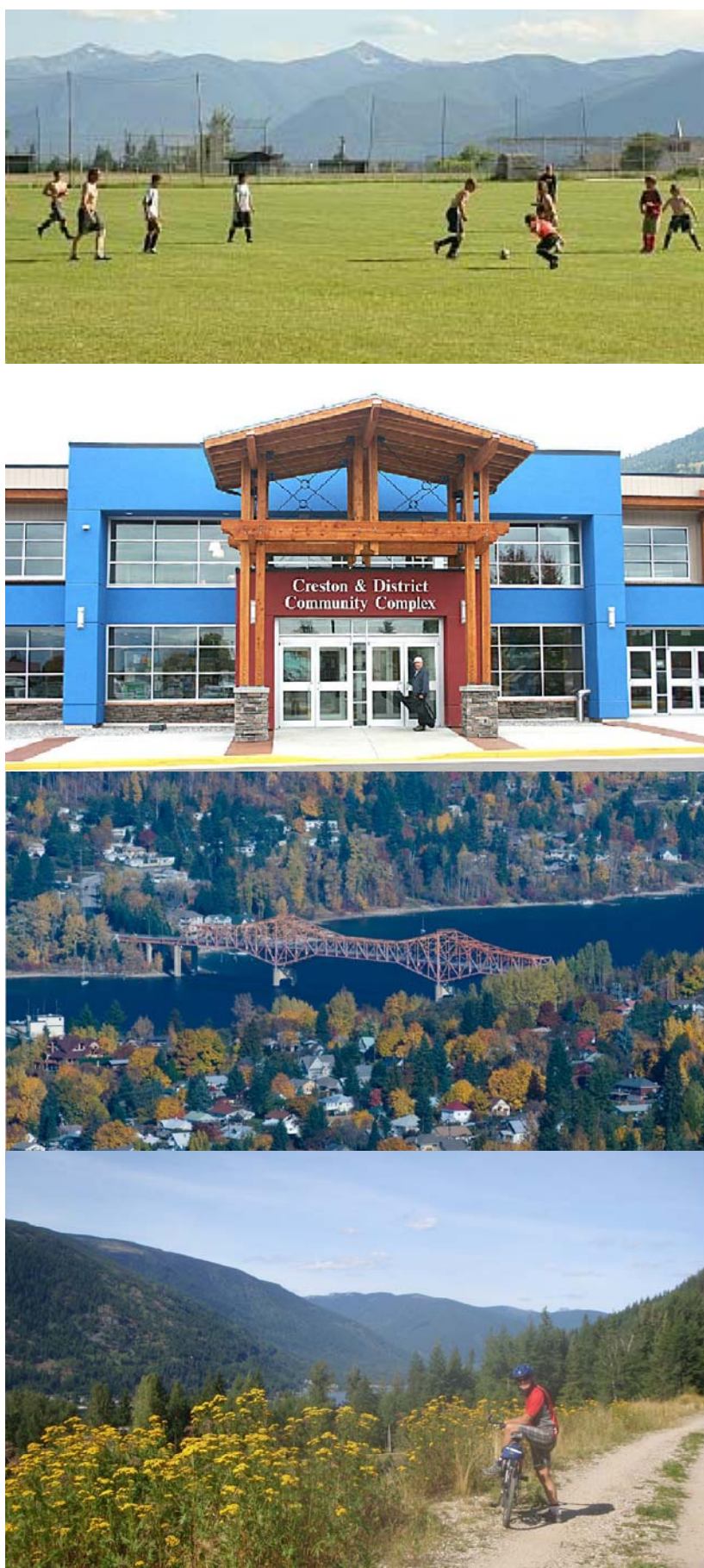


The Big Picture

The Recreation Campus is a regional centre for indoor recreation. It is a critical part of a community recreation system that includes parks, trails, lakes, waterways and private facilities. Together with other assets such as hospitals, clinics and regional food systems the campus forms an important part of the image of the Regional District of the Central Kootenay as a growing, vibrant, healthy community.



The Creston and District Community Complex services approximately 13,000 people and includes:

- skating arena, 6 sheet curling arena
- fitness centre, group fitness space
- indoor walking track
- 5 lane 25 M and leisure pools
- outdoor baseball and soccer fields, skatepark

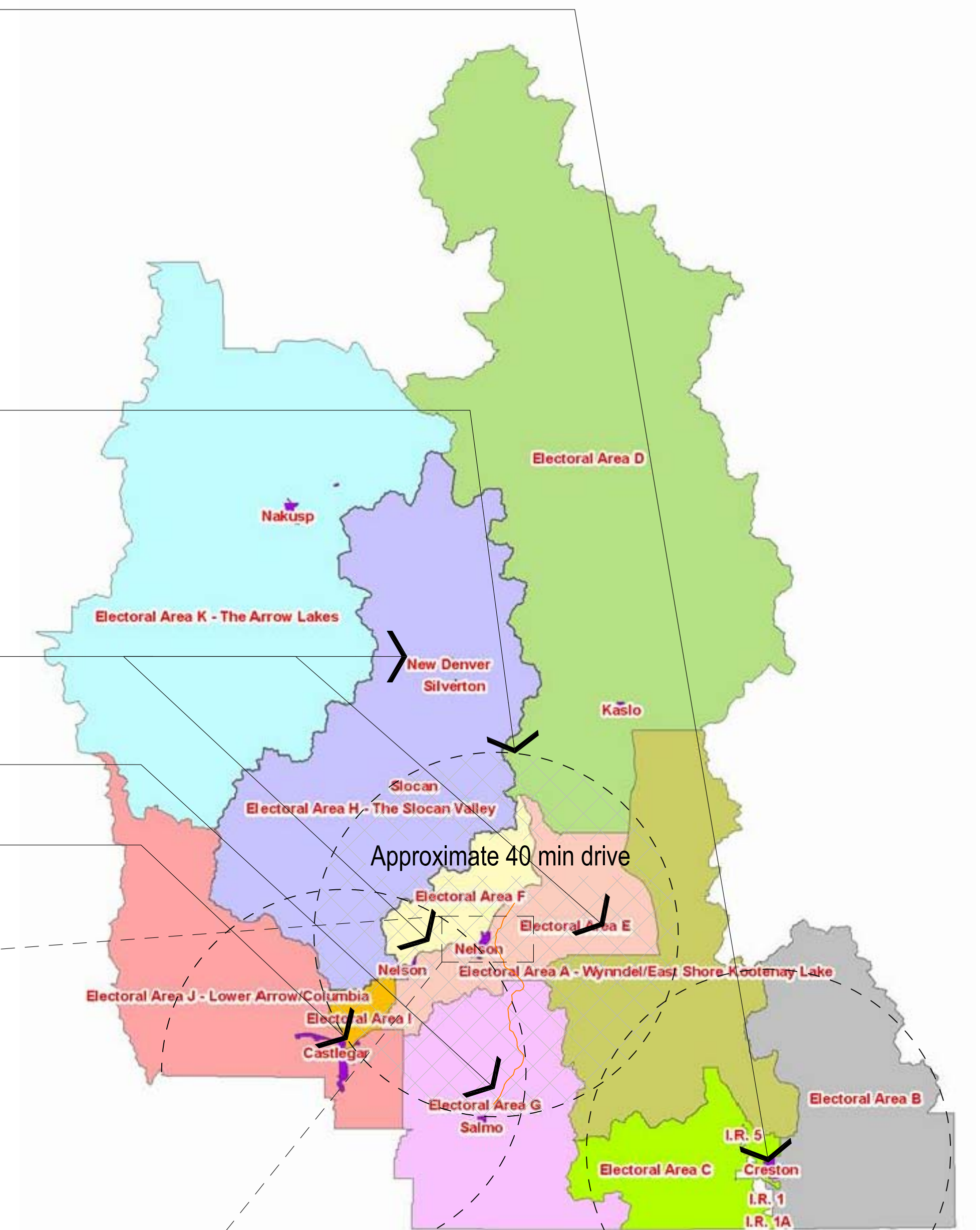
Regional Health & Recreation Facilities service 24,000 people.*

78% average of households in Electoral Areas E, F and H use the NDCC on an annual basis*

The popular Salmo-Nelson Great Northern Trail was conceived in 2003 and recently upgraded

Salmo & Castlegar have Community Complexes

Regional District of the Central Kootenay



Health/Recreation Amenities



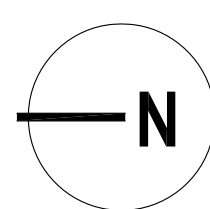
Lakeside Park Sports field was used by 85% of Nelson residents in the last two years. Pressures include:

- increasing youth and adult participation rates
- less 'downtime' for maintenance, occasional flooding occurs
- local school and community fields could be upgraded
- community groups could be potential partners in a new facility

A History of the Campus

A heart of recreation in the RDCK for over 100 years.

PEOPLE
PLACES



25'

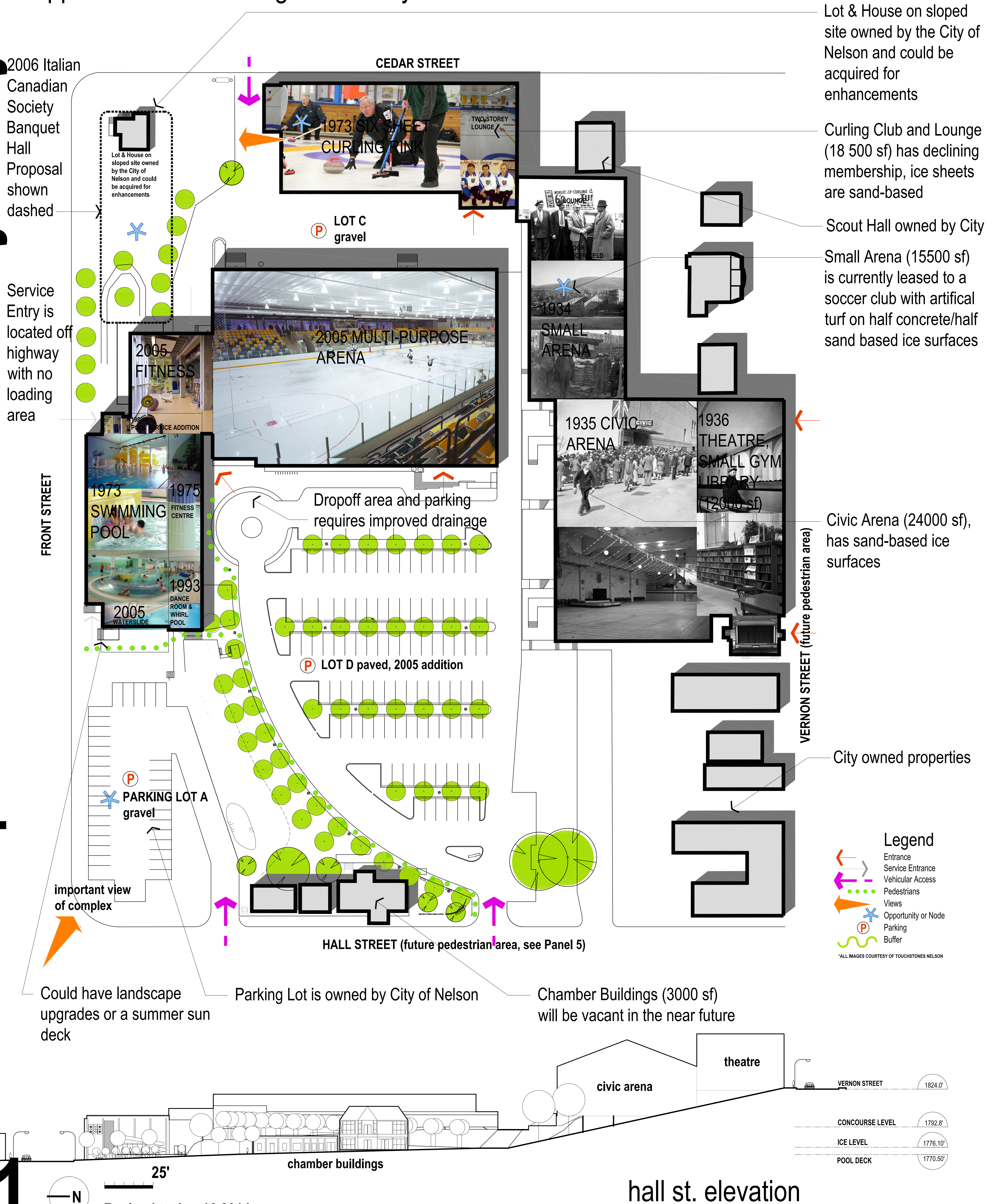
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*ALL DATA FROM NELSON AND DISTRICT PARKS AND RECREATION MASTER PLAN 2013, DRAFT

A Community Recreation Campus

The Civic Centre was considered the "best facility of it's kind from the Vancouver to Winnipeg" when it was opened and has evolved to become a 'campus' of recreation opportunities for the region and beyond.

NELSON AND DISTRICT recreation campus renewal feasibility study



Recreation Campus Program Wishlist

A number of enhancements and upgrades have been identified by staff and stakeholder groups through information gathering meetings, facility reviews, reports and other engagement methods. This panel organizes the proposed program elements into three concept options with the goal of starting a dialogue.

Highlights from the NELSON AND DISTRICT PARKS AND RECREATION MASTER PLAN 2014, DRAFT include the following site improvements:

- Add a gym, dedicated childcare facility, and increased administration space
- Link separate buildings
- Create a more park-like setting

PROGRAM WISHLIST		CONCEPT One	CONCEPT Two	CONCEPT Three	LONG
GYMNASIUM	4800-8500 sf	✓		✓	✓
CONFERENCE/MULTIPURPOSE	8000-10,000 sf	✓	✓	✓	✓
SQUASH/RAQUETBALL COURT	640 sf	✓		✓	✓
INDOOR SOCCER PITCH	6000-14,000 sf	✓	✓	✓	✓
CHILDCARE FACILITIES	1000 sf	✓	✓	✓	✓
FITNESS/DANCE SPACE	1000 sf	✓	✓	✓	✓
ADDITIONAL OFFICE SPACE	900 sf	✓	✓	✓	✓
MEETING SPACES	200 sf	✓		✓	✓
COVERED/INDOOR WALKWAYS	3500 sf	✓			✓

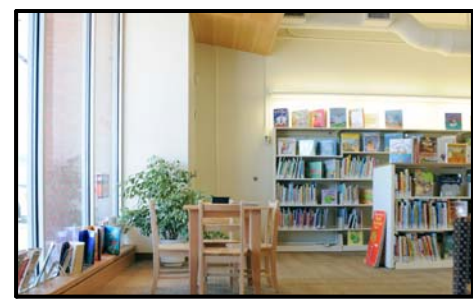
renovations to community centre



92SM (1000FT²)
Fitness/Dance Space

NOTES:
renovated and reassigned spaces provide 3 multipurpose spaces in total

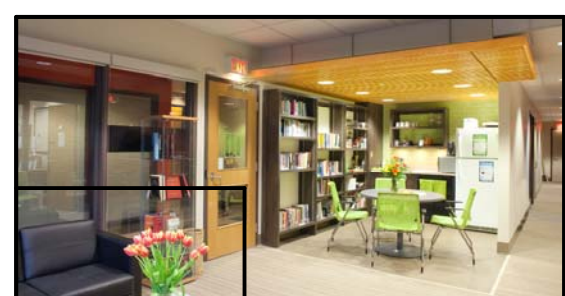
2,200 ft²
Multipurpose Rooms



92SM (1000FT²)
Dedicated Childcare Facility

175SM (1885FT²)
Outdoor Play Space

NOTES:
92SM / 3.7M² (net) CHILD = 25 CHILDREN CAPACITY
25 CHILDREN / 1 W/C per 10 CHILDREN = 3 W/C REQUIRED
25 CHILDREN X 7M²/OUTDOOR PLAY AREA = 175M² (1885SF)
OUTDOOR PLAY



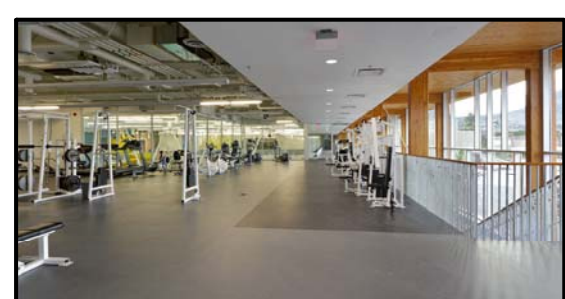
92SM (1200FT²)
Existing Offices

92SM (1200FT²)
Additional Offices & Meeting Areas,
2,500ft²



1,000 FT²
Existing Lobby

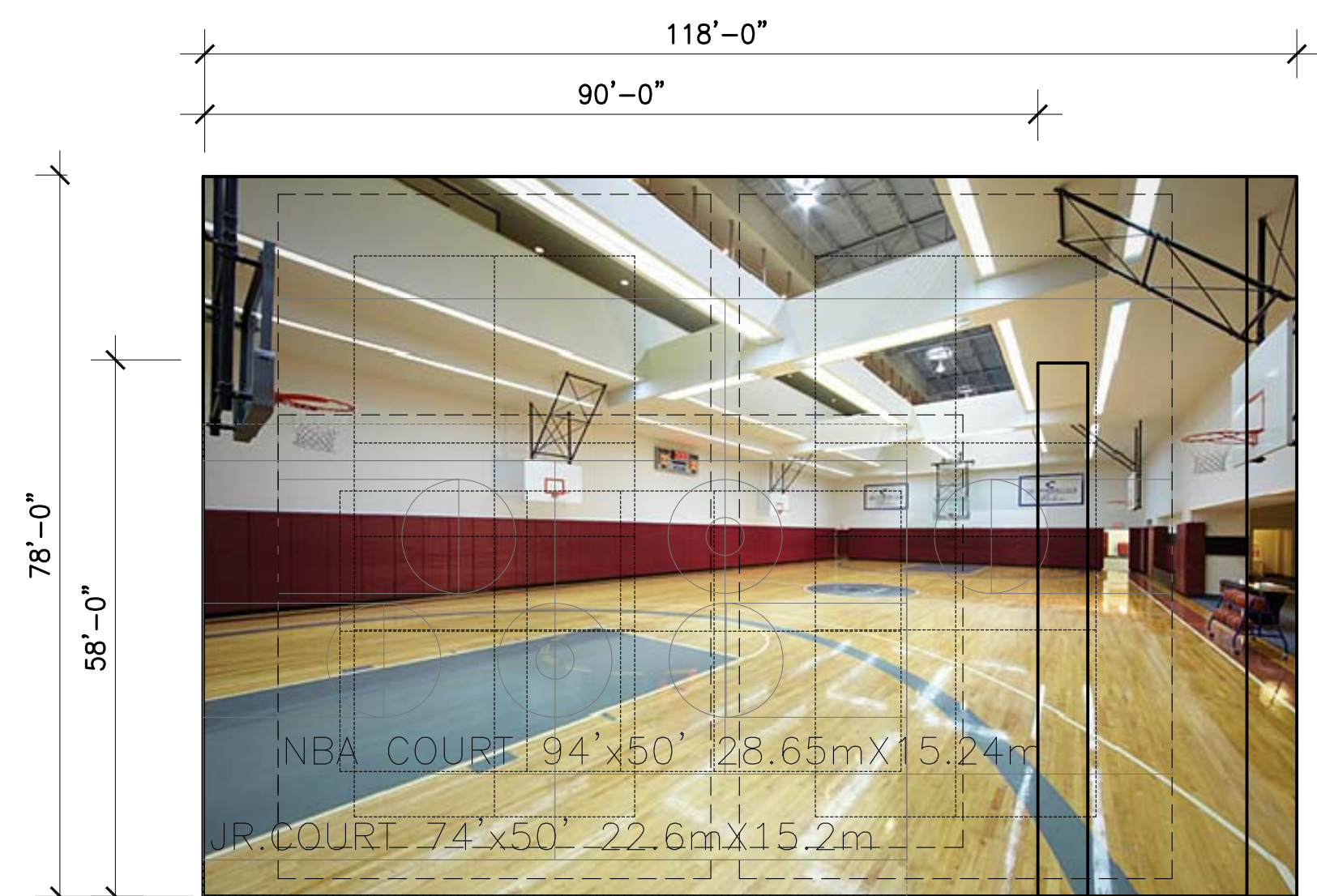
2,000 FT²
Enhanced Lobby is three times larger and includes pool viewing



275 FT²
Existing Fitness Change and WC

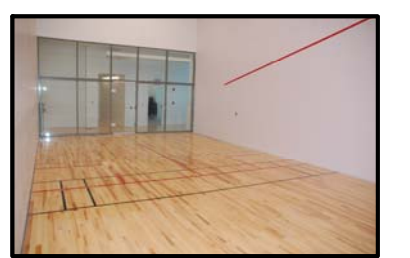
26 M² (275 FT²)
Enhanced Fitness change, double existing to 550 ft²

future additions to community centre



NBA Gymnasium
8,310ft² (772 SM)

NOTES:
TYPICAL BASKETBALL COURT SIZES:
NBA 94'x50'
HIGH SCHOOL 84'x50'
JR. SCHOOL 74'x50'
RUN OUT VARIES, 3' OLD GYMS, 10' NEW GYMS



60SM (640FT²)
Squash/Raquetball Court

future renovations to the campus

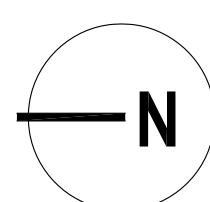


372SM (4000FT²)
Conference/Multipurpose Hall & Kitchen



557-1300SM (6000-14,000FT²)
Indoor Multipurpose Field

NOTES:
INDOOR SOCCER FIELDS VARY IN SIZE FROM 81'x138' TO 81'x48'.
6' RUN OUT IS GENERALLY RECOMENDED



25'

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The Existing Facility

This panel summarizes some of the findings of integrated project team. It also looks at some of the specific upgrades that might be recommended for 2015.

snow shedding from the roof has created problems for parking here

consider improvements to the cafe / concession

energy savings can be achieved with ice arena heat recovery and lighting upgrades

additional, centralized staff offices and meeting areas

renewed control point and entry area

existing load bearing block and columns should be repaired and repainted to improve longevity

upgrade and expand fitness change rooms

- Legend**
- Entrance
 - Vehicular Access
 - Pedestrians
 - Views
 - Opportunity or Node
 - Parking
 - Buffer

The natatorium is currently getting a renewed ceiling treatment however much of space and original tanks are over 35 years old, specifically:

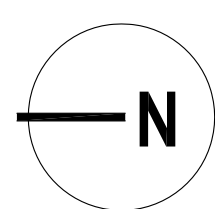
- new wall finishes & decorative ceiling treatment might be considered
- new pool deck and tank tiles c/w water proofing membranes and new underwater lighting
- upgrades to mechanical systems including dehumidification and heat recovery
- improved accessibility into lap and teach pools
- replace corroded electrical panels and equipment

nelson leaves are interested in expanded change rooms **main floor**

improved site drainage at entry drop-off

code related separations are needed in chlorine room and loading area

improved chemical loading would solve a long time problem



25'

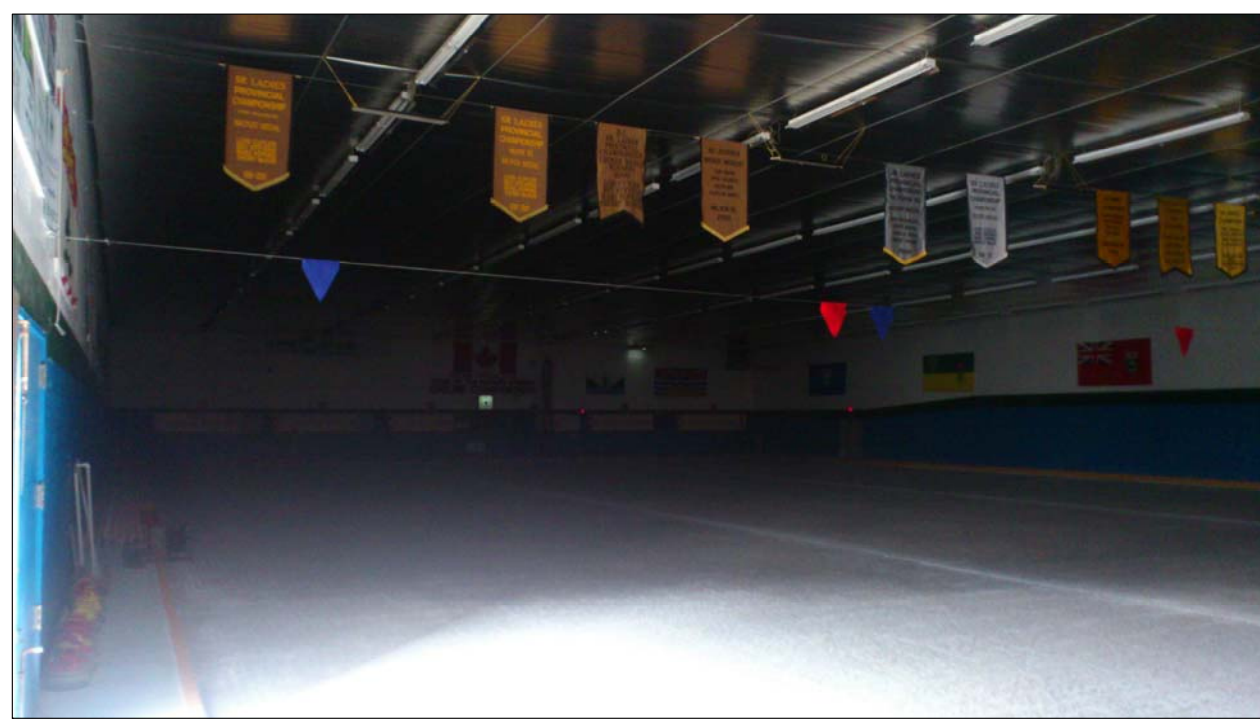
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lower floor

basement

The Existing Facility

This panel summarizes some of the existing facilities at a campus level such as the curling rink and indoor soccer field that might be upgraded on a long range basis.



six sheet surface:
- sand base
- no natural light
- underutilized

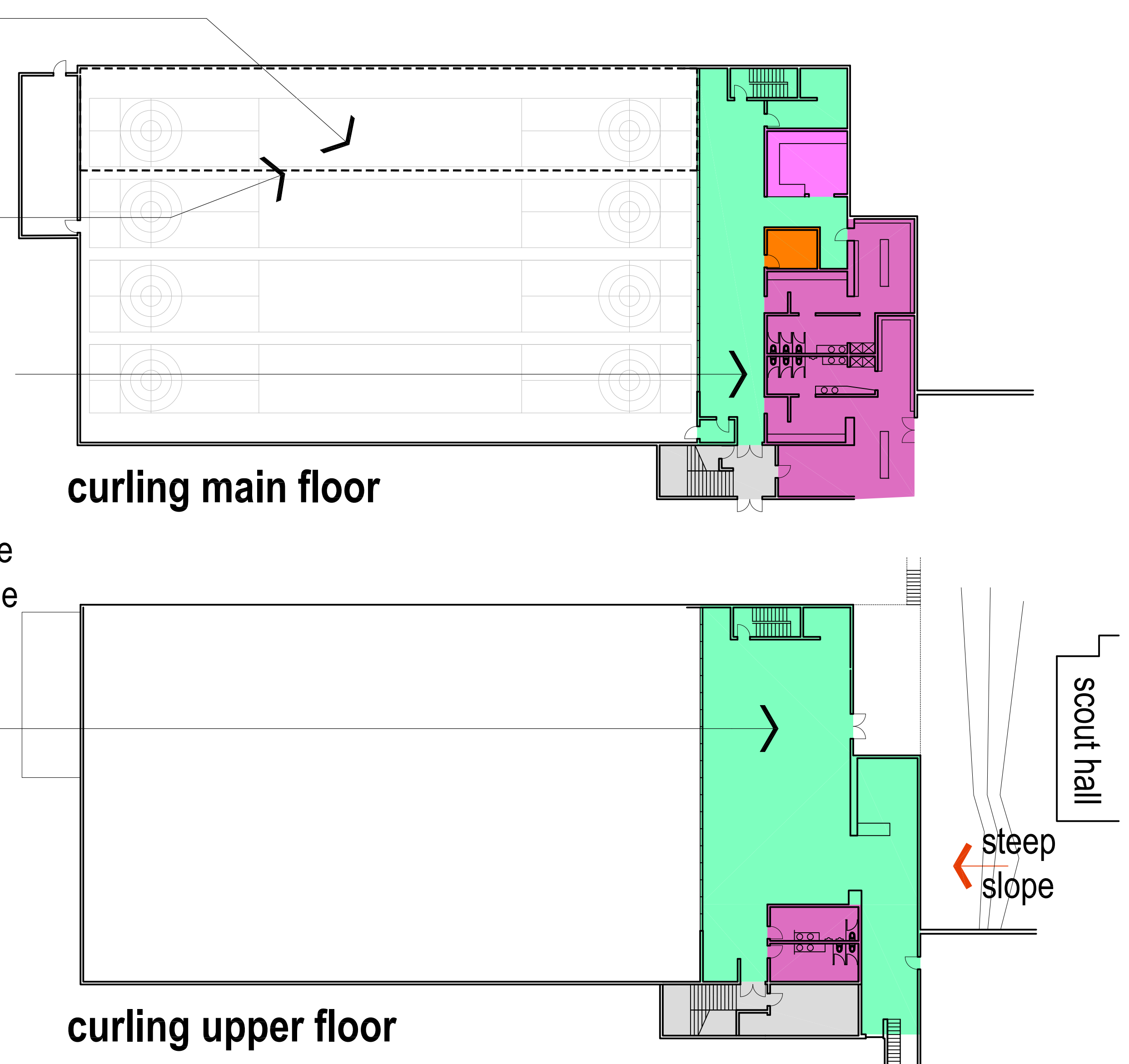


Line of proposed racquet courts conversion

viewing area & change facilities:
- no natural light
- change areas are inaccessible, finishes are nearing the end lifecycle

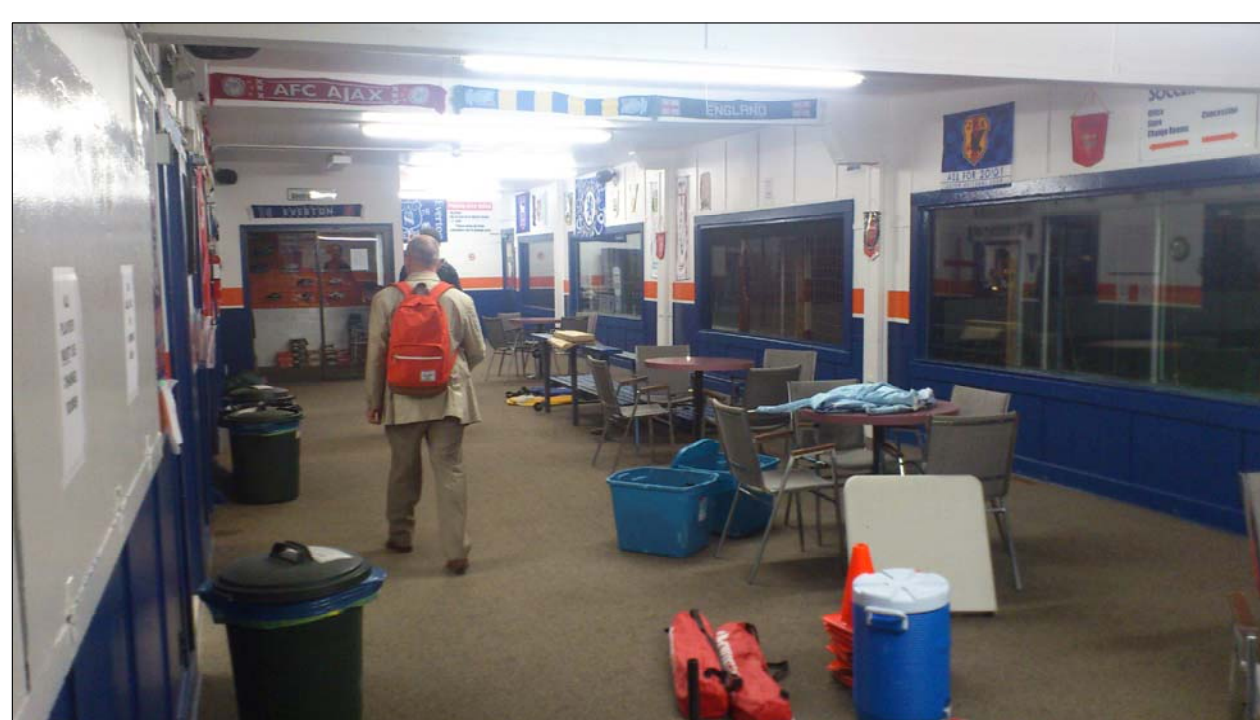


curling lounge:
- inaccessible from community centre

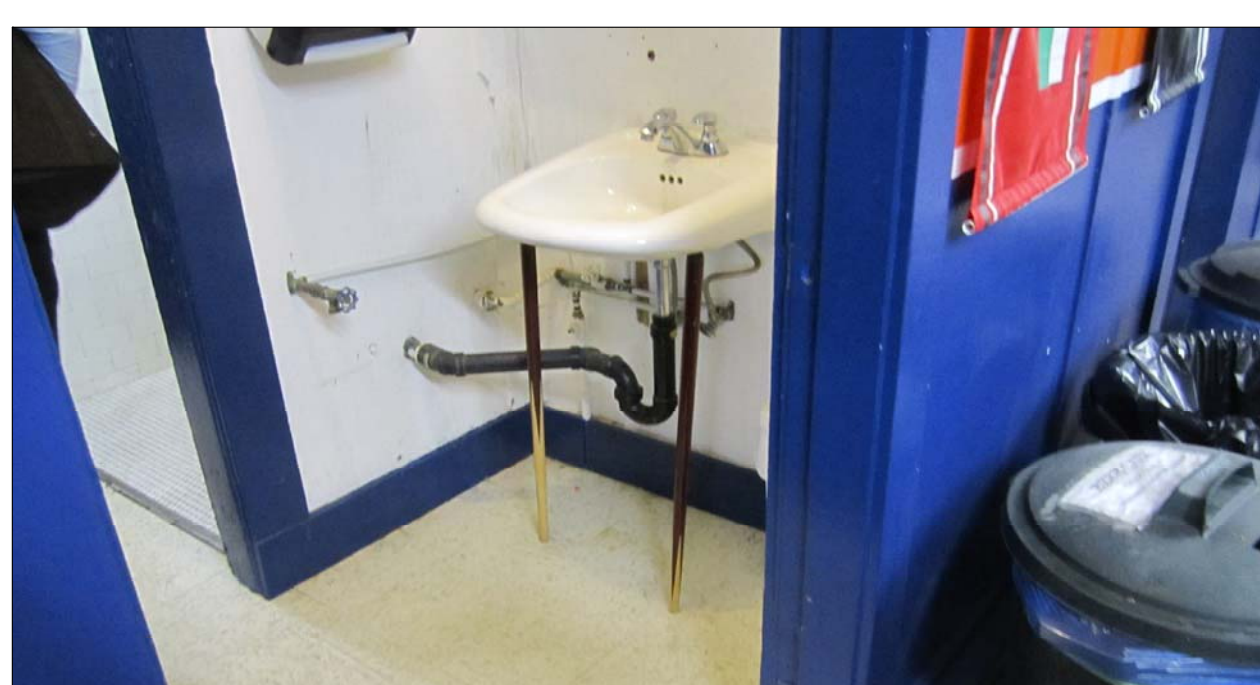


multisheet curling rink

indoor soccer facility



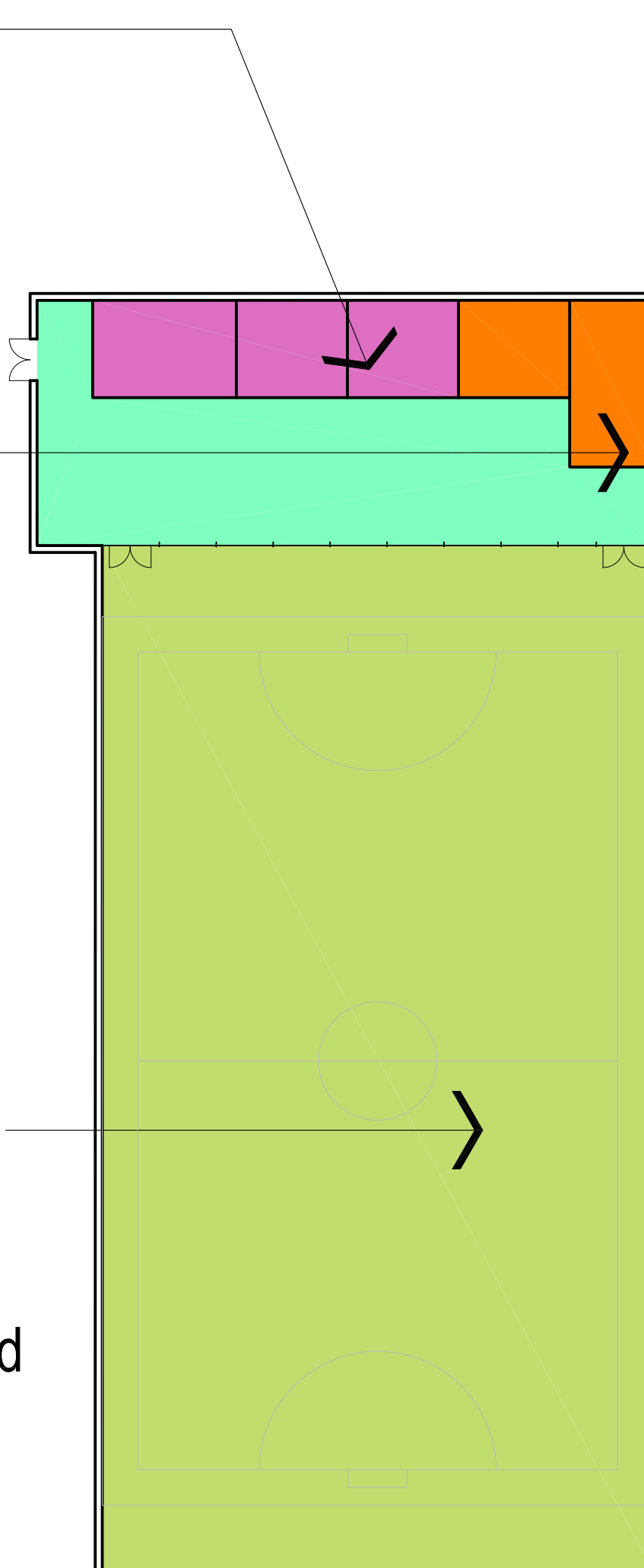
change area/lounge:
- washroom/change facilities are inaccessible and nearing the end of lifecycle



administration areas



indoor field, sand base
- uneven surface
- no natural light
- surface nearing the end of lifecycle

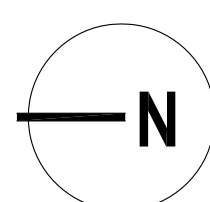


existing indoor field main floor

Legend

- Entrance
- Vehicular Access
- Pedestrians
- Views
- Opportunity or Node
- Parking
- Buffer

- Entrance/Circulation
- Administration/Support
- Banquet Space
- Curling Lounge
- Food Services
- Washrooms
- Gymnasium
- Indoor Field
- Childcare Space
- Pool Deck
- Multipurpose Program Space
- Squash Court
- Fitness Room/Change
- Steam/Sauna



25'

Revised to Apr 16 2014

the 2015 workplan

This panel outlines a potential work plan focused on natatorium upgrades critical to extending the life of the facility. Budget estimates based on comparable projects and cost per unit or measure. Stand alone numbers might vary more significantly than the total sum.

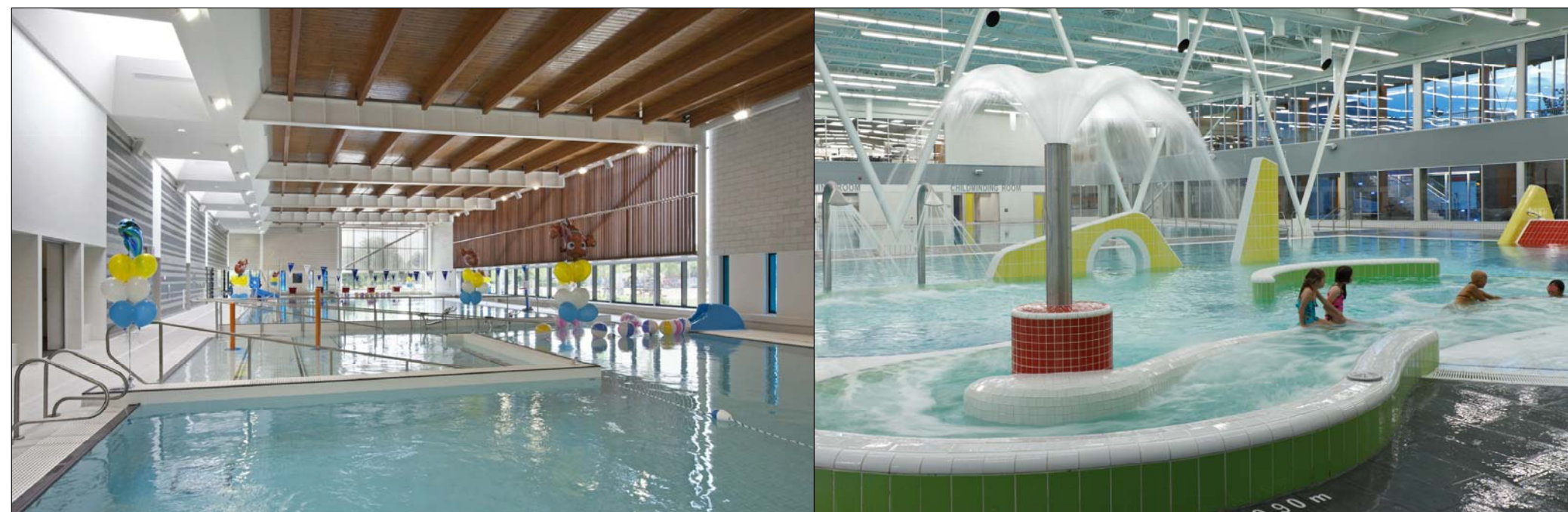
optional mechanical/chem rooms with loading lift 600fts

option to renew change areas including lockers, fixtures

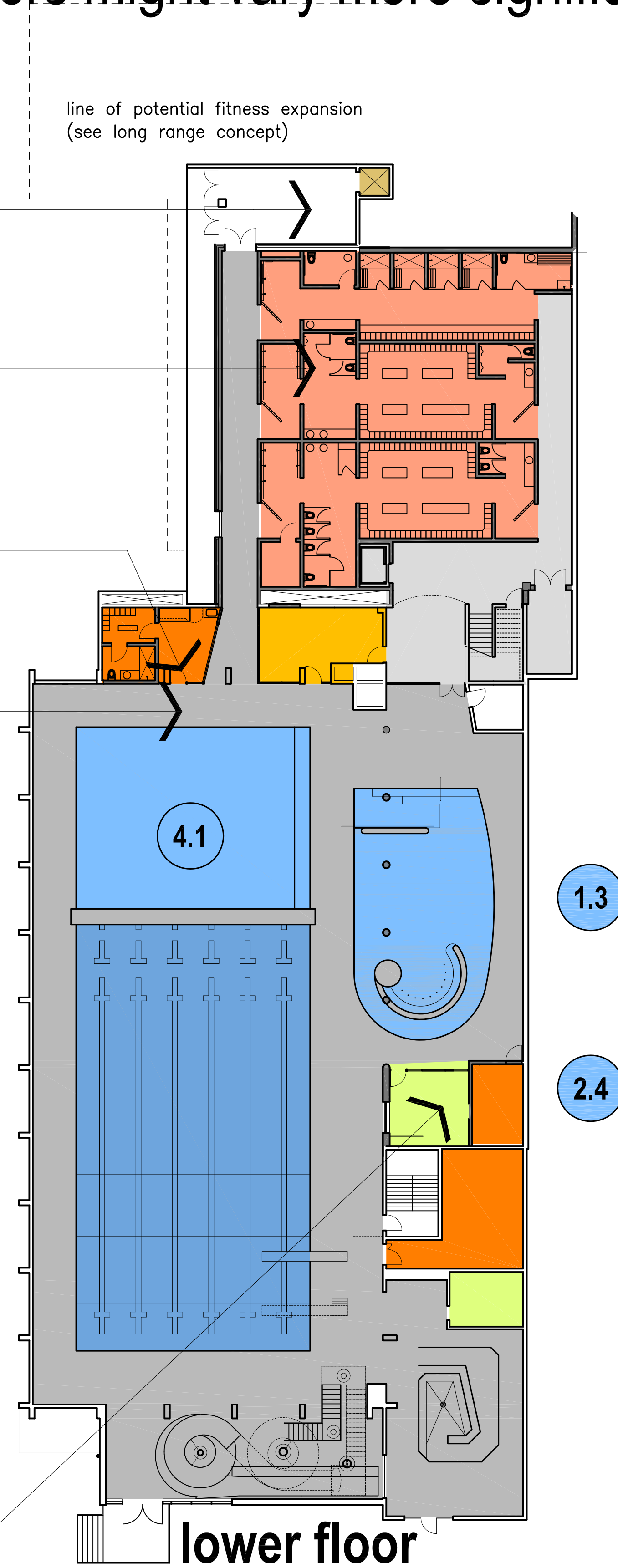
relocate guarding station for better staff access and supervision

Renewed natatorium including

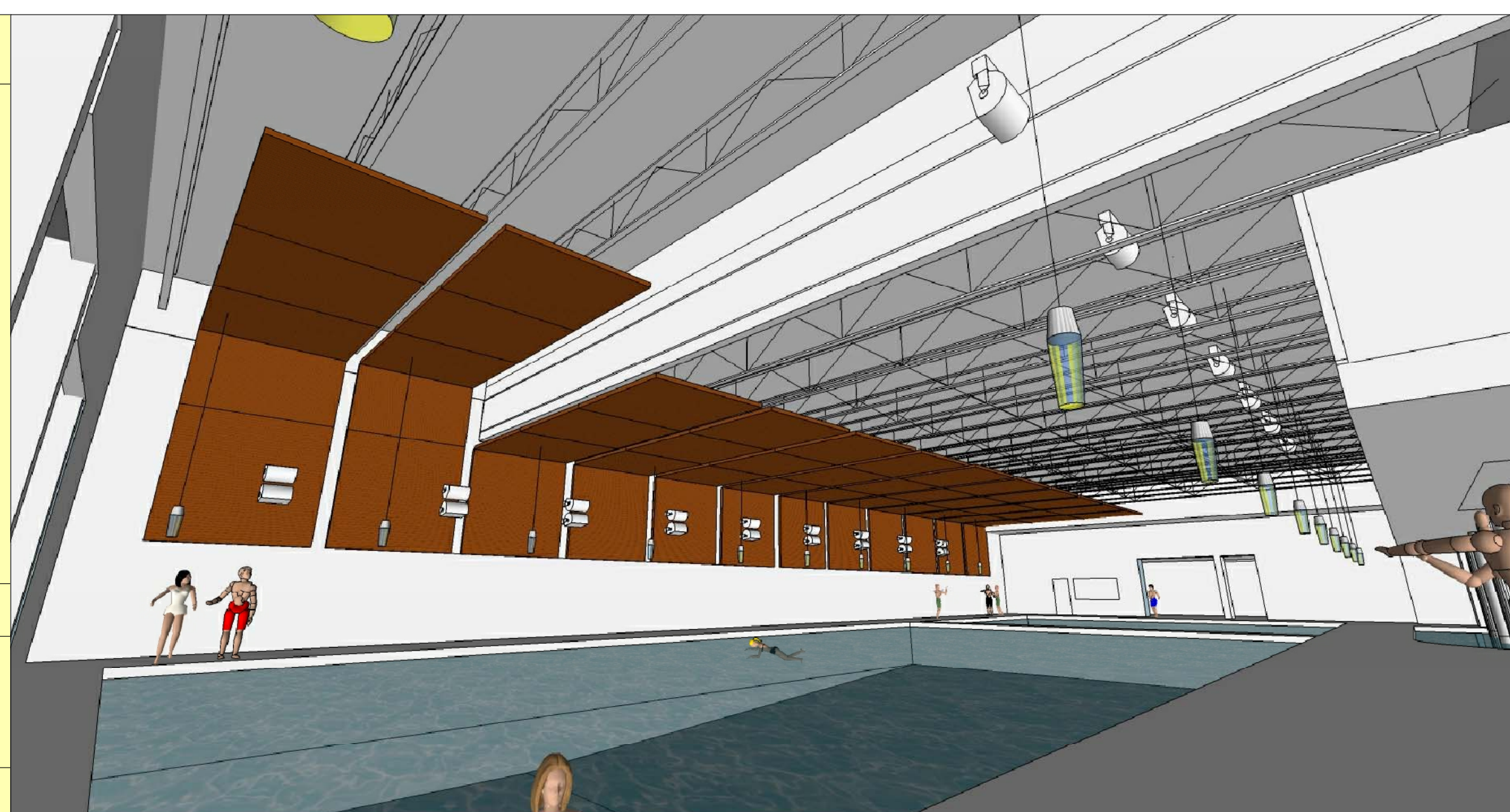
- new wall finishes & decorative ceiling treatment
 - new deck, gutter & tank tiles c/w water proofing membranes
 - new underwater lighting
 - new mechanical dehumidification and heat recovery
 - improved accessibility into lap & teach pools
 - envelope repairs
 - replace corroded electrical panels and equipment
- area 13,240 ft²



new sauna and storage where guard room was



BUDGET - 2015 Workplan*		
1) Site Work and drainage	\$850,000	*allowance
2) Community Centre		*future
2.1) Renovations		
2.2) Activity Space, Admin Additions		
3) Arena Renovations		*future
4) Aquatic Centre Renovations	\$2.2 million	*see mechanical report, allowance for decor and tile
4.1) natatorium decor		
4.2) Re-tile decks, tanks & gutters		
4.3) Mechanical Upgrades		
5) Electrical Upgrades and Replacement	\$130,000	*see electrical report
6) General Requirements and Fees	\$400,000	*see report
SUB-TOTAL	\$3.6 million	*rounded
SOFT COSTS	\$0.5 million	
DESIGN AND PROJECT CONTINGENCY AT 15%	\$0.4 million	*included above
TOTAL	\$4.5 million	*rounded



***notes:**

1. 25% soft costs (fees, etc) is a rule of thumb and might vary
2. Construction cost contingencies are included
3. all costs in 2013 dollars, no escalation has been included
4. see appendix G for detailed breakdown of costs

a long range concept

This panel suggests that the proposed long range program could be distributed into existing structures along with modest additions, reinforcing the campus feel.



Renovate Curling to suit a multipurpose indoor field, conference hall and associated facilities



Future renovation of Small Arena into four sheet Curling Rink



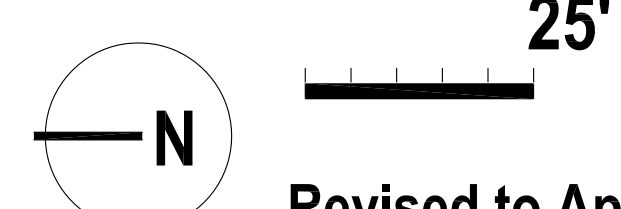
Enhanced connections between arenas and curling will reinforce the campus feeling

Civic Arena, retrofit concrete slab at ice surface to allow a multi-purpose space

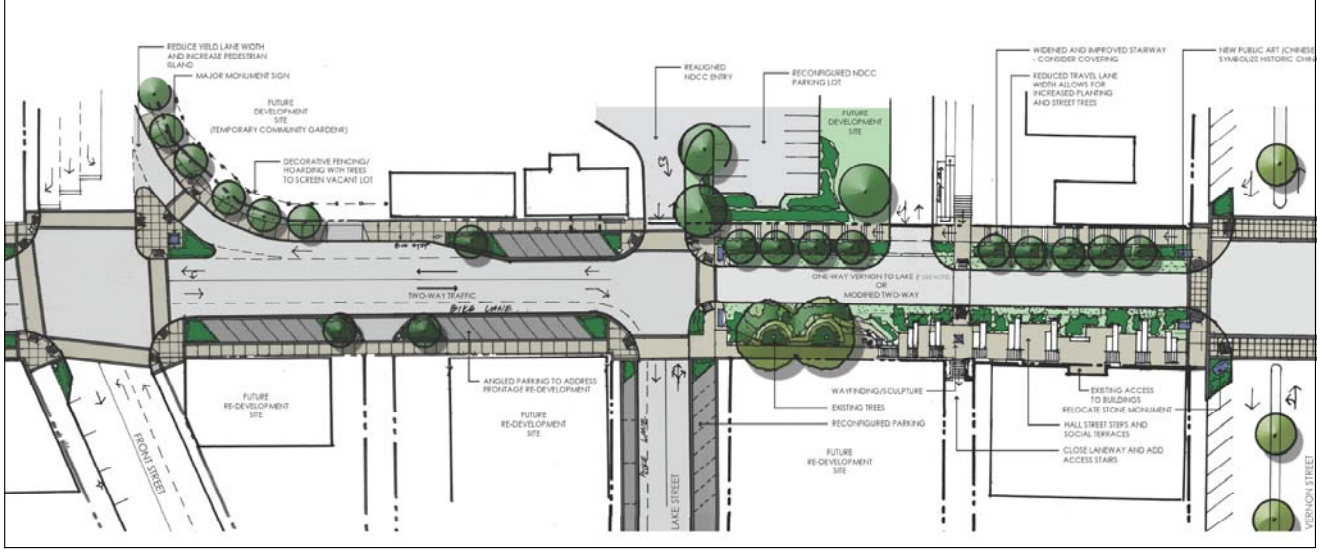


- Legend**
- Entrance
 - Service Entrance
 - Vehicular Access
 - Pedestrians
 - Views
 - Opportunity or Node
 - Parking
 - Buffer

site plan



Revised to Apr 16 2014



NELSON AND DISTRICT recreation campus renewal feasibility study

a long range concept

This panel suggests that the desired program upgrades could be accommodated within the existing building along with a modest addition.



fitness expansion includes pool service loading and lift, 2,200 ft²

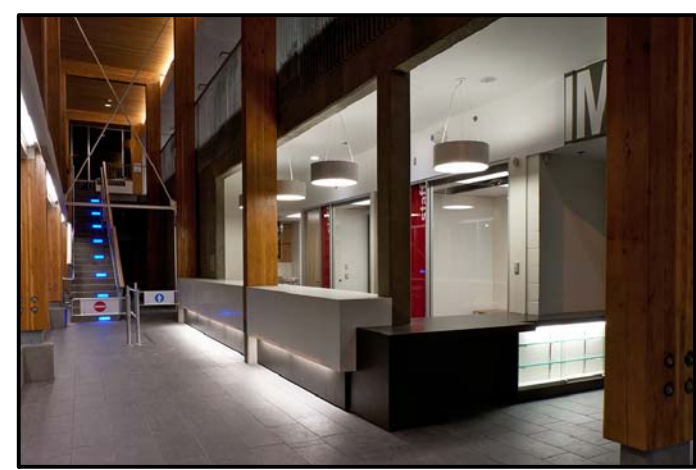
renovated space is dedicated fitness/dance space 800 ft²

new multipurpose space "opens up" to community living room for special events 1000ft²

relocate admin for generous community "living room" with view into pool including control point

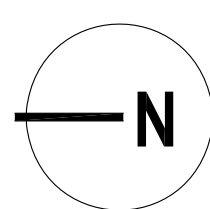
renovate existing space for improved fitness change

renovate existing fitness for new administrative space including a minor addition (2,500 ft²)



multipurpose room accessible to public & staff 325 ft²

- Legend**
- Entrance
 - Vehicular Access
 - Reference (Refer to Architectural Site Review)
 - Control Point
 - Entrance
 - Administration
 - Multipurpose Program Space
 - Food Services
 - Washrooms
 - Gymnasium
 - Indoor Field
 - Childcare Space
 - Pool Deck
 - Squash Court
 - Fitness Room/Change
 - Steam/Sauna



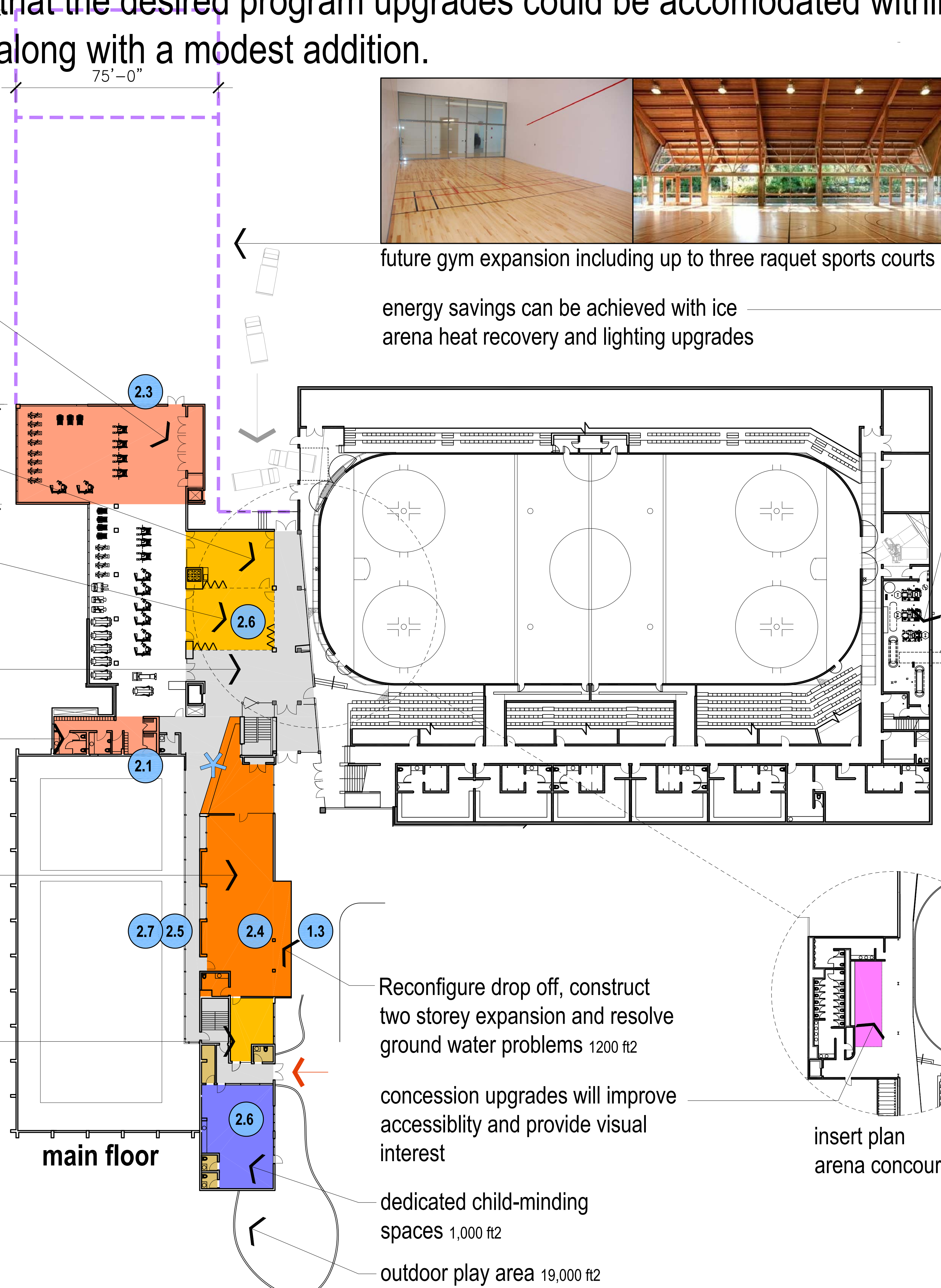
25'

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future gym expansion including up to three racket sports courts

energy savings can be achieved with ice arena heat recovery and lighting upgrades

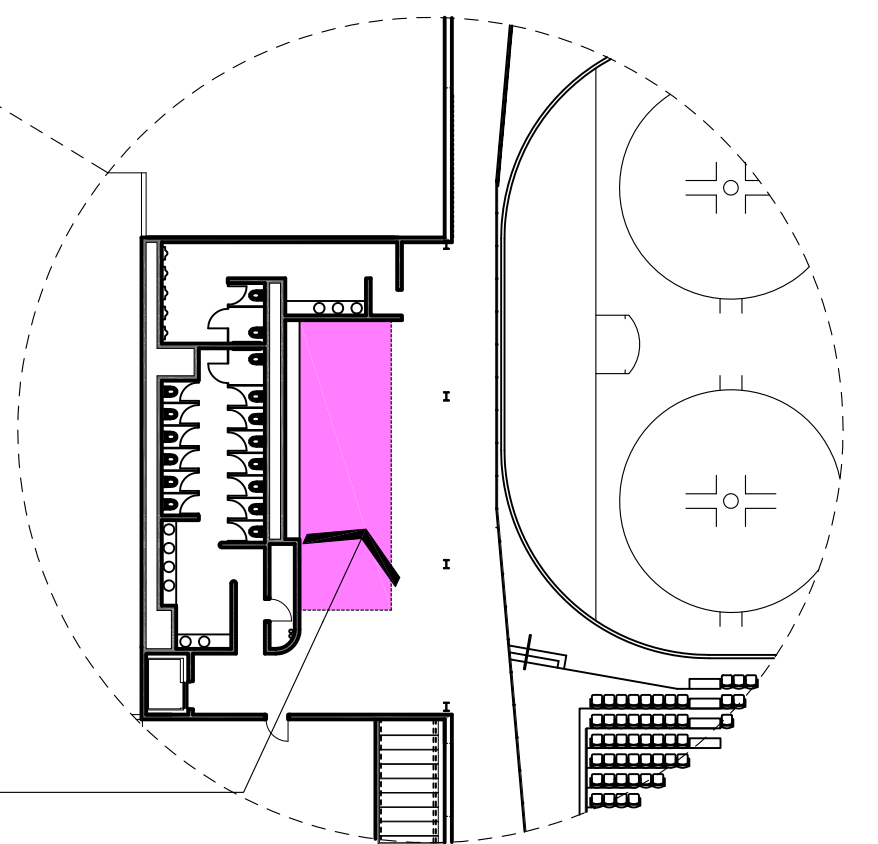


Reconfigure drop off, construct two storey expansion and resolve ground water problems 1200 ft²

concession upgrades will improve accessibility and provide visual interest

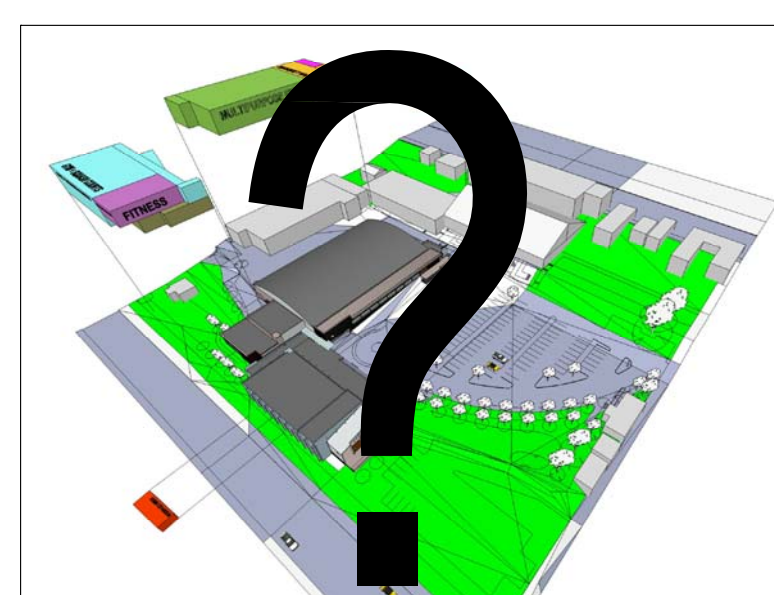
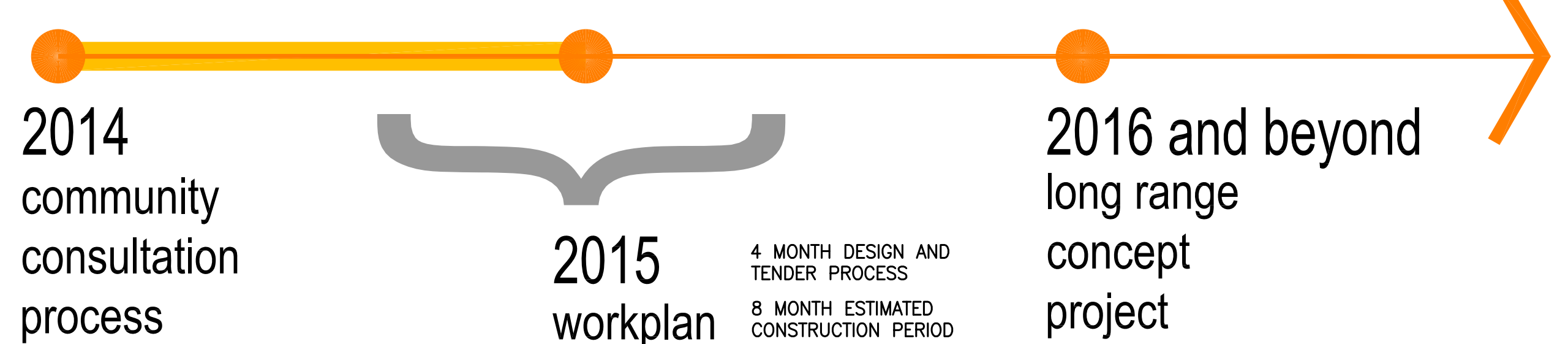
dedicated child-minding spaces 1,000 ft²

outdoor play area 19,000 ft²



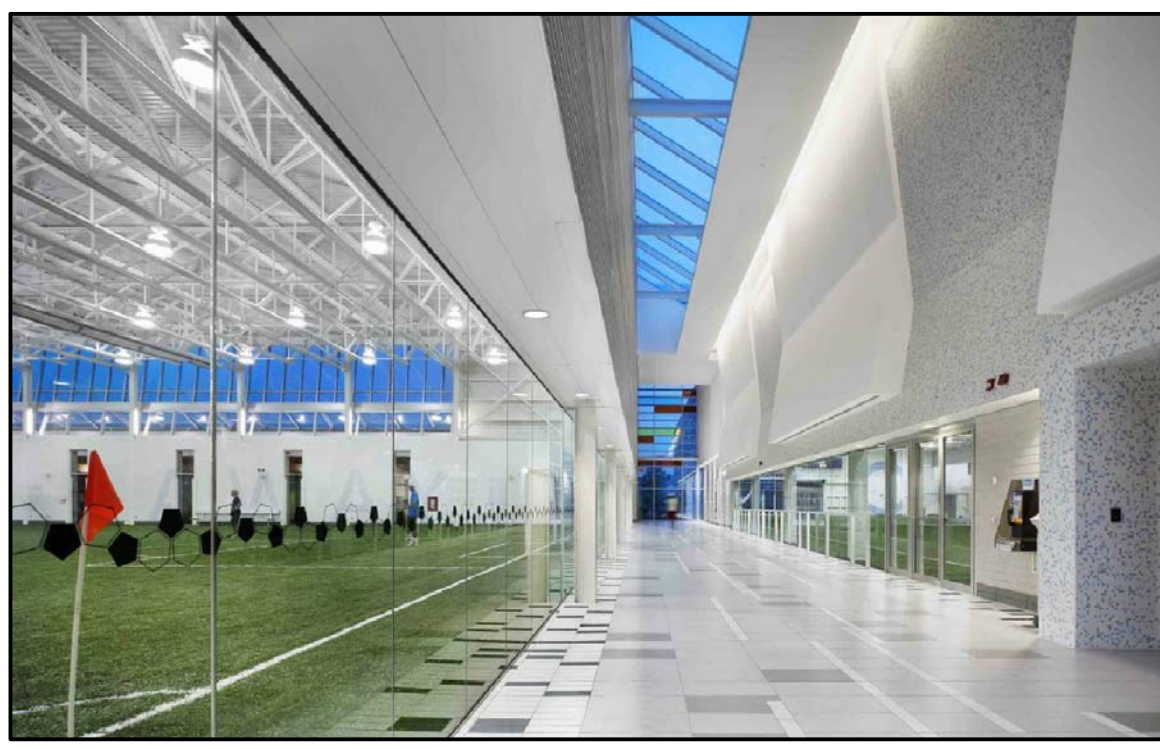
insert plan arena concourse level

proposed timeline

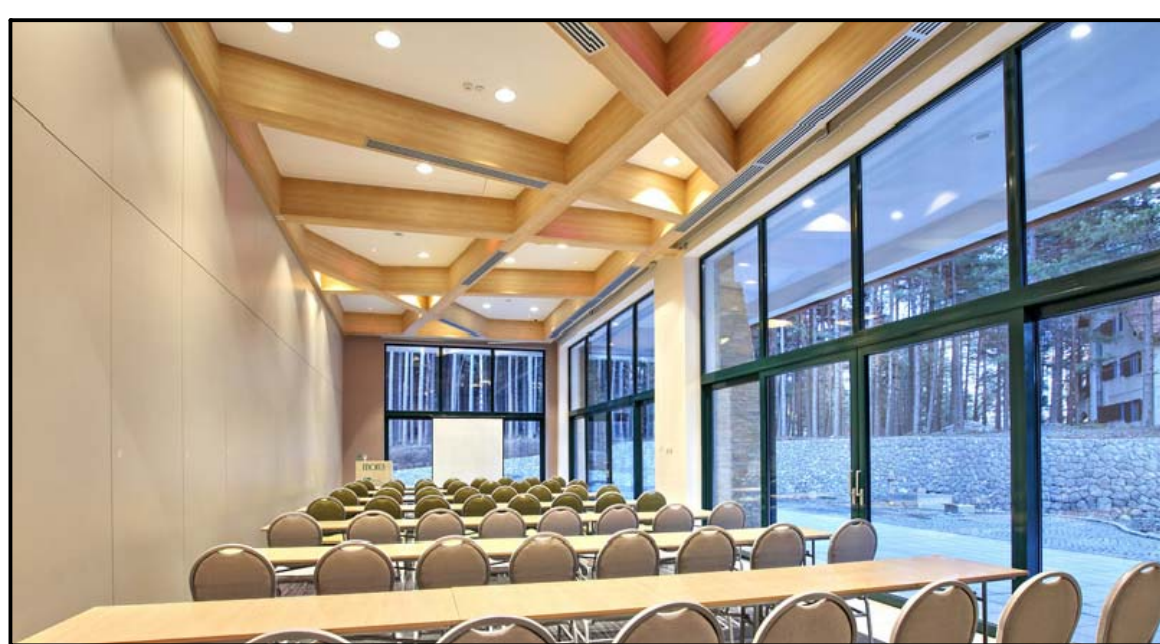


a long range concept

This panel explores a renovations and alterations to the curling rink facility and indoor soccer field to take advantage of views, building characteristics and evolving community demands.



BRAMPTON INDOOR FIELD & SOCCER CENTRE



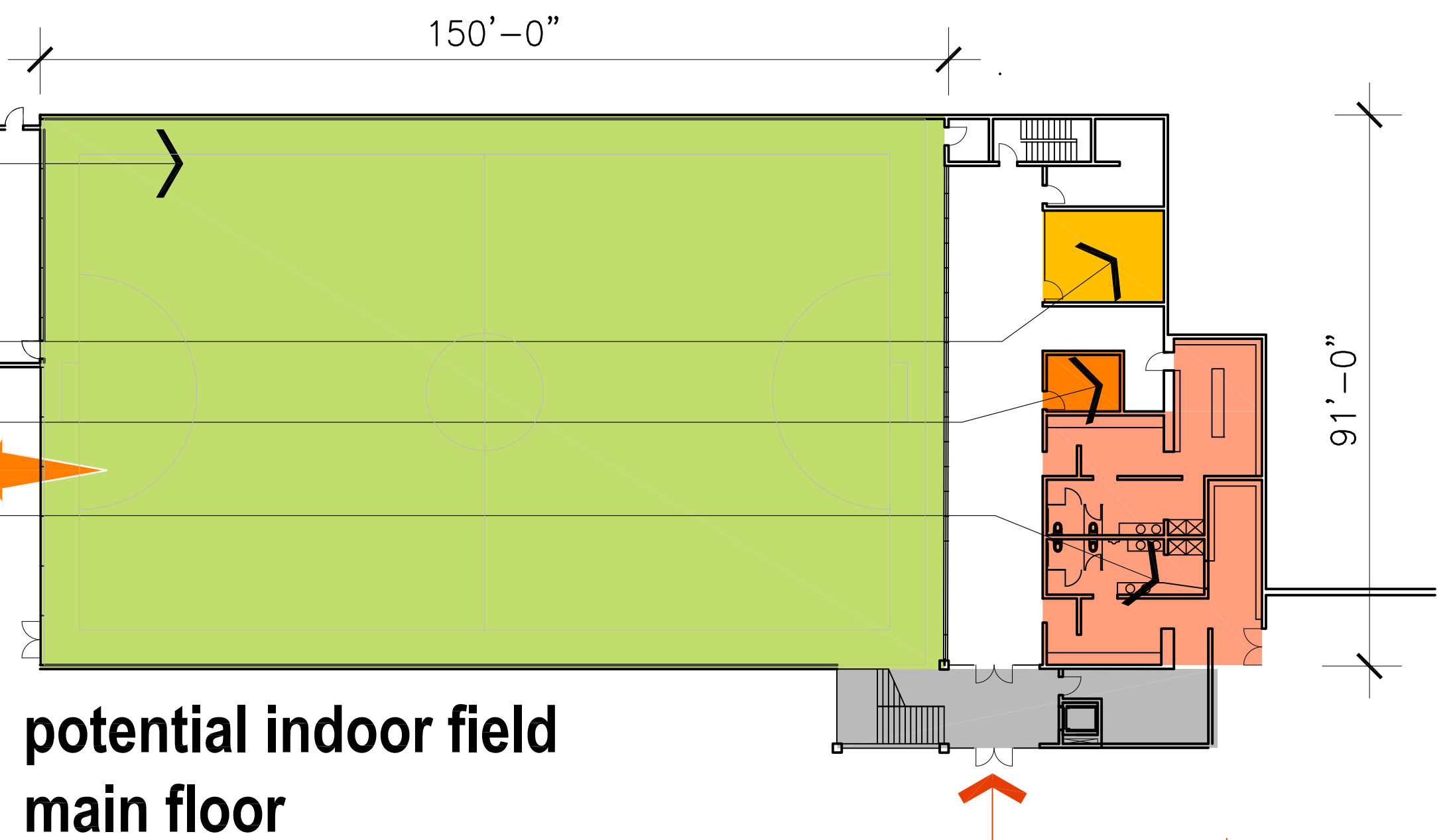
BANQUET AND CONFERENCE SPACE



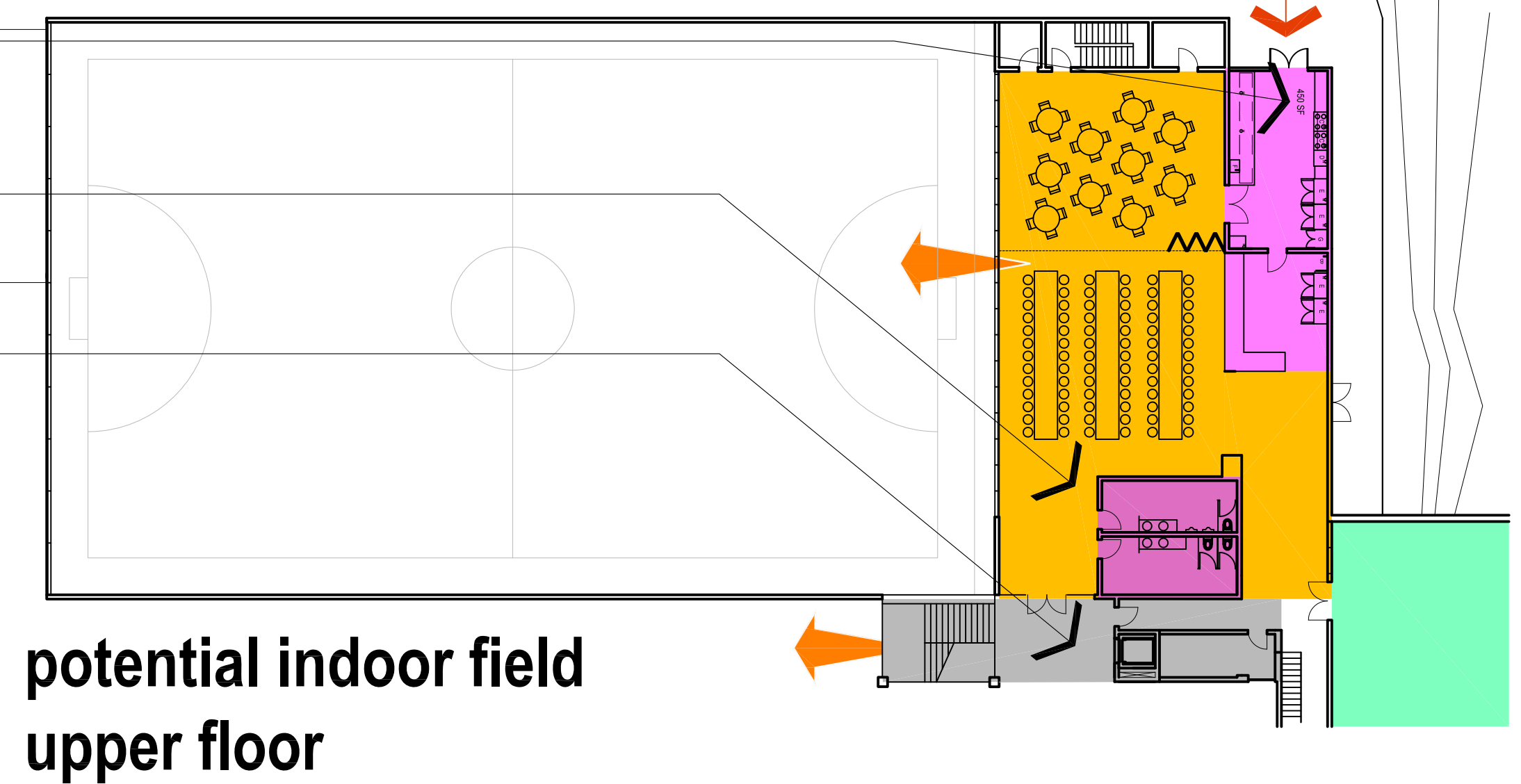
UPGRADED KITCHEN

- Multiuse indoor field, concrete base
- Multipurpose team room
- Existing Administration
- Renovated change area to meet current accessibility standards

- Upgraded Kitchen and Bar area for Conference Hall
- 3600 sf Conference Centre
- Possible upgraded fully accessible entry stair, elevator



potential indoor field main floor



potential indoor field upper floor

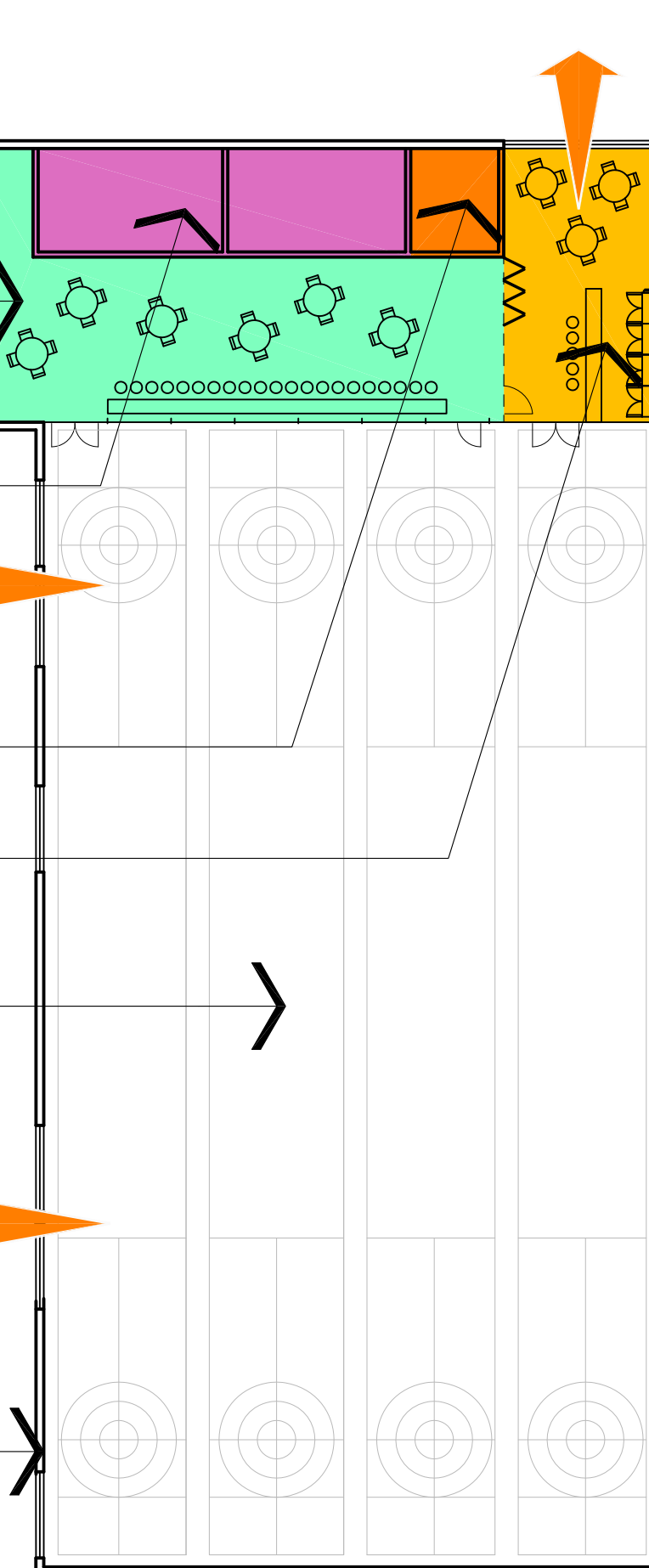
potential multipurpose indoor field

potential multisheet curling rink



BANFF CURLING CENTRE

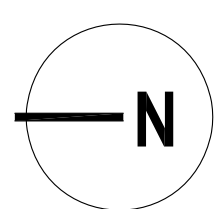
- Possible overflow area to Conference Hall
- Renewed Change/Washrooms
- Renewed administrative area
- Multipurpose Lounge
- Renewed four sheet curling rink with concrete base
- Glazing to provide natural light and select views



potential four sheet curling rink

- Legend**
- Entrance
 - Vehicular Access
 - Pedestrians
 - Views
 - Opportunity or Node
 - Parking
 - Buffer

- Entrance
- Administration
- Multipurpose Space
- Curling Lounge
- Food Services
- Washrooms
- Indoor Field
- Change Rooms



25'

Revised to Apr 16 2014

concept explorations

This panel explores three scenarios that could address program wishlist items: new construction, retrofitting existing, or a mix of new structures and retrofitting.

