

CITY OF FORT
SASKATCHEWAN

INDOOR RECREATION FACILITY PLANNING REPORT



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Executive Summary

EXECUTIVE SUMMARY

The City of Fort Saskatchewan has undertaken the task of reviewing the Dow Centennial Centre (DCC) culture and recreation infrastructure with the intent of generating an overarching strategy for providing additional culture and recreation services at the DCC to the community, which may be implemented over the coming years. The information provided in this report will be used to help determine the best plan of action for the DCC and assist in developing a strategy to grow the DCC and expand the cultural and recreational opportunities available at this first class facility. In June 2019 BR2 Architecture was commissioned by the City of Fort Saskatchewan to explore the potential program expansion opportunities at the DCC facility and show how these additional amenities might fit into the fabric of the existing facility.

This report provides a Master Plan concept based on discussions with the City of Fort Saskatchewan and the members appointed to this team to review and explore potential expansion opportunities, as well as the current short comings of the facility and see how best the City might position themselves to offer increased cultural and recreation services to support the community.

This report provides a high level review and a concept development which is meant to identify upgrades and new amenities that can be included at the DCC facility. This report did not review the existing facility in depth to determine the current state of the DCC and any upgrades that it may require due to age or maintenance. The information on the program elements to explore and add to the centre was given to the Design Team by the City of Fort Saskatchewan Committee members. The new amenities that were explored included a Community Performance and Rehearsal Studio, Aquatics Centre and three different ice arena configurations (Community Arena, High Performance Arena and Events Centre).

A kick-off meeting with the City of Fort Saskatchewan representatives was conducted during which the intent and direction of the report was clarified, and initial thoughts and comments were received. Each representative provided their specific insights to known operational deficiencies of the facility and what specific improvements would be most beneficial to each of their programs. Along with these items identified, the team also discussed how the additions and expansions would best be organized to maintain or create adjacencies that would be beneficial to the collaboration and provision of recreation services to the community.

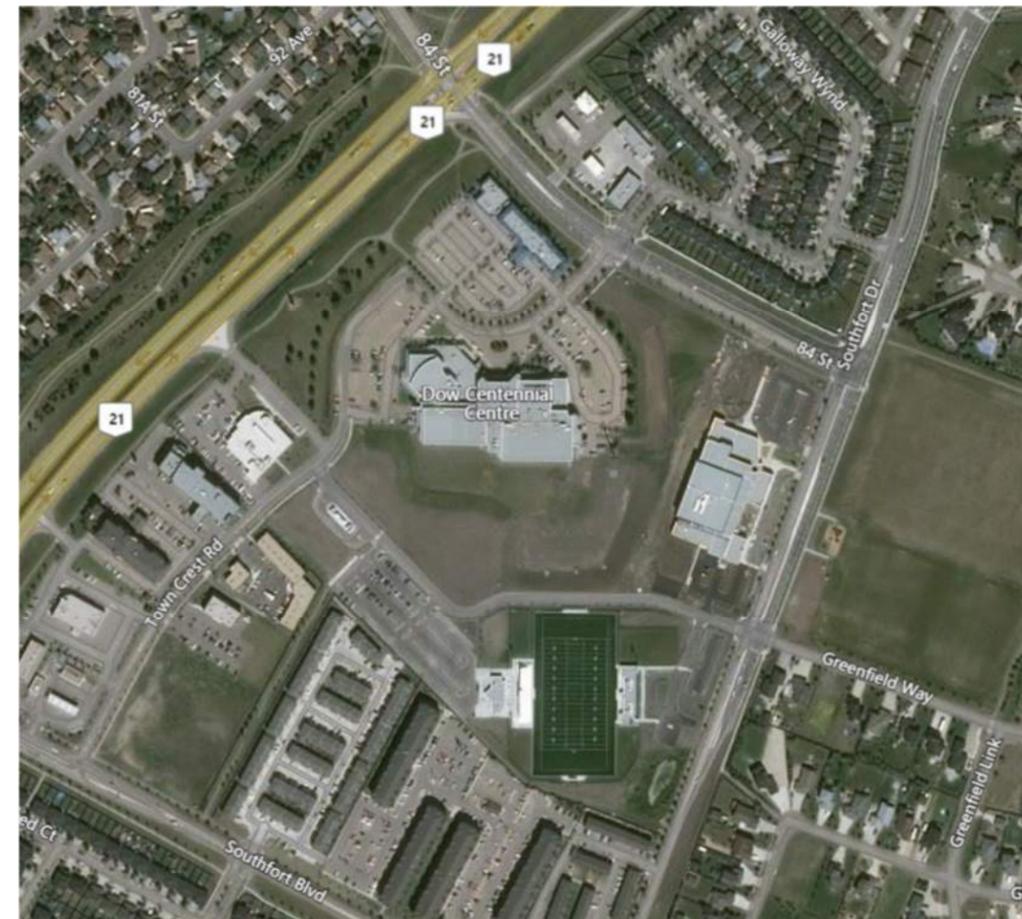
Included in this planning exercise was the understanding of the exterior amenities and what would be required to support the facility from an external point of view. The additional site components identified that would impact or need to be considered were the adjacent school, new sports field development, shared parking space and park and ride service for the community, storm water management infrastructure, as well as a potential for the remaining site left over to be used for public park and activity space.

Based upon the comments from City representatives, BR2 Architecture began to investigate the site and all the opportunities available to position the new internal and external components. The information gathered was incorporated into a preliminary site development plan and set the baseline for the work to follow on the concept development. The initial proposed addition and site layout was issued for review by the Committee and comments were received and reviewed. The comments received from the Committee confirmed the program elements identified as priorities for the facility were in fact still valid and necessary. The initial layout presented good discussion on the interaction between the various entities of the facility. The ideas and opportunities discovered through the discussion were then incorporated into the revised Master Plan.

The Master Plan presented in this report is a direct result of the comments and ideas generated through the interactive process between the Design Team and the Fort Saskatchewan Committee members.

The Master Plan concept looks at focusing the development of a new façade to the south side of the facility, creating a visible face and entrance to the building from Taurus Field. The new aquatics pavilion was placed on the south side of the existing facility, generating the ability to provide a dynamic and visually appealing amenity adjacent to a new entrance to the facility. In contrast to this, the new arena amenity was placed on the east side of DCC to capitalize on the existing arena infrastructure and use up a portion of the site that is not considered to be front and central, as the typical arena component does not have many windows and is usually a fairly simple box design. The community performance and rehearsal studio expansion are proposed on the west side of the facility, directly off the existing performance theatre and capitalizes on the loading dock / back of house infrastructure while still providing direct access to the existing lobby space.

The proposed expansion and site development of DCC encompasses additional consideration of 19,500 m² / 209,896 ft² of re purposing floor space on both the main and second levels. The estimated construction time to complete the additions and renovations would be dependent on the type and numbers of amenities being constructed. Construction budgets for this facility are provided based on historical data and recent project construction data. These budget estimates do not include for any upgrades or repairs that may be required in the existing facility not related to the scope of work included in this report.



Dow Centennial Centre – Existing Site

1.0 Background

1.0 BACKGROUND

In June 2019, the City of Fort Saskatchewan retained BR2 Architecture to assist them in reviewing the existing Dow Centennial Centre (DCC) facility and developing a Master Plan for potential additions to DCC to expand the current culture and recreation opportunities and services offered at this facility. BR2 Architecture with representatives from the City set out to review the current state of the facility and discuss the wants and needs of the various entities involved in the operation and planning of DCC.

Historical documents of the facility were made available to the Design Team, as well as previous reports, studies and thoughts that were generated from earlier investigations and discussions. This information was compiled and used to begin the master planning process and generated a list of objectives that were set as priorities to base the Master Plan success on.

The objective of the Master Plan was to provide for the following components or priorities:

- .1 Explore the current facility configuration and identify potential expansion opportunities available both from a facility and site perspective.
- .2 Work with the existing building infrastructure where possible to exploit any adjacencies and building systems.
- .3 Identify a proposed location for the following identified amenities:
 - New Aquatics Centre
 - New Community Performance and Rehearsal Studio
 - New Community Arena (200 seats) or
 - New High Performance Arena (1500 seats) or
 - New Events Centre (3500 – 5000 seats)
- .4 Review adjacent amenities located around the site such as Taurus Field, the new high school and parking lots.
- .5 Review traffic flow around the site.
- .6 Understand the current site drainage and fit the new amenities with in the existing available areas without significantly altering the site drainage.
- .7 Identify locations for increased outdoor activities.
- .8 Provide ample parking for the existing and new facility components.
- .9 Provide park space for the public at large to enjoy and connect this facility into the adjoining trail system in place in the community.
- .10 Additional Considerations.



2.0 Opportunities for New Amenities

2.0 OPPORTUNITIES FOR NEW AMENITIES

2.1 Project Methodology

In order to determine the programming requirements and to develop the concept design, BR2 worked with the following representatives from the City of Fort Saskatchewan:

.1 Project Management Team

Chair of the Committee

- Sheila Gagnon, Recreation Development Coordinator

Members

- Tammy Lautner, Director, FCSS
- Diane Yanch, Director, Culture and Recreation Services
- Kelly Almer, Manager, DCC
- Lindsay Poitras Supervisor, Aquatics Operations
- Josh Gennings, Supervisor, Shell Theatre
- Grant Schaffer, Director, Fleet, Facilities & Engineering
- Heather Cowie, General Manager, Community and Protective Services

At this time, we would like to thank the Committee members in conjunction with the stakeholders, for their valued input and support throughout this concept design development process.

The project management team was responsible for compiling and bringing forth all of the previous stakeholder input and comments, reports and using this information to present the list of amenities to be considered for this study. BR2 met with the City of Fort Saskatchewan representatives and reviewed the proposed amenity additions and revisions to the existing DCC. During this process, each representative had the opportunity to bring forth and raise any issues and or comments regarding the development of the Master Plan concept plans and proposed additional program elements.



Dow Centennial Centre – Existing Facility

2.2 Program – Amenities for Inclusion

.1 Existing Conditions

The DCC facility can be categorized as one of the premiere major recreation centres in Alberta, providing a variety of recreational experiences and opportunities under one roof. The DCC is unique in the fact it provides amenities that are not just recreational in nature but also cultural as well. The DCC includes in its offerings, the Shell Performing Arts Theatre, a fully serviced banquet facility, NHL ice surface, indoor soccer field, large gymnasium, fitness centre including a running track, flex hall, wellness studio, a children's play area and tenant spaces for lease. The DCC was completed in 2004 and covers approximately 15,800 m².

.2 Design Approach

.1 **General**

The overall Master Plan as developed we believe, provides the optimal concept development solution considering the existing building placement and organization, current plan layout and available expansion opportunities.

.2 **Objectives**

The following primary concept objectives guided the design process for the development of the Master Plan:

- .1 Explore the current facility configuration and identify potential expansion opportunities available both from a facility and site perspective.
- .2 Work with the existing building infrastructure where possible to exploit any adjacencies and building systems.
- .3 Identify a proposed location for the following identified amenities:
 - New Aquatics Centre
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- .4 Review adjacent amenities located around the site such as Taurus Field, the new high school and parking lots.
- .5 Review traffic flow around the site.
- .6 Understand the current site drainage and fit the new amenities within the existing available areas without significantly altering the site drainage.
- .7 Identify locations for increased outdoor activities.
- .8 Provide ample parking for the existing and new facility components.

- .9 Provide park space for the public at large to enjoy and connect this facility into the adjoining trail system in place in the community.

- .10 Additional Considerations.

.3 Proposed Amenities

.1 **Community Performance and Rehearsal Studio**

A Community Performance and Rehearsal Studio (Black Box) is a space that functions in a variety of ways. The space is configured as a square room with black walls and a flat floor. The design of the space is kept simple in order to promote to multiple stage configurations and intimate audience interaction. The large open space is well suited for rehearsals and dance and cabaret seating with flexible layout configurations and allow for a different theatrical experience every time the patron visits the venue. The Black Box is a multi-use space that can be used as a rental space for dance festivals, rehearsal space and performances. It also offers a multi-purpose space that can be used for recreation programming. Appendix A shows a high-level concept design to ensure this size of Black Box Theatre could fit at the DCC site.

.2 **Aquatics Centre**

The proposed aquatics space is based on both the 2015 Recreation Facilities and Parks Master Plan Update and was presented as a question on the ballot during the 2017 municipal election. The concept proposed at that time shows a new aquatics facility to be built at the DCC and designed to accommodate spontaneous use. The new proposed aquatics facility in this report shows a high-level concept design to ensure this size of aquatics facility could fit at the DCC site.

.3 **Ice Arena**

The design committee was tasked with ensuring that the 3 different types of arena configurations could be fit on the site and incorporated into the overall planning of the facility. The 3 arena options presented for study were:

a) **Community Arena**

The community arena would be the smallest of the arena options. The new arena would be designed to seat approximately 200 spectators and would function similar to the existing arena and would add capacity to meet the basic day to day needs for the residents of the community. The primary users would be local hockey teams, figure skating clubs and other users that require community ice time.

b) High Performance Arena

The proposed high performance arena would be an arena that was increased in size compared to the community arena and would be designed to accommodate more significant sporting events. The high performance arena would seat up to 1500 spectators and could be a venue that supports larger events both on the ice and off. This venue could host larger spectator intensive activities such as junior hockey, smaller concerts and performances / events that require a large surface with 1500 seating capacities.

c) Events Centre

An events centre would be the largest of the three proposed arena developments. This facility would be designed to seat 3500 – 5000 spectators and would be laid out in a bowl configuration with the potential for two levels of seating depending on the amount of seating required. A venue of this magnitude would support major junior hockey teams, larger concert events and more significant gatherings that require increased spectator seating. An events centre would be the largest of the three options and would require the most significant site area. Access to the events centre would be crucial from the aspect of the spectator and providing enough circulation for all 5000 spectators to enter and exit the facility in a coordinated and timely fashion. The service access requirements would also be increased as the larger events will require significant additional access to the facility to allow tractor trailers and large deliveries to the facility to host large events. The addition of an events centre would elevate the DCC to offer amenities that other regional facilities cannot offer.



.1 Master Plan

The Master Plan Study was a review and analysis of the potential adjacencies and site organization of the proposed additional components and site amenities. The idea behind this concept was to capitalize on the existing organization and layout of the DCC while placing the new amenities in locations that use the existing open space on the site to its fullest extent. Each new amenity was placed in a manner that would allow the new addition to integrate directly and efficiently into the over all facility. Along with the placement of the new amenities, a high level review of the internal layout of the facility was conducted and alterations to the interior layout and configuration are proposed.

The DCC was a groundbreaking facility developed originally in an area that had no immediate context to relate to nor direct planning issues. Since the original development of the site, the facility is now surrounded by increased development such as a hotel and eating establishment, new high school, additional sports fields, park and ride facilities, RCMP station and increased residential development. With the development of the surrounding parcels, the orientation of the facility does not fit well within the current context. Therefore the design basis for this concept is to create an additional prominent south façade and orientate the new expansion elements in a way that would expand and provide a new front door that is readily identifiable to the public who are passing by or arriving to the facility from the south side.

The organization of the proposed Master Plan places the new aquatics on the south side of the original DCC complex. The aquatics component is located directly south of the existing arena and bridges the existing main entrance with a proposed new main entrance that is accessed directly from the south side of the DCC. The location of the aquatics in this position allows for direct views from the exterior to the interior when approaching the building from the south. This location will place the aquatics amenity upfront and central to the south of the facility and will greet the visitors that access the building from the south. The location for the aquatics also allows a high traffic program element to be accessed easily from multiple locations and connects the amenity directly to main central circulation corridor. Significant interior renovations would be required to open up a new main central spine to connect the two north and south entrances. This would mainly involve removing the existing child’s play area and lower level fitness space and creating a wide connection corridor. The existing child’s play function could be relocated directly off the new front entry to provide easy access for parents, it would be close to aquatics and would have south exposure to capitalize on sunny days throughout the year. A secured outdoor playground could also be suitable to add to this location.

The new ice facility (spectator, performance or events centre) is proposed to be located to the east of the existing facility directly adjacent the end of the existing arena. This location would allow for the design of a separate entrance for the ice components and allow easy and quick access to the arenas for the ice users. The location also allows for the two sheets of ice to be directly linked and provides the ability to share service space. This area has the least visibility from the perimeter of the site and would reduce the aesthetic impact of the larger element on the overall facility. Placing the new ice sheet to the east also allows for service access to the new arena while keeping access to the existing arena. The design of a separate ice entrance will be more advantageous in the larger performance and events centre concepts, as it will allow the additional spectator load to be kept separate from the rest of the facility and permit the rest of the facility to operate in a normal state when larger events are held in the new arena. Minor modifications to the existing facility would be required to make the direct connection to the existing arena.

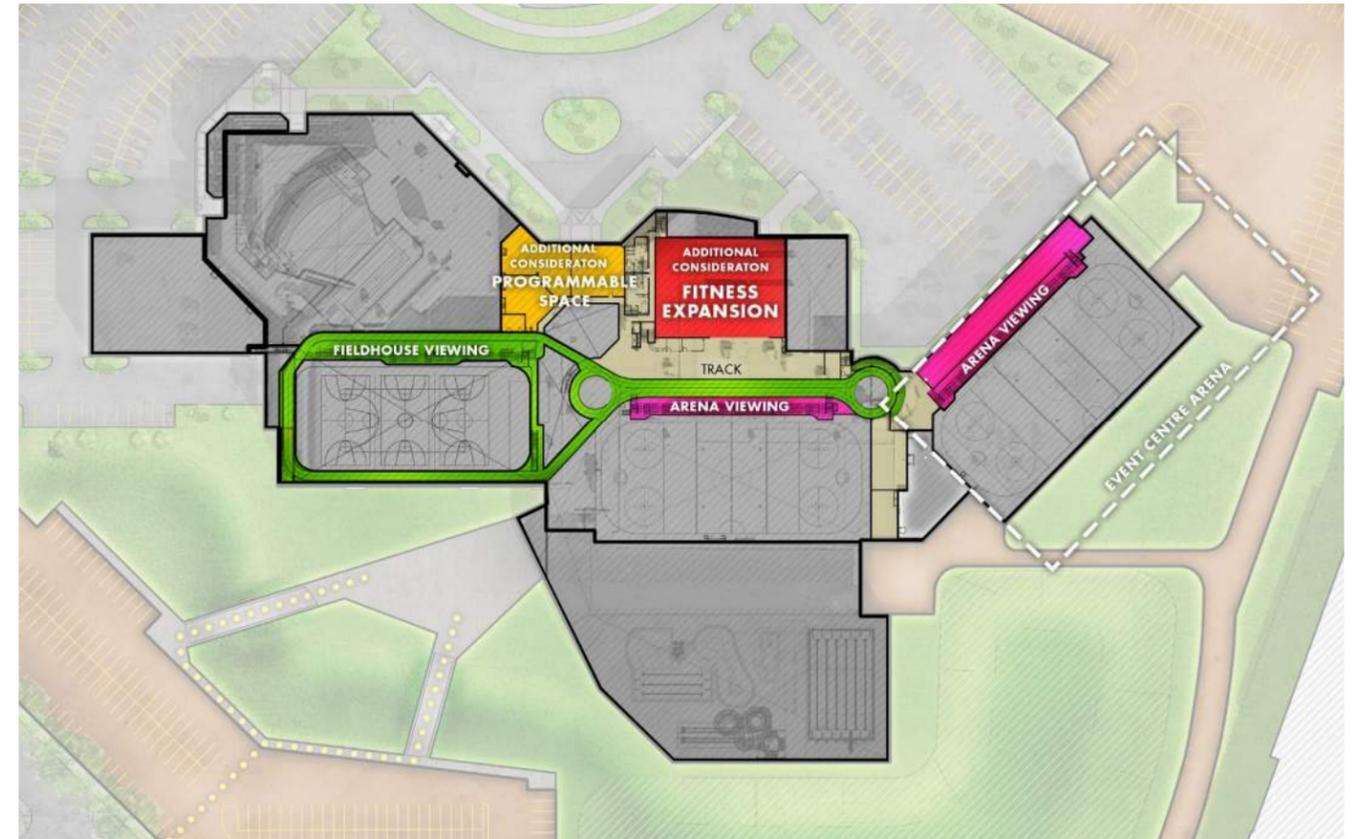
The new Community Performance and Rehearsal Studio (Black Box Theatre) is positioned to maintain the theatrical components all in the northwest corner of the facility. The DCC is unique in the fact that it blends cultural and recreational components under one roof. The addition of the Black Box space adjacent to the existing Shell Theatre dramatically improves the ability for the Centre to support the performing arts community and provide an even higher level of service and opportunities to the community as a whole. The new Black Box would be placed to be accessible from the existing lobby space and still capitalize on the back of house infrastructure, i.e. loading dock already in place for the existing facility. Interior improvements would need to be undertaken to fully integrate the new Black Box component seamlessly into the existing theatre organization.

Along with the new added amenities, the existing DCC is proposing additional considerations to update the existing facilities to meet today’s current recreational demands. The most significant renovation would be the conversion off the existing soccer field to a new fieldhouse that would provide the needed additional gymnasium and court spaces. The current gymnasium space would be transformed into new lease space and studio space for increased programming opportunities.



Proposed Main Floor Plan

The additional considerations on the second floor of the Master Plan would primarily serve to support the spectator spaces for the new amenities. The fieldhouse, arena and aquatics could all have second level viewing into each of their spaces directly accessed from the corridor. The second floor could also contain two additional program spaces, the first being an expansion to the existing fitness component and would utilize the space over the existing gymnasium by reducing the height of the gym and constructing a new floor to create a new second level floor space. This location provides direct adjacency to the existing fitness components and increased floor area without increasing the overall building footprint. The second consideration on the second floor is to gain additional program space by the reconfiguration of existing areas to develop two new program rooms and a reconfigured youth room. This location would be central to the second floor of the facility and would have views to the main level central circulation spine. This location gives the youth a destination that is still integral to the facility but is not front and central, thereby giving the youth a sense of distinction and presence in the facility.



Proposed Second Floor Plan

The external design of the parcel as a whole supports the layout of the new additions to the complex by placing the parking and vehicle orientated expansions to the northeast and southwest corners of the site.

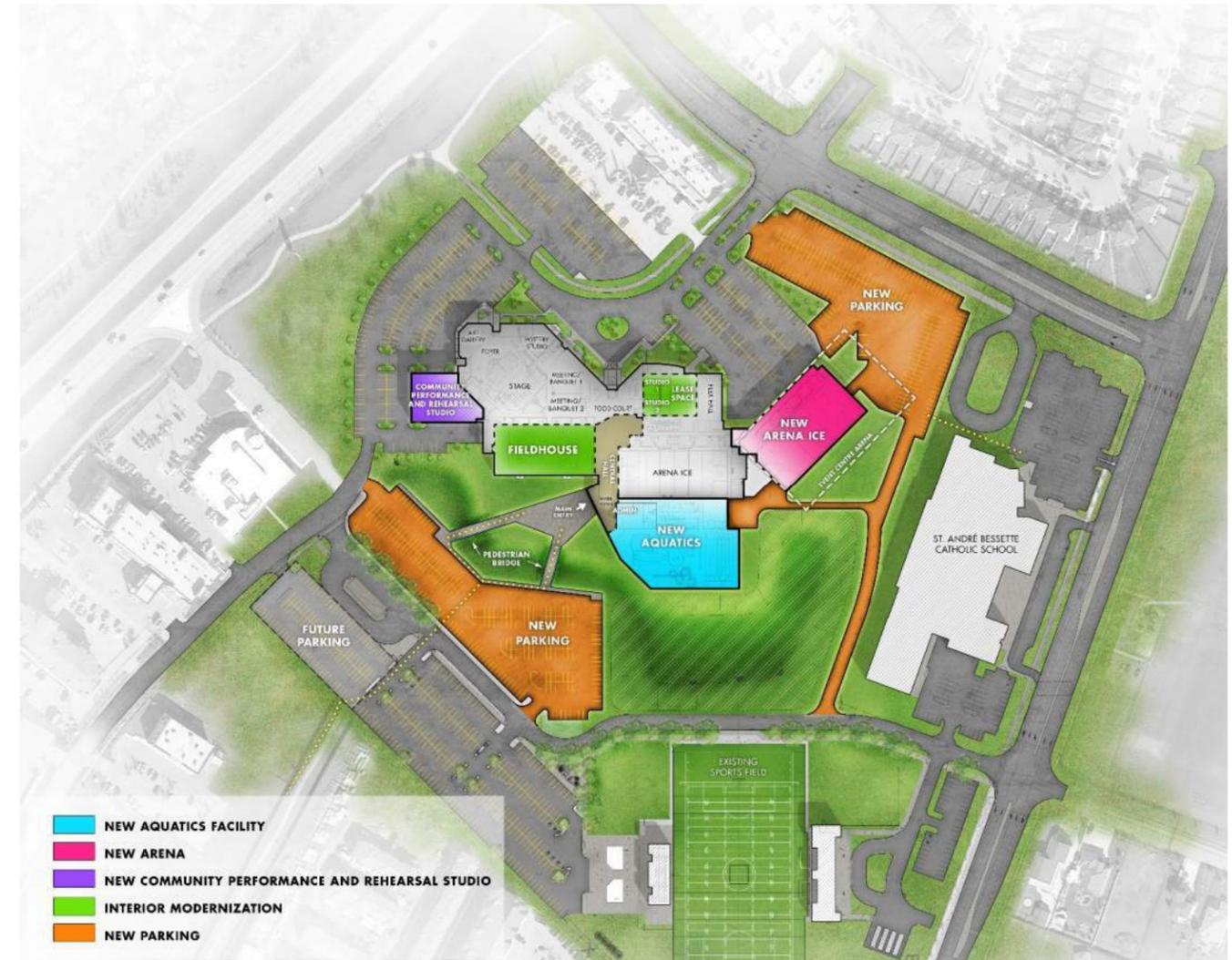
The northeast corner of the site will be the location for the facility parking, that deals directly with the increased parking requirements for the new arena component. Depending on the amenity desired, the parking lot size could be adjusted to accommodate the seating capacities of the new addition. By increasing the parking in this area, the site can separate vehicles based on which amenity the user is visiting and thereby reducing the length of travel required in this large of a facility.

The parking proposed for the southwest portion of the site has been designed to support a new south entrance to the facility. The approach to the building from the parking area would be enhanced by new pedestrian bridges that are required to span over the existing storm water management pond drainage swale. The parking lot location on the southwest also provides increased parking for the park and ride service and Taurus Field. The new parking lot would capitalize on the existing roadway circulation and maintain site flow as currently designed.

The location of the proposed Community Performance and Rehearsal Studio addition maintains connection to the existing service corridors that are currently being utilized by the Theatre amenity. The reduction of parking in this area by the new addition is not anticipated to negatively impact the operations of the performing arts component of the facility, as the existing parking could serve the patrons of the performing arts functions, and the decentralization of parking on the entire site would remove pressures from other amenities on this area.

The location of the new high school component was reviewed with relation to site access for student parking and bus access. The location on the east side of the existing DCC provides access to the DCC by walking from the school around the new ice component and into the arena entry. The location of the new parking in the northeast corner can potentially create shared parking for the school and could capitalize on the different operating peaks for the two facilities. Integral to the site is the network of paths that would be directly connected to the existing path system as found in the community, and would strengthen the connection to the external community and promote non vehicular access to the site and facility.

Enlarged Concept Design Drawings have been provided within **Appendix A**.



Proposed Site Plan

2.3 Amenity Rankings

The future development of the DCC is going to be exciting and will undoubtedly broaden the positive impacts the facility has on the City and the region. The potential new amenities will each compliment those existing at the facility and the site as well as others offered throughout the City. That said, it is unlikely that the City will be able to afford to develop all of the potential amenities at the same time nor will they be required to serve community needs at the same time. For this reason, a phased approach to the achievement of the facility Master Plan outlined should be considered.

Although all of the potential amenities have merit and would create value in the community, by taking a phased approach it is necessary to identify which amenities should come first; which are needed the most given the current circumstances of the City and anticipated recreation and culture market conditions moving forward.

In order to look critically at the potential additional elements on the site, namely a New Aquatics Centre, a New Community Performance and Rehearsal Studio, or a New Arena (either community 200 seats, high performance 1,500 or events centre 3,500-5,000 seats), the following criteria have been developed to help rank them.

Criteria 1: General Public Preference - Weighting: 5

Indications of both current utilization and opinion on future investment focus for the specific amenity as identified through the input of the general public.

Scoring metrics...

3 points	2 points	1 point	0 points
Top general public priority	High general public priority	Medium general public priority	Low general public priority

Criteria 2: Organized User Group / Stakeholder Preference - Weighting: 5

Indications of both current utilization and opinion on future investment focus for the specific amenity as identified through organized user group surveys, discussions, and other sources such as Council presentations or formal group submissions to the City and/or Region.

Scoring metrics...

3 points	2 points	1 point	0 points
Strong (wide spread support) indications of support from the majority of user groups and stakeholders	Moderate (multiple interest areas, not wide spread) indications of support from the majority of user groups and stakeholders	Indications of support from a few user groups or stakeholders	No indications of support from user groups and stakeholders

Criteria 3: Utilization of Existing Amenities - Weighting: 5

Reported utilization (through reliable household surveys) and / or actual user/rental statistics related to how existing amenities in the City and/or Region are being utilized and whether or not there are indications of excess demand.

Scoring metrics...

3 points	2 points	1 point	0 points
Reported utilization is over 75% of the population and / or documented utilization is at or above 90% prime time/peak season capacity and / or there are indications of excess demand	Reported utilization is between 50-75% of the population and / or documented utilization is between 70% and 90% of prime time/peak season capacity	Reported utilization is between 10-50% of population and / or documented utilization is over 50% of prime time/peak season capacity	Reported utilization is between under 10% of population and / or documented utilization is under 50% of prime time/peak season capacity

Criteria 4: Participation Trends and Demographics - Weighting: 3

Local, regional, provincial, or national trends as well as demographic considerations related to the amenity that may influence current and future public investment.

Scoring metrics...

3 points	2 points	1 point	0 points
Responds strongly to expected trends and demographics shifts	Responds moderately to expected trends and demographics shifts	Responds minimally to expected trends and demographics shifts	Does not respond to expected trends and demographics shifts

Criteria 5: Supply in the Edmonton Metro Region - Weighting: 3

An overview of both existing and planned inventories of the amenity within the Region.

Scoring metrics...

3 points	2 points	1 point	0 points
Adds completely new recreation opportunity in the Region	Adds completely new recreation opportunity in the City	Would significantly improve existing recreation opportunities in the Region	Multiple amenities already provided in the Region

Criteria 6: Supply Compared to other Municipalities - Weighting: 3

An overview of how the City compares to others regarding the provision/quantity of publicly owned/supported amenities related to the overall market population served.

Scoring metrics...

3 points	2 points	1 point	0 points
The amenity is provided in other identified municipalities but not in the entire Region	The amenity is provided in the Region but not in the City and is found in comparable municipalities	The amenity is provided at a lower rate in the City as compared to the average of others	The amenity is provided at a similar or better rate in the City as compared to the average of others

Criteria 7: Associated Costs and Financial Impact - Weighting: 5

Overall net cost impact of providing the amenity including capital and operating costs.

Scoring metrics...

3 points	2 points	1 point	0 points
Low overall cost impact	Moderate overall cost impact	High overall cost impact	Not likely to be financially feasible

Criteria 8: Social Impact - Weighting: 3

The ability of the amenity to have a positive change in the City and Region that addresses pressing social challenges and cultural diversity including increased participation by the indigenous population, non-traditional public recreation participants, girls and women, seniors, persons with disabilities, and LGBTQ2+ community members.

Scoring metrics...

3 points	2 points	1 point	0 points
High community accessibility and significant positive change	Moderate community accessibility and positive change	Minimal community accessibility and positive change	Low community accessibility and positive change

Criteria 9: Partner Investment - Weighting: 3

The ability for the City to reduce public investment in an amenity through capital and/or operational cost sharing with partners. Consider opportunities for partnership for both capital development and ongoing operation of the amenity.

Scoring metrics...

3 points	2 points	1 point	0 points
Partnership opportunities exist in development and/or operating that equate to 30% or more of the overall amenity cost	Partnership opportunities exist in development and/or operating that equate to 10-30% of the overall amenity cost	Partnership opportunities exist in development and/or operating that equate to up to 10% of the overall amenity cost	No potential partnership or grant opportunities exist at this point in time

Criteria 10: Economic Impact - Weighting: 2

Level of economic impact measured by direct injection into the local and regional economy as well as the impact on overall brand and image of the City.

Scoring metrics...

3 points	2 points	1 point	0 points
Has the potential to draw reoccurring non-local spending into the Region and catalyze provincial, national and/or international exposure	Has the potential to draw reoccurring non-local spending into the Region	Has the potential to draw moderate non-local spending into the Region	Does not have the potential to draw any regular non-local spending into the Region

Using these criteria, the associated weighted and metrics, the following scoring and ranking has been calculated.

1. Event Centre 53
1. Aquatics Centre 53
1. Community Performance and rehearsal Studio 53
2. Community Arena 48 *program need accommodated through #1
2. High Performance Arena 43 *program need accommodated through #1

As can be seen, based on consideration to all of the criteria outlined and scoring conducted by City administration based on the expert knowledge and opinion, all top three amenities score the same. Although limited clarity is offered related to the priority of an arena, theatre or pool, the ranking does give some clarity about the size of the arena (3,500-5,000 seats ranks higher than either 200 or 1,500 seat venues). Detailed scoring and rationale can be found in the appendix.

The fact that these amenities score very similar, albeit scoring differently for different criteria / rationale, highlights the fact that there are no easy answers in prioritizing these three community needs. Political decision making will need to occur to decide which amenity to develop first.

It is also important to note that the criteria based scoring has been calculated based on information known to administration in early-mid 2020. As new information becomes available, it would be important to revisit the calculations to see if any scores would change and if so, changes to overall ranking may be observed.

One key piece of information that would have an impact on this ranking would be the facilitation of public and stakeholder group engagement. At this point in time, no recent relevant public engagement information is available to support the scoring of these 5 potential amenities. Once public and stakeholder preference is able to be measured, the scoring and potentially the ranking, will be impacted.

3.0 Cost Opinion

3.0 COST OPINION

The complete cost opinion was completed as a high level assessment (Class 5 estimate) of the Master Plan presented by the Design Team. This cost opinion required many assumptions based on the limited level of detail available contained in the proposed concept design and takes into account current market conditions, construction values and historic costing of other projects that are similar in scope, size or program elements. The costing presented gives a solid representation for typical additions of this size and magnitude. The cost opinion is not meant to be a hard budget for each component, but is an indicator of the probable cost of typical facilities that are being built in today's market. The cost opinion does not reflect specialized activities or elements that might be non-typical to these types of facilities. The cost opinion reflects construction values only and may need to be adjusted to reflect overall project costs such as additional investigations, reports, studies, consultants, permit and fees, etc.

Facility	Facility Size Estimate	Class 5 estimate (2019)
Community Arena (200 seats)	2700m ² / 30,000 ft ²	\$15,000,000
High Performance Arena (1,500 seats)	5000m ² / 53,800ft ²	\$20,000,000
Event Centre (3,500 + seats)	7500m ² / 80,725 ft ²	\$30,000,000
Aquatic Centre	4046m ² / 43,551 ft ²	\$44,000,000
Community Performance and Rehearsal Studio	1000m ²	\$6,000,000

4.0 Conclusion

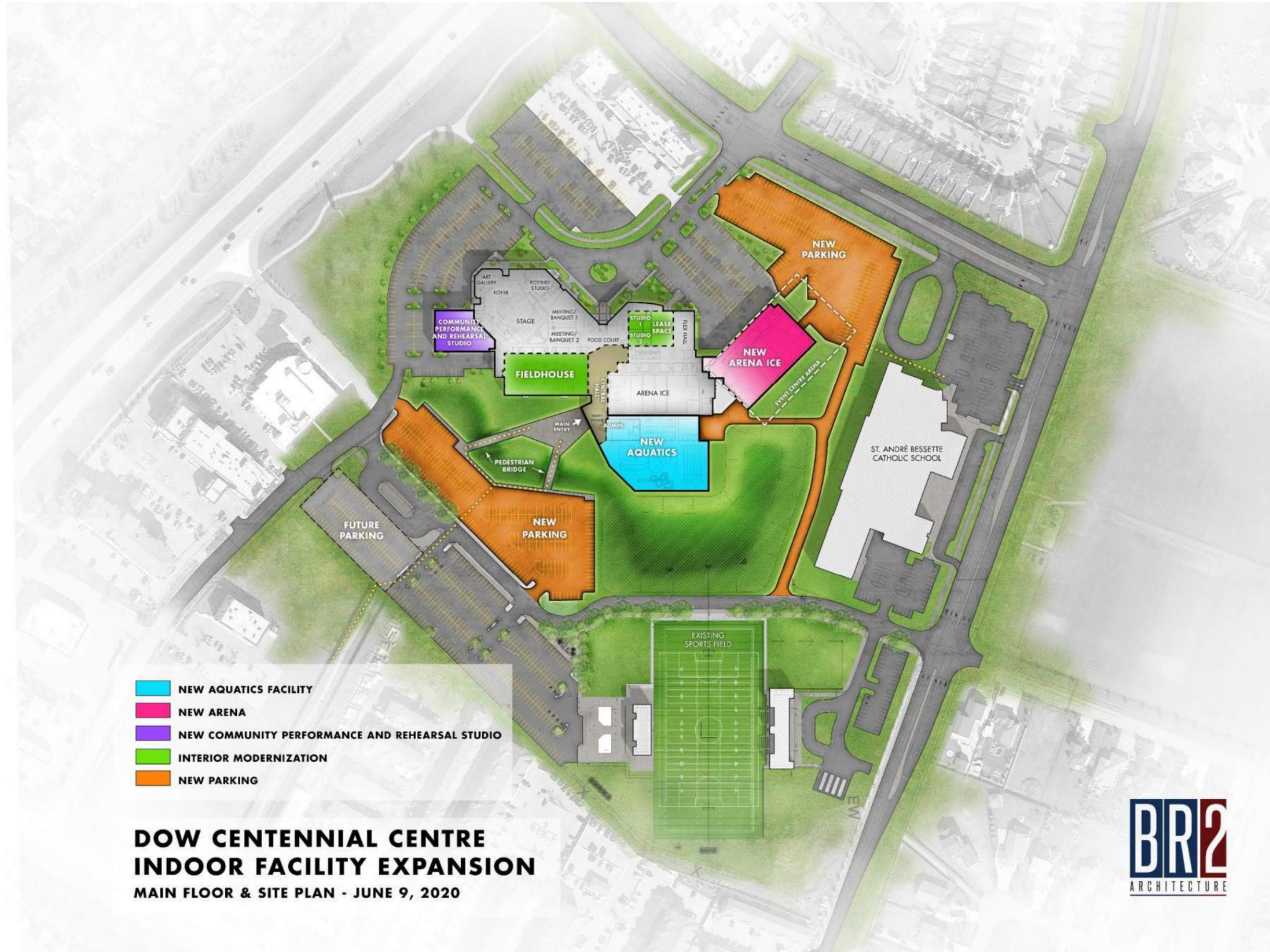
4.0 CONCLUSION

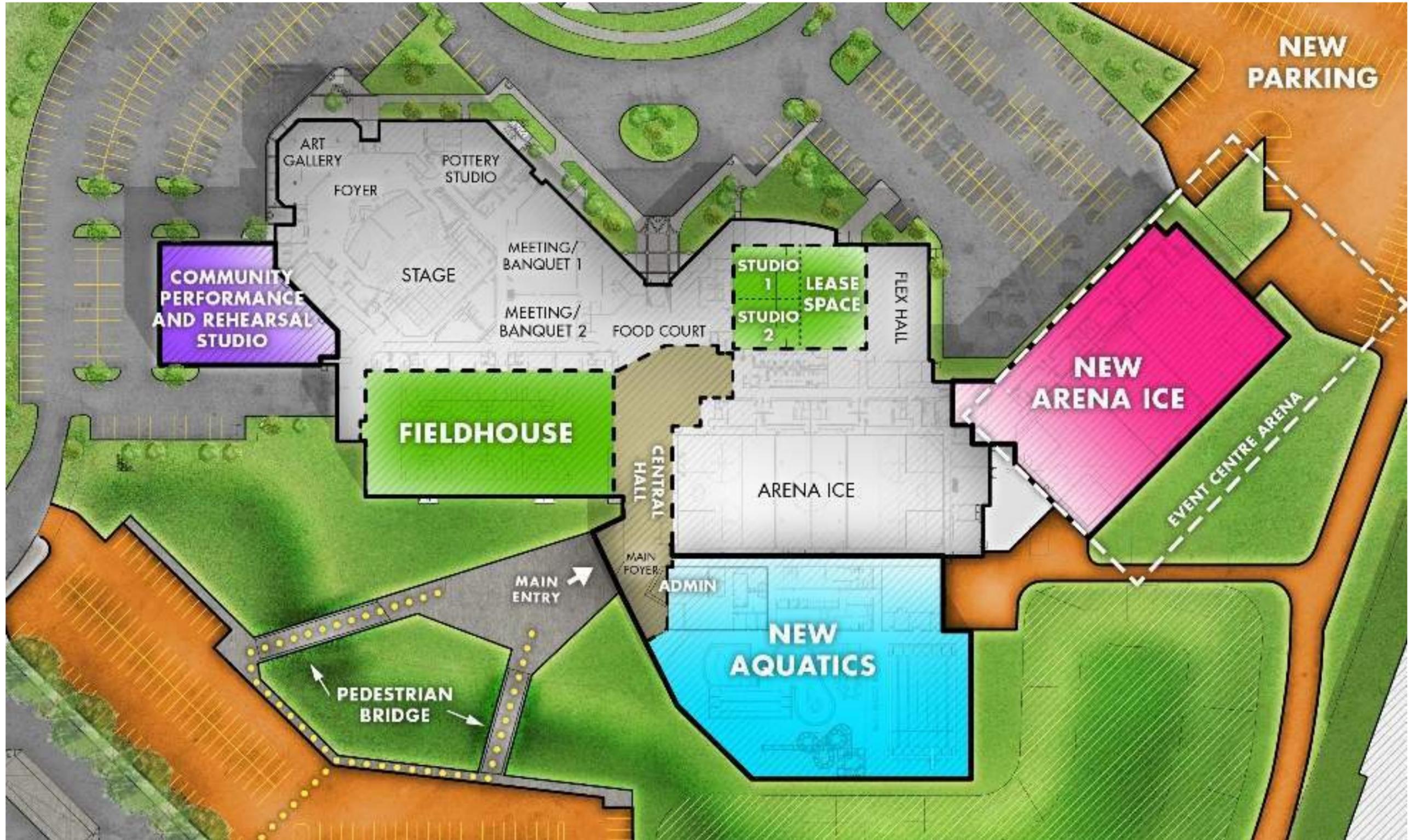
In conclusion, the hard work and in depth reviews of the operations and opportunities of the current DCC by the Design Committee has evolved the Master Plan through discussion and reviews and has culminated in the proposed concepts presented in this report.

This Master Plan identifies that the feasibility of adding the desired components to the existing DCC can be achieved on the site while maintaining enough site area for additional outdoor program spaces and amenities, as well as providing ample parking opportunities for both the users and a park'n'ride program. The Master Plan also responds to the surrounding amenities and includes them in the overall planning of the expansion strategy.

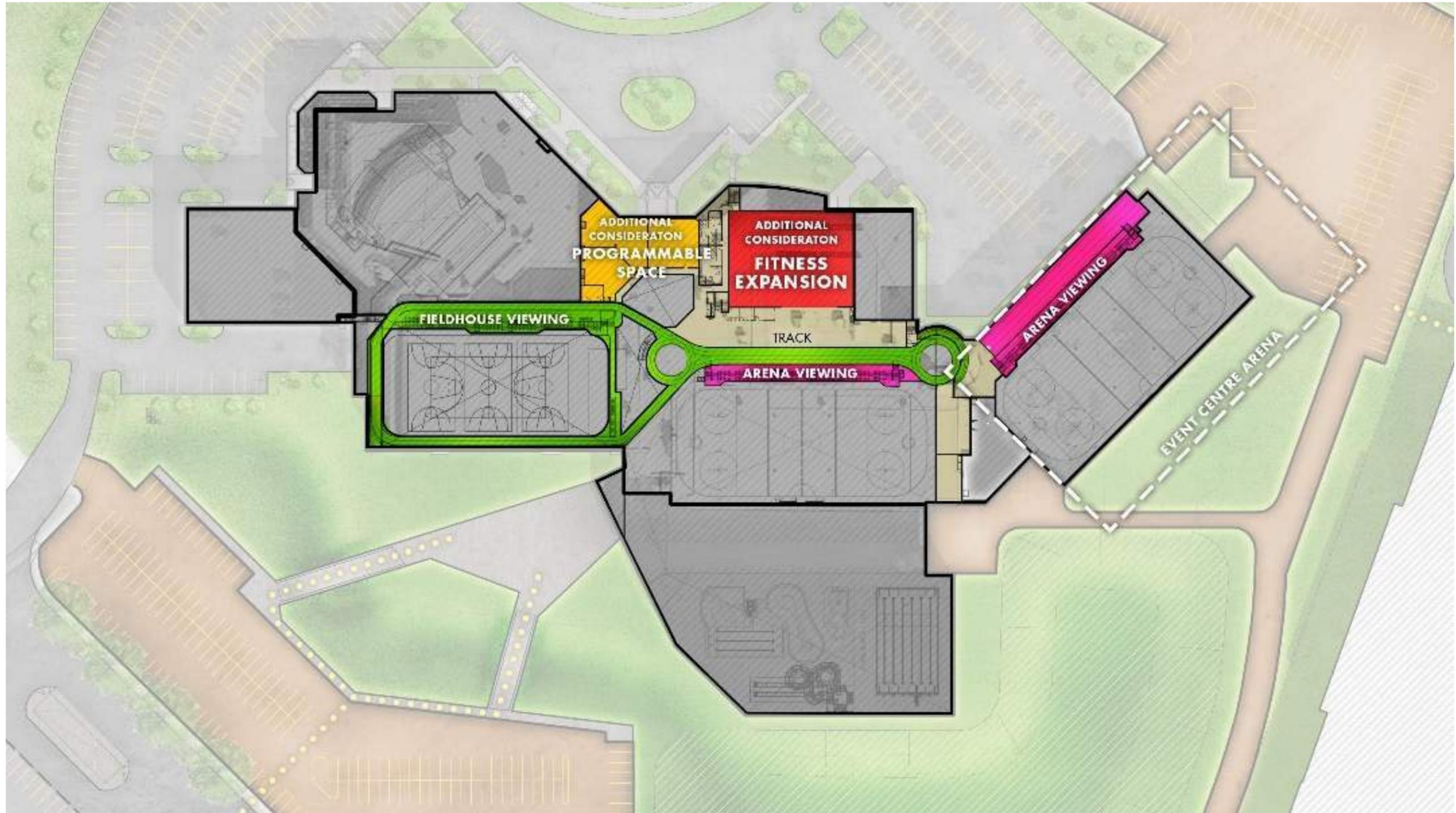
The next step in the process would be to generate an implementation plan that identifies phases and strategies on how and when each of the proposed amenities and or interior renovations might be planned for development. This plan to expand the DCC facility will need to be accompanied by a capital plan that supports the financial capacities and vision of the City of Fort Saskatchewan.



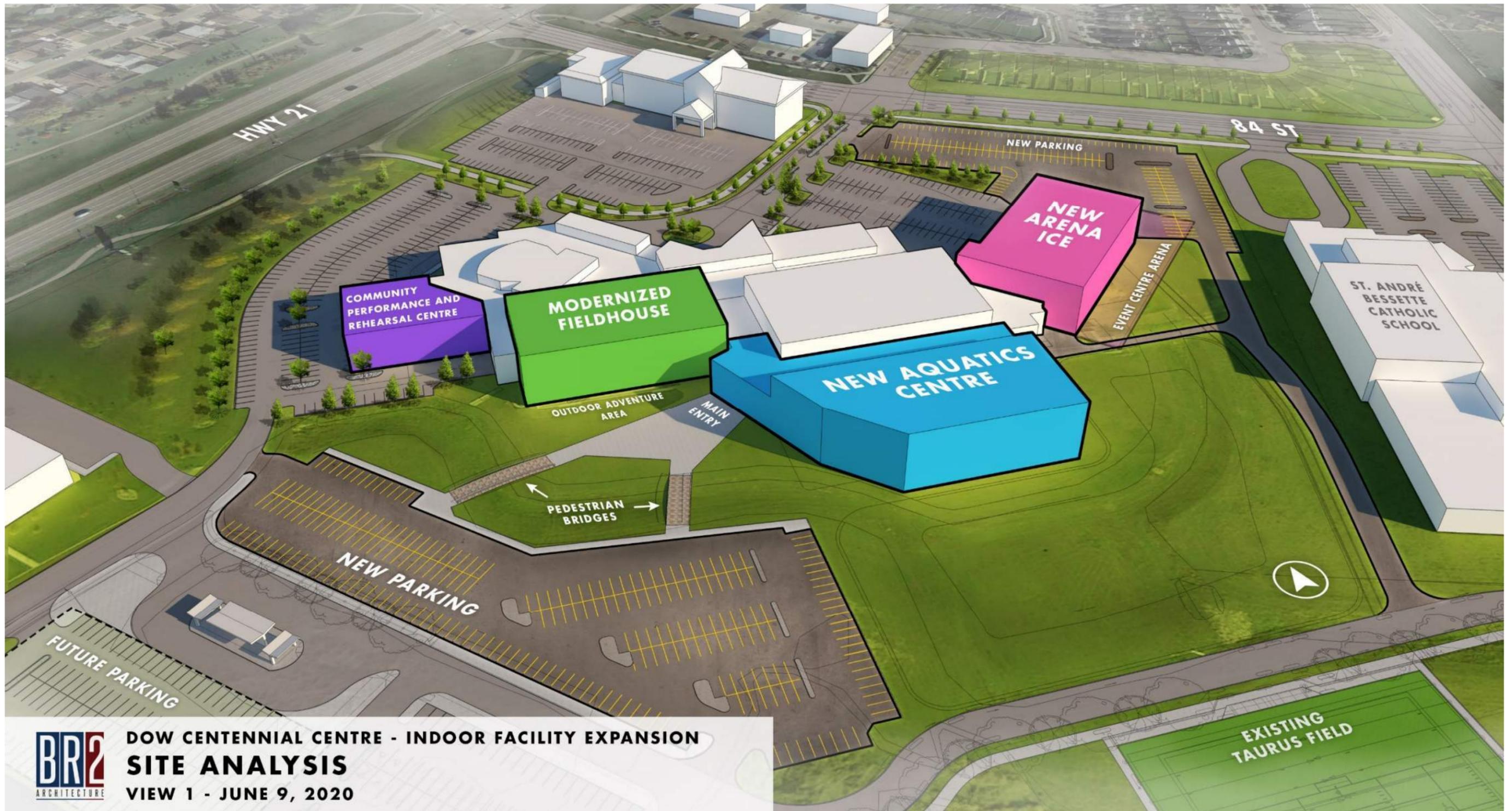




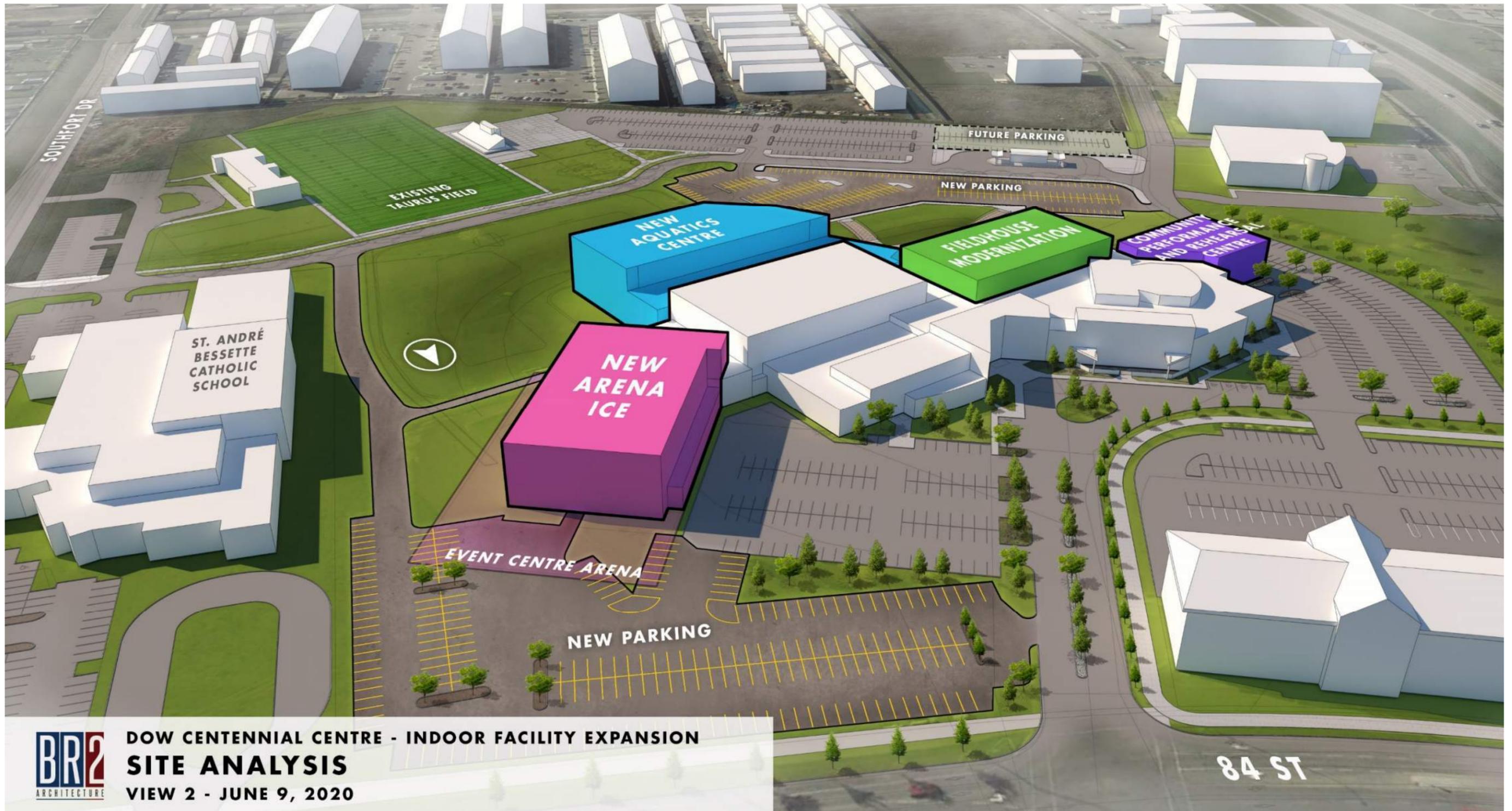
Proposed Main Floor Plan



Proposed Second Level Floor Plan



DOW CENTENNIAL CENTRE - INDOOR FACILITY EXPANSION
SITE ANALYSIS
VIEW 1 - JUNE 9, 2020



Appendix B – Amenity Ranking Chart

Potential DCC Indoor Amenities	General Public Preference	Organized User Group / Stakeholder Preference	Utilization of Existing Amenities	Participation Trends and Demographics	Supply in the Edmonton Metro Region	Supply Compared to other Municipalities	Associated Costs and Financial Impact	Social Impact	Partner Investment	Economic Impact	Prioritization Score
Community Performance and Rehearsal Studio	0	0	3	3	2	2	1	2	2	1	53
High Performance Arena (1,500 + seating)	0	0	3	3	0	0	1	2	2	1	43
Event Centre (3,500 + seating)	0	0	3	3	0	0	1	3	3	3	53
Community Arena (similar to DCC)	0	0	3	3	0	0	2	2	2	1	48
Aquatic Centre (spontaneous use & lessons)	0	0	3	3	2	2	1	2	2	1	53