

Lakedell Ag Society
Curling Rink Reconstruction
Project

Committee Structure

- Committee activity will be governed by the Terms of Reference (currently in draft)
- How I see my role as Chair
 - Facilitator
 - Conduit to the Board
 - Full engagement/collaborative approach
- Committee will do the work
 - Will hold regular updates for general membership (chance for more input)
 - Bring recommendations to the Board for ratification

First Tasks

- Review 2019 Feasibility Study for relevance (scope)
- Review old surveys
- Engage contracted fundraiser for funds (CFEP) for design and engineering (estimate 10-15% of costs)
- Gather the wish list

In the Meantime....

- Building Relationships
 - - Create support of Municipalities
 - County
 - How do our plans fit with County's Development Plan, Recreation Plan, Emergency Response Plan
 - Summer Villages
 - Determine usage, potential to access some of their recreation grant
- Create support from Province
 - AAAs
 - MLA
 - Ministry

And...

- Decide where to locate new building
 - If on same spot, we will lose a season
 - Do we maintain some of the old structure (Hall B)?
 - What can be salvaged?

What we know for sure...

- This must be a facility with 4 season use. It must bring value and enhancements to the community
 - Fitness area ?
 - Pickle ball courts? Other racquet sports? Basketball? Indoor soccer?
 - Indoor Farmers' Market possibility?
 - Area for large scale events
 - Family reunions?
 - Grad or wedding banquets? Scale kitchen for larger catering?
 - Coordinate with Emergency Services?
 - Emergency evacuation
 - Cooling centre for times of extreme heat
 - Drop in coffee area?
 - Lockers for curlers exercise?
 - Showers/change area
 - Storage for bocci, horse shoes, other outdoor
 - Expanded Fair functions
 - Trade shows
 - Support local schools for recreational needs
 - Other health supports (AHS, Physician services, Public Health)?

What else do we know...

- Will most likely require 3 phase power brought in
- Expanded black and grey water needs
- Energy efficiency and heat recovery should be incorporated to reduce operating costs.
- Fundraising will be all consuming and relentless

Review of 2019 Feasibility Study

ACI Architects Facility Report

March 15, 2021

REPORT BUDGET

Chart Rating Definitions:

1	Critical	Unsafe; high risk of injury or critical system failure.
2	Poor	Does not meet requirements; has significant deficiencies.
3	Marginal	Meets minimum requirements; has significant deficiencies.
4	Acceptable	Meets present requirements; has minor deficiencies.
5	Good	Meets all present requirements; no deficiencies.
6	Excellent	As new / state-of-the-art; meets present / foreseeable needs.
FI		Requires further investigation.
N/A		Not applicable.
CU		Currently being upgraded.
Life Expectancy		Less than 5 years for replacement (<5); 5 to 10 years for replacement (5-10); Greater than 10 years for replacement (>10)
Priority		High (H), Medium (M), Low (L)
Future Expansion		Can be expanded (Yes); No expansion ability (No)
Life / Safety Code		Meets code (No); Does not meet code or Infringement endangers life (Yes)
* 3.		Building Planning Strategies*

** Denotes a definition or category that is not applicable to this Study.

5.2	Power, Data, Fire Alarm	4	FI	5-10	H	YES	\$ 20,000.00
							SUBTOTAL \$ 20,000.00
5.3	General Electrical	5	FI	>10	L	NO	\$ 10,000.00
							SUBTOTAL \$ 10,000.00
							SUBTOTAL \$ 80,000.00
							TOTAL \$ 785,000.00

BUILDING VENUE: Lakedell Hall B and Curling Rink Buildings

ARCHITECTURAL / STRUCTURAL

Component Reference	Rating (1-6)	FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- \$5,000)
1 SITE						
1.1 Site parking and gravel	4	N/A	5-10	M	NO	\$ 20,000.00
SUBTOTAL \$ 20,000.00						
1.2 Site maintenance	4	N/A	5-10	M	NO	\$ 5,000.00
SUBTOTAL \$ 5,000.00						
1.3 Site lighting	3	N/A	>5	H	NO	\$ 5,000.00
SUBTOTAL \$ 5,000.00						
SUBTOTAL \$ 30,000.00						
2 BUILDING ENVELOPE						
2.1 Exterior walls						
Hall B	3	N/A	5-10	M	NO	\$ 30,000.00
Curling Rink	2	N/A	<5	H	NO	\$ 120,000.00
SUBTOTAL \$ 150,000.00						
2.2 Roof						
Hall B	4	FI	5-10	L	NO	\$ 20,000.00
Curling Rink	3	N/A	<5	M	NO	\$ 80,000.00
SUBTOTAL \$ 100,000.00						
2.3 Exterior Doors						

2	N/A	<5	H	NO	\$ 15,000.00
SUBTOTAL					\$ 15,000.00

2.4 Exterior Windows

5	N/A	>10	L	NO	\$ 10,000.00
SUBTOTAL					\$ 10,000.00

SUBTOTAL \$ 275,000.00

3 INTERIOR FINISHES

3.1 Flooring General

Hall B Upper

Hall B Lower

4	N/A	5-10	L	NO	\$ 15,000.00
2	N/A	<5	H	NO	\$ 80,000.00
SUBTOTAL					\$ 95,000.00

3.2 Flooring Rink Slab

4	FI	5-10	M	NO	\$ 175,000.00
SUBTOTAL					\$ 175,000.00

3.3 Walls

Hall B Upper

Hall B Lower

5	N/A	>10	L	NO	\$ 15,000.00
1/2	FI	<5	H	YES	\$ 15,000.00
SUBTOTAL					\$ 30,000.00

3.4 Ceiling

Hall B Upper

Hall B Lower

5	N/A	>10	L	NO	\$ 10,000.00
1/2	FI	<5	H	YES	\$ 15,000.00
SUBTOTAL					\$ 25,000.00

3.5 Interior Windows

4	N/A	5-10	M	NO	\$ 10,000.00
SUBTOTAL					\$ 10,000.00

3.6 Interior Doors

Hall B Upper

Hall B Lower

4	N/A	5-10	L	NO	\$ 5,000.00
1/2	N/A	<5	H	YES	\$ 20,000.00
SUBTOTAL					\$ 25,000.00

3.7 Millwork

5	N/A	>10	L	NO	\$ 25,000.00
SUBTOTAL					\$ 25,000.00

3.8 Barrier Free Upgrades

1	N/A	<5	H	YES	\$ 250,000.00
SUBTOTAL					\$ 250,000.00

3.8 General

Hall B

3	N/A	5-10	M	NO	\$ 20,000.00
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Curling Rink	2	N/A	<5	H	NO	\$ 40,000.00
					SUBTOTAL	\$ 60,000.00
					SUBTOTAL	\$ 695,000.00
4 MECHANICAL						
4.1 HVAC	4	FI	5-10	M	NO	\$ 40,000.00
					SUBTOTAL	\$ 40,000.00
4.2 Plumbing	2	FI	<5	H	NO	\$ 15,000.00
					SUBTOTAL	\$ 15,000.00
4.3 Fire Protection	1/2	FI	<5	H	YES	\$ 10,000.00
					SUBTOTAL	\$ 10,000.00
4.4 Ice Plant	1/2	FI	<5	H	YES	\$ 200,000.00
					SUBTOTAL	\$ 200,000.00
					SUBTOTAL	\$ 265,000.00
5 ELECTRICAL						
5.1 Lighting and Control	4	FI	5-10	M	NO	\$ 30,000.00
					SUBTOTAL	\$ 30,000.00
5.2 Power, Data, Fire Alarm	1/2	FI	<5	H	YES	\$ 40,000.00
					SUBTOTAL	\$ 40,000.00
5.3 General Electrical	4	FI	5-10	M	NO	\$ 10,000.00
					SUBTOTAL	\$ 10,000.00
					SUBTOTAL	\$ 80,000.00
					TOTAL	\$1,345,000.00

FINDINGS

Based on the information above the following breakdown would be associated with each section facility regarding the repair of the critical (1) and poor (2) items.

Hall A, Administration Building and Riding Area	\$145,000.00
Hall B, Curling Rink	\$805,000.00