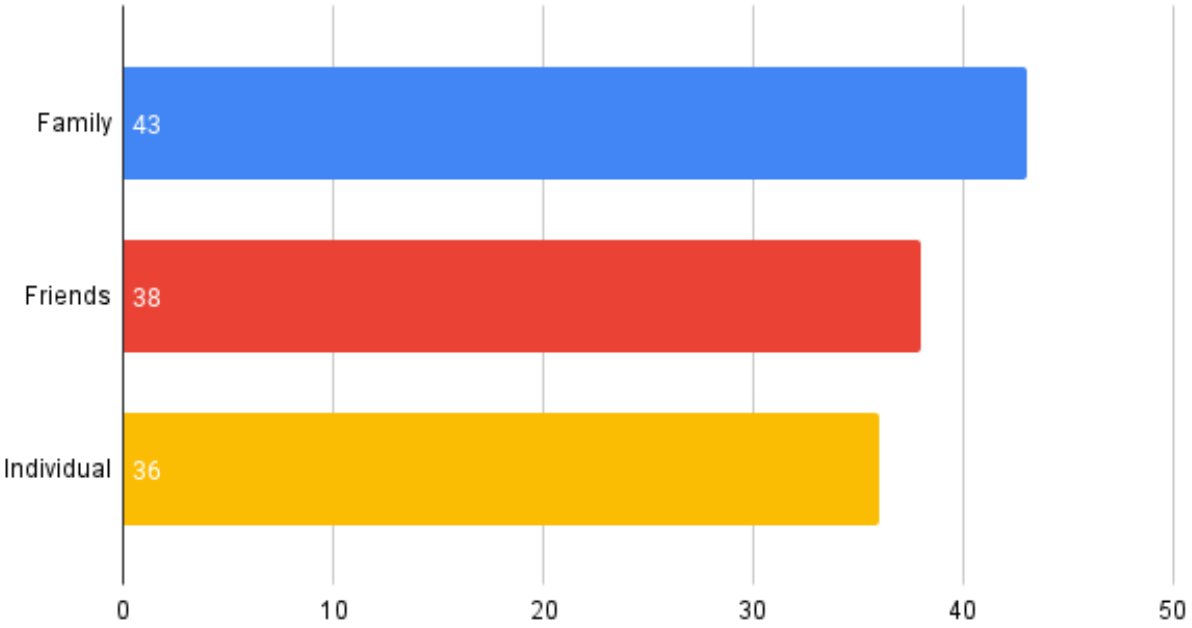
ADDIOTIONAL INFO – SURVEY RESULTS

What activities do you participate in at the Centre?



ADDIOTIONAL INFO – SURVEY RESULTS

Who do you come to the Centre with?



ADDIOTIONAL INFO – SURVEY RESULTS

SUMMARY & CONCLUSIONS

The intent of this study was to explore the Similkameen Recreation Centre and its future hub as a community resource. The design team along with staff explored expansion requirements with a solid grounding in the community's needs and expressed wants. The result of this survey and design research is a design proposal, the Preferred Option, that represents a reasonable outcome relative to the competing pressures of stakeholder priorities, budget, facility condition, among other variables.

The critical elements of the Preferred Option – multi-use outdoor surface, multi-use arena structure, refrigeration expansion, and conceptual outdoor pool will enhance the regions recreation programming. As proposed, the phased implementation will allow for the continuation of a beloved facility use (skating), which will in turn improve loyalty and retention. The implementation of this first phase may give the RDOS time to develop a fundraising strategy for Phase 2, Phase 3, and Phase 4. While project delivery has set-up in this order the RDOS should consider implementing as many phases as possible (considering available funds). For instance, there may be synergies and less disruptive impact to programming if Phase 1 & 2 are built simultaneously.

It is useful, given the above, to think of the original recreation centre and by extension the multi-use rink surface as a seed for future growth. As a starting point, the recreation centre has served and built a culture of trust with its community. Users value and care about the facility, and now is the time to build on that relationship by providing an increased breadth and quality of program offerings.

APPENDICES

1. Additional Notes:
    a. Costing
    b. Typical Project Delivery Summary

2. *Class D Cost Estimate* – Carscadden Stokes McDonald Inc
    a. Preferred Option

3. *Architectural Schematic Drawing Set* – Carscadden Stokes McDonald Inc
    a. *Preferred Option, February 29, 2024*

ADDITIONAL NOTES

Costing

Costs in this report are generated on a per square foot basis and are intended to provide a Class D level of accuracy which is typically +/- 25% of the likely construction cost. The generating per square foot cost is based on recent experience with similar facility types. There are several additional factors to keep in mind:

1. Market volatility: at any given time, market volatility may impact the costs. A busy market will drive prices up and a slow market will push prices down.
2. Geography: Keremeos location generally results in a premium on construction costs. Specialty contractors in particular will charge more for time working away from larger population centres.
3. Pandemic impacts: while construction generally continued unabated by the pandemic, it has resulted in inflationary pressure on material and labour supply which has increased prices in recent times.

Costs as they relate to the Concept Options and Preferred Option are discussed in the context of those design options.

Typical Project Delivery Summary

While not explicitly considered during the research portion of the present report, included for reference is a general description of the typical phases of service undertaken during the design of most projects. In the event that any portion or portions of the options described in this report proceed, it will become increasingly important for all parties involved to be familiar with common terms, the sequence of service delivery, participant roles, and the various options for project delivery.

Design Development. During the Design Development step, the selected scheme (schematic design) is refined and developed in more detail. Significantly, basic structural, mechanical, and electrical design strategies are developed. Together with an outline specification, architectural drawings will now indicate the full scope, materials, and dimensions, and suggest colour and material selections. **Client / owner / operator / user** input and direction are important to the design team at this stage. The budget is refined.

The client's approval and directions to proceed to the next phase indicate agreement with the proposed design solutions.

Contract Documents. This step includes preparation of drawings and specifications that will be used by the contractor to carry out the work. As a result, this step is often referred to as *working drawings,* which form part of the construction contract and take on legal significance. The drawings and specifications are a means to communicate detailed technical information and requirements and the basis of a legal contract. They will also be used to submit to the *authorities having jurisdiction* for permission to build.

In this step, the **Client / owner / operator** will meet once or twice a month as necessary to approve or direct the design solutions and check that the project continues to meet owner requirements. Typically,

this step will include cost estimates at specified intervals, and the owner's directions and approvals at these intervals will be sought.

Bidding & Negotiation. This step is also referred to as *construction procurement*. The architect and design team will assist in obtaining bids and in awarding and preparing the construction contracts. Often working closely with the Client's purchasing department, the architect will analyze bids after opening and make a recommendation in light of owner's parameters on awarding the project.

Contract Administration. The architect and design team "look out for the client's interest" during construction through services called contract administration. This process is needed to ensure the contractor and owner are fulfilling their respective roles and obligations as outlined in the construction contract (CCDC2). The architect will represent and provide advice to the client, document changes and meetings, review progress and submittals, and issue monthly certificates for payment in the amount owning the contractor by the owner all as defined in the contract as roles of the consultant.
The owner will provide direction to the design team on changes, authorize payments, and importantly, make prompt decisions. Representation at biweekly construction meetings is typical.

This process benefits from a team play and cooperation. It requires the dedicated attention of the professional design team and contractor and the timely and knowledgeable input from the owner.

PHASE 1

Similkameen
RECREATION CENTRE
FEASIBILITY STUDY UPDATE

This estimate is based on sketches and areas dated 29 January 2023
MULTI USE OUTDOOR SURFACE

		Area (sq.ft.)	Cost /ft2	Total Cost	*Remarks*
1.1	**Construction Cost Summary**				
1.1.1	Slab Replacement	17000	$90	$1,530,000	
1.1.2	Dasher Board Replacement	17000	$15	$255,000	*Includes plexiglass*
1.1.3	Multi Sport Court Lines		sum	$35,000	*lump sum (Pickleball, Ball Hockey, Lacrosse, Basketball)*
1.1.4	Mechanical Refrigeration Plant Upgrades		sum	$100,000	*lump sum (New ventilation system for refrigeration plant)*
1.1.5	Electrical Upgrades		sum	$50,000	*lump sum (Temporary lights, Power for events)*
1.1.6	Demolition	16500	$5	$82,500	*Consider $5-10*
	sub total			*$2,052,500*	
	General Requirements and Fee (20%)			*$410,500*	*20% is estimated of subtotal*
	CONSTRUCTION COST			**$2,463,000**	
	Soft Costs (30%)			$738,900	*30% is estimated of construction cost*
	DESIGN & CONSTRUCTION COST			**$3,201,900**	
	Contingencies (30%)			$738,900	*30% is estimated of construction cost*
	Escalation (10%)			$246,300	*Start date of 2026 (5% per year of construction costs)*
	TOTAL PROJECT COST			**$4,187,100**	
1.2	**Optional Upgrades**				
1.2.1	Plaza Upgrades	11500	$20	$230,000	*Hard scape surface only*
1.2.2	Accessibility upgrades to exis change/washrooms		sum	$315,000	*lump sum (from RDOS)*
	sub total			*$545,000*	
	General Requirements & Fee			*$109,000*	*20% is estimated of subtotal*
	OPTIONAL CONSTRUCTION COST			**$654,000**	
	Soft Costs (30%)			$196,200	*30% is estimated of construction cost*
	OPTIONAL DESIGN & CONSTRUCTION COST			**$850,200**	
	Contingencies (30%)			$196,200	*30% is estimated of construction cost*
	Escalation (10%)			$65,400	*Start date of 2026 (5% per year of construction costs)*
	TOTAL OPTIONAL PROJECT COST			**$915,600**	

NOTES:
1 *Class D level Estimate is +/- 20% Accurate*
2 *The estimate does not include GST, % to be confirmed*
3 *Contingencies have been included for design and construction phases*
4 *Contingencies have been included for project costs*

PHASE 2

Similkameen
RECREATION CENTRE
FEASIBILITY STUDY UPDATE

This estimate is based on sketches and areas dated 29 January 2023
MULTI-USE AREA STRUCTURE

		Area (sq.ft.)	Cost /ft2	Total Cost	*Remarks*
2.1	**Construction Cost Summary**				
2.1.1	Roof Structure	23500	$100	$2,350,000	*$100/sf for pre engineering structure $150 for Wood Structure*
2.1.2	Mechanical	23500	sum	$70,000	*Site servicing*
2.1.3	Sprinklers	23500	$7	$152,750	*Dry System for outdoor use, inlcuding air compressor, dryvalves*
2.1.4	Electrical		sum	$100,000	*Permanent Lights*
2.1.5	Footings	650 lf	$850	$552,500	*cost per linear foot*
	sub total			$3,225,250	
	General Requirements and Fee (20%)			$645,050	*20% is estimated of subtotal*
	TOTAL CONSTRUCTION COST			**$3,870,300**	
	Soft Costs (30%)			$967,575	*30% is estimated of construction cost*
	DESIGN & CONSTRUCTION COST			**$4,837,875**	
	Contingencies (30%)			$1,161,090	*30% is estimated of construction cost*
	Escalation (20%)			$774,060	*Start date of 2028 (5% per year of construction costs)*
	TOTAL PROJECT COST			**$5,805,450**	
2.2	**Optional Upgrades**				
2.2.1	Solar Panels	5600	$53	$296,800	*Power for approx 115 Kw*
2.2.2	Sound System		sum	$40,000	*lump sum (sound system for special events)*
	sub total			*$336,800*	
	General Requirements & Fee			*$67,360*	*20% is estimated of subtotal*
	OPTIONAL CONSTRUCTION COST			**$404,160**	
	Soft Costs (30%)			$121,248	*30% is estimated of construction cost*
	OPTIONAL DESIGN & CONSTRUCTION COST			**$336,800**	
	Contingencies (30%)			$121,248	*30% is estimated of construction cost*
	Escalation (10%)			$40,416	*Start date of 2026 (5% per year of construction costs)*
	TOTAL OPTIONAL PROJECT COST			**$498,464**	

NOTES:
1. *Class D level Estimate is +/- 20% Accurate*
2. *The estimate does not include GST, % to be confirmed*
3. *Contingencies have been included for design and construction phases*
4. *Contingencies have been included for project costs*
5. *Costs exlcude roof foundations as these were provided during Phase 1*

PHASE 3

Similkameen
RECREATION CENTRE
FEASIBILITY STUDY UPDATE

This estimate is based on sketches and areas dated 29 January 2023
REFRIGERATION EXPANSION

		Area (sq.ft.)	Cost /ft2	Total Cost	*Remarks*
3.1	**Construction Cost Summary**				
3.1.1	Second Refrigeration Plant (50KW max)		sum	$800,000	*Use existing space in plant room for a second plant*
3.1.2	Plate and frame chiller for existing plant		sum	$200,000	*lump sum , optional upgrade*
3.1.3	Electrical Plant Upgrades		sum	$25,000	*lump sum (Additional power for 100 horsepower)*
3.1.4	Structural Refrigeration Plant Upgrages		sum	$25,000	*lump sum (Minor structural work for equipment bases)*
	sub total			$1,050,000	
	General Requirements and Fee (20%)			$210,000	*20% is estimated of subtotal*
	TOTAL CONSTRUCTION COST			**$1,260,000**	
	Soft Costs (30%)			$315,000	*30% is estimated of construction cost*
	DESIGN & CONSTRUCTION COST			**$1,575,000**	
	Contingencies (30%)			$378,000	*30% is estimated of construction cost*
	Escalation (20%)			$252,000	*Start date of 2028 (5% per year of construction costs)*
	TOTAL PROJECT COST			**$1,890,000**	
3.2	**Optional Upgrades**				
3.2.1	Plate and frame condenser / fluid cooler (2 plants)		sum	$200,000	*lump sum , optional upgrade*
	sub total			*$200,000*	
	General Requirements & Fee			*$40,000*	*20% is estimated of subtotal*
	OPTIONAL CONSTRUCTION COST			**$240,000**	
	Soft Costs (30%)			$72,000	*30% is estimated of construction cost*
	OPTIONAL DESIGN & CONSTRUCTION COST			**$200,000**	
	Contingencies (30%)			$72,000	*30% is estimated of construction cost*
	Escalation (10%)			$24,000	*Start date of 2026 (5% per year of construction costs)*
	TOTAL OPTIONAL PROJECT COST			**$296,000**	

NOTES:
1. *Class D level Estimate is +/- 20% Accurate*
2. *The estimate does not include GST, % to be confirmed*
3. *Contingencies have been included for design and construction phases*
4. *Contingencies have been included for project costs*

PHASE 4

Similkameen
RECREATION CENTRE
FEASIBILITY STUDY UPDATE

This estimate is based on sketches and areas dated 29 January 2023
OUTDOOR POOL

		Area (sq.ft.)	Cost /ft2	Total Cost	*Remarks*
4.1	**Construction Cost Summary**				
4.1.1	Changeroom Village and Multi-Use Space	2900	$650	$1,885,000	
4.1.2	Leisure Pool	5000	$350	$1,750,000	*includes provision for deck space around pool*
4.1.3	Lap Pool (2 lanes)	incl	incl	incl	*included in item 4.1.2*
4.1.4	Mechanical for pool	600	$650	$390,000	
	sub total			$4,025,000	
	General Requirements and Fee (20%)			$805,000	*20% is estimated of subtotal*
	TOTAL CONSTRUCTION COST			**$4,830,000**	
	Soft Costs (30%)			$1,207,500	*30% is estimated of construction cost*
	DESIGN & CONSTRUCTION COST			**$6,037,500**	
	Contingencies (30%)			$1,449,000	*30% is estimated of construction cost*
	Escalation (20%)			$966,000	*Start date of 2028 (5% per year of construction costs)*
	TOTAL PROJECT COST			**$7,245,000**	

NOTES:
1 *Class D level Estimate is +/- 20% Accurate*
2 *The estimate does not include GST, % to be confirmed*
3 *Contingencies have been included for design and construction phases*
4 *Contingencies have been included for project costs*

SIMILKAMEEN

RECREATION CENTRE AND ARENA UPGRADES

BLAKEBOROUGH AVENUE

SIMILKAMEEN REC CENTRE

APPROX LOCATION FUTURE EV ZONE

ICE RINK HAS REACHED END OF OPERATIONAL LIFE. UPGRADES REQUIRED DUE TO DETERIORATING BRINE LINES

HIGHWAY 3A

REGIONAL DISTRICT RDOS OKANAGAN-SIMILKAMEEN

Carscadden

WORK TO DATE

RECREATION PROJECTS COMPLETED

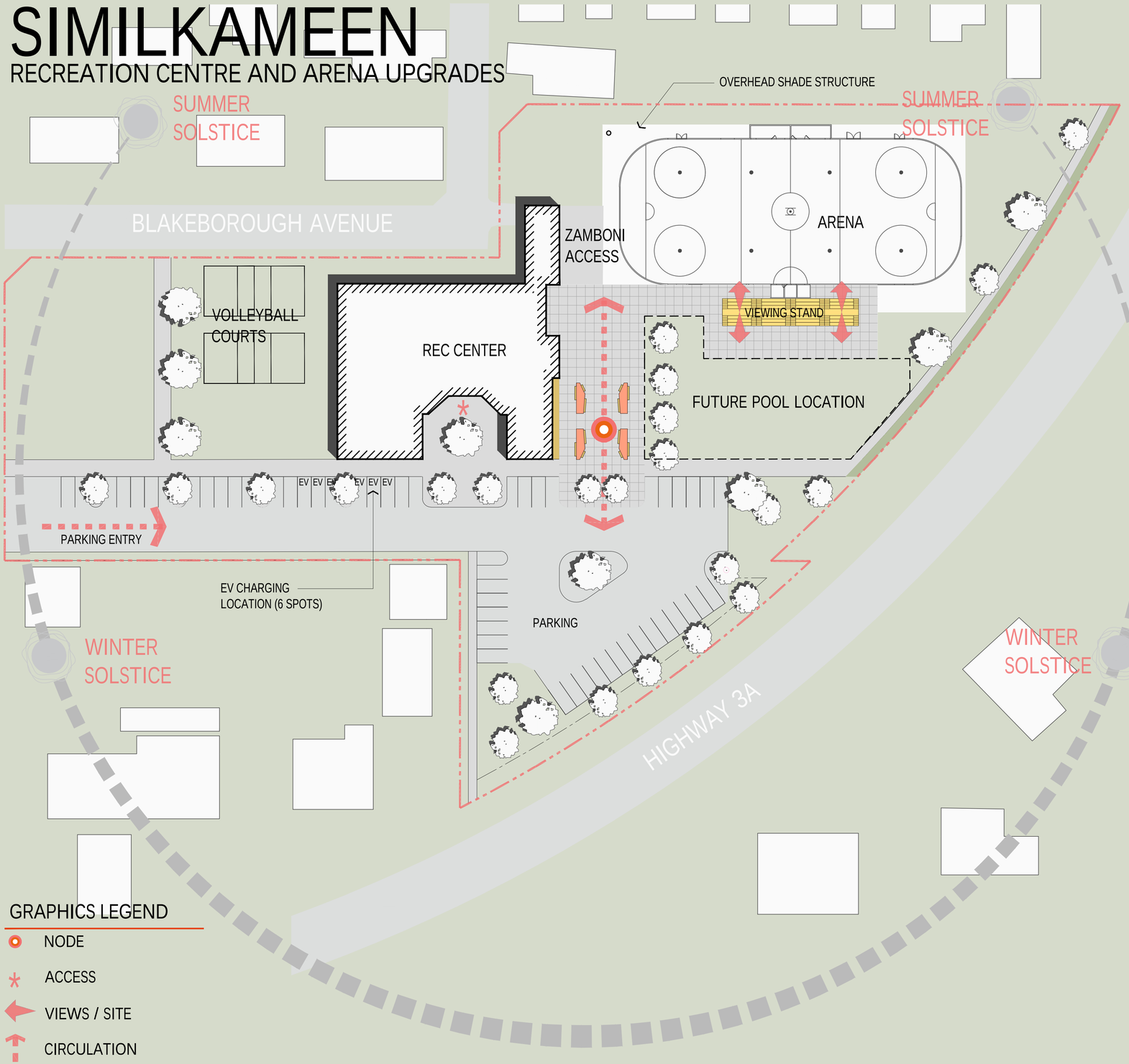
1. 2020 - COURT LINES ADDED TO DRY SLAB
2. 2020 - UPDATED GYM PASS, SECURITY AND ACCESS SYSTEM
3. 2020 - ZAMBONI REPLACED
4. 2020-2023 - GYM UPDATES INCLUDING EXERCISE EQUIPMENT, ART WORK AND GYM PASS SYSTEM
5. 2020-ONGOING - HVAC UPGRADES
6. 2021 - ELECTRONIC BOWLING SCORING SYSTEM
7. 2021-2023 - ENERGY EFFICIENT WINDOWS INSTALLED
8. 2021-2023 - POOL UPGRADES: LINER, PUMP, FILTERS, HEATER, WINTER COVER, BENCHES AND PLUMBING
9. 2022 - COURTYARD LANDSCAPING
10. 2022 - ENERGY EFFICIENT LIGHTING UPGRADE
11. 2023 - PHYSICAL ACTIVITY TRAILER
12. 2022 - BASKETBALL NET FOR MULTI-USE COURT
13. 2022-2023 - ACCESSIBLE SHOWER AND TOILET ASSESSMENT

RECREATION PROJECTS PLANNED

1. SOLAR ASSESSMENT (GRANT FUNDED)
2. LANDSCAPE UPGRADES INCLUDING CARPARK RESURFACING, TREE PLANTING AND EV CHARGERS (GRANT FUNDED)
3. AUTOMATIC BELAY SYSTEM FOR CLIMBING WALL
4. STRUCTURAL ASSESSMENT ON POOL BUILDING AND FEASIBILITY PLAN
5. UPSTAIRS GYM FLOORING AND BOWLING ALLEY CARPET REPLACEMENT

SIMILKAMEEN

RECREATION CENTRE AND ARENA UPGRADES



GRAPHICS LEGEND

- NODE
- ACCESS
- VIEWS / SITE
- CIRCULATION

15m



ATWOOD RINK
premanufactured steel structure



ECOLE DE ROCHE
shading around rink structure



BATIMENT D'ACIER & SECHOIRS
integrated viewing stands

REGIONAL DISTRICT RDOS OKANAGAN-SIMILKAMEEN

Carscadden

SITE PLAN + PRECEDENTS

SIMILKAMEEN

RECREATION CENTRE AND ARENA UPGRADES

BLAKEBOROUGH AVENUE

SIMILKAMEEN REC CENTRE

APPROX LOCATION
FUTURE EV ZONE

HARDSURFACING

SEATING

SHADE STRUCTURE

FUTURE POOL LOCATION

HIGHWAY 3A

PHASE 1 SCOPE OPTIONAL:

1. PLAZA UPGRADES
2. ACCESSIBILITY UPGRADES TO EXISTING CHANGE/WASHROOMS

PHASE 1 SCOPE:

1. RINK SLAB REPLACEMENT
2. DASHER BOARD REPLACEMENT
3. MULTI SPORT ACTIVITIES AND LINES
4. MECHANICAL REFRIGERATION PLANT UPGRADES
5. ELECTRICAL UPGRADES
6. DEMOLITION OF EXISTING RINK

DESIGN & CONSTRUCTION COST
$3,200,000.00 (optional upgrades, contingencies, and escalation excluded)

NOTE: NO EXPECTED OPERATIONAL COST INCREASE EXPECTED DURING THIS PHASE

PICKLEBALL	BASKETBALL	HOCKEY	LACROSSE
6 COURTS	2 COURTS	1 COURT	1 COURT

REGIONAL DISTRICT
RDOS
OKANAGAN·SIMILKAMEEN

Carscadden

DEC 1 – FEB 28

ICE OPERATIONS
WITH 1 ICE PLANT
(WEATHER DEPENDANT:
MUST BE BELOW 10°C)

MULTI USE OUTDOOR SURFACE

SCHEDULE: SHORT TERM GOAL

PHASE 1

SIMILKAMEEN
RECREATION CENTRE AND ARENA UPGRADES

REGIONAL DISTRICT
RDOS
OKANAGAN·SIMILKAMEEN

Carscadden

BLAKEBOROUGH AVENUE

SIMILKAMEEN REC CENTRE

APPROX LOCATION
FUTURE EV ZONE

FUTURE POOL LOCATION

HIGHWAY 3A

1 2 3 4 5 1 2

VIEWING AREA INTEGRATED FACING GREEN SPACE

VIEWING AREA INTEGRATED WITHIN STRUCTURE TO BLOCK WIND

SHADING ON EAST AND SOUTH FACADES TO PROTECT ICE MAKING AND PROVIDE SHADE DURING SUMMER

PHASE 2 SCOPE OPTIONAL:

1. SOLAR PANELS
2. SOUND SYSTEM FOR EVENTS

PHASE 2 SCOPE:

1. ROOF STRUCTURE
2. MECHANICAL
3. SPRINKLERS
4. ELECTRICAL
5. FOOTINGS FOR ROOF STRUCTURE

DESIGN & CONSTRUCTION COST
$4,840,000.00 (optional upgrades, contingencies, and escalation excluded)

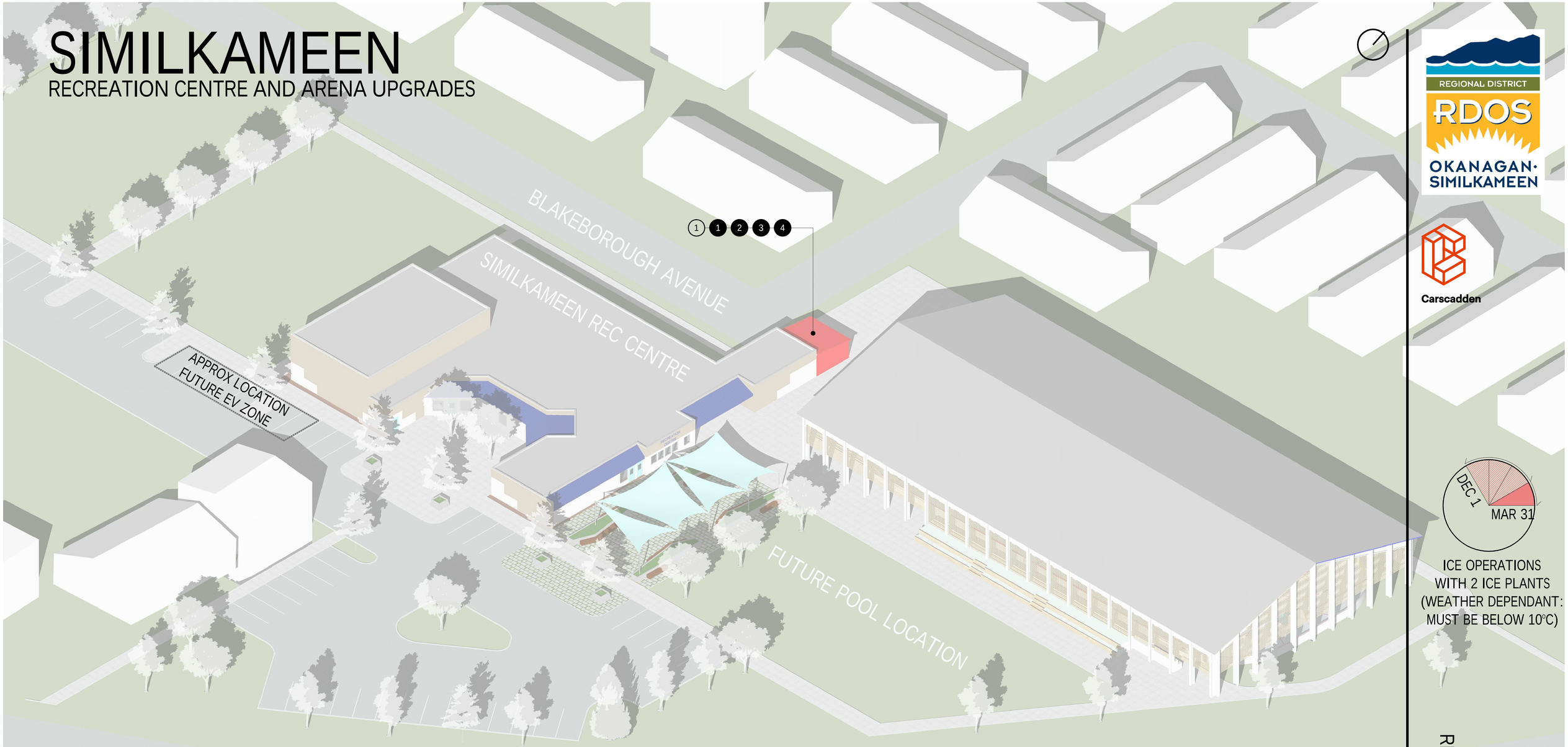
NOTE: MINIMAL OPERATIONAL COST INCREASE ARE EXPECTED DURING THIS PHASE

MULTI-USE ARENA STRUCTURE
SCHEDULE: MEDIUM TERM GOAL

PHASE 2

SIMILKAMEEN

RECREATION CENTRE AND ARENA UPGRADES



REGIONAL DISTRICT
RDOS
OKANAGAN·SIMILKAMEEN

Carscadden

ICE OPERATIONS
WITH 2 ICE PLANTS
(WEATHER DEPENDANT:
MUST BE BELOW 10°C)

PHASE 3

REFRIGERATION EXPANSION

SCHEDULE: MEDIUM TERM GOAL

PHASE 3 SCOPE OPTIONAL:

1. PLATE AND FRAME CONDENSER/FLUID COOLER (2 PLANTS)
   NOTE: THIS OPTIONAL UPGRADE DECREASES THE LEVEL OF AMMONIA PRODUCED AND INCREASES SAFETY OF THE PLANTS

PHASE 3 SCOPE:

1. SECOND REFRIGERATION PLANT (50KW MAX)
2. PLATE AND FRAME CHILLER FOR EXISTING PLANT
3. ELECTRICAL PLANT UPGRADES
4. STRUCTURAL PLANT UPGRADES

DESIGN & CONSTRUCTION COST
$1,575,000.00 (optional upgrades, contingencies, and escalation excluded)

NOTE: SIGNIFICANT OPERATIONAL COST INCREASE ARE EXPECTED DURING THIS PHASE

SIMILKAMEEN

RECREATION CENTRE AND ARENA UPGRADES

BLAKEBOROUGH AVENUE

SIMILKAMEEN REC CENTRE

APPROX LOCATION
FUTURE EV ZONE

CONCEPTUAL

1

2

3

4

HIGHWAY 3A

PHASE 4 SCOPE:

1. CHANGEROOM VILLAGE AND MULTI-USE SPACE
2. LEISURE POOL
3. LAP POOL
4. MECHANICAL FOR POOL

REGIONAL DISTRICT
RDOS
OKANAGAN·SIMILKAMEEN

Carscadden

PHASE 4

CONCEPTUAL OUTDOOR POOL

SCHEDULE: LONG TERM GOAL

SIMILKAMEEN

RECREATION CENTRE AND ARENA UPGRADES

REGIONAL DISTRICT
RDOS
OKANAGAN·SIMILKAMEEN

Cascadden

COURTYARD PLAZA

SIMILKAMEEN

RECREATION CENTRE AND ARENA UPGRADES

REGIONAL DISTRICT
RDOS
OKANAGAN·SIMILKAMEEN

Carscadden

ARENA WINTER USE

SIMILKAMEEN

RECREATION CENTRE AND ARENA UPGRADES

REGIONAL DISTRICT
RDOS
OKANAGAN·SIMILKAMEEN

Carscadden

ARENA MARKET USE

SIMILKAMEEN

RECREATION CENTRE AND ARENA UPGRADES

REGIONAL DISTRICT
RDOS
OKANAGAN·SIMILKAMEEN

Carscadden

ARENA SUMMER USE

