

In advance of grant application deadlines in January of 2019, this feasibility study is being undertaken to review recommended options from the City of Fernie Leisure Service Master Plan from Oct 31, 2013

October
2013

✓ Leisure Service Master Plan

In the Master Plan, the recreation facilities master plan recommended to pursue Option 1: A Community Centre at the Aquatic Centre Site

This options would include the demolition of the Memorial Arena, the Curling Club, Centennial Community Centre, Max Turyk Community Centre and the Senior's Centre and the reconstruction of one central multi-purpose Community Centre complex at the Aquatic Centre site. A fully integrated facility would become a central recreation and social hub in the community and would provide the greatest overall community benefit.

December
2018

✓ Feasibility Study Engagement

On December 15, 2018; Carscadden is consulting with Council and stakeholders to review opportunities and challenges in completing Option 1 from the Master Plan. Since 2013, the Max Turyk building has been removed from Option 1.

The study will investigate replacing the following facilities

Memorial Arena

The Curling Club

Centennial Community Centre

The Seniors' Centre

January
2019

Grant Application

On January 23, 2018; the City of Fernie will be making a Grant Application.

City of Fernie

Recreation Feasibility Project

existing facilities - arena

15 December 2018

Indoor arenas as part of the heritage of the country and provide significant recreation and social benefits. Almost all communities in the province of populations greater than 5,000 have a public arena and many smaller communities, like Fernie, also have one

existing memorial arena

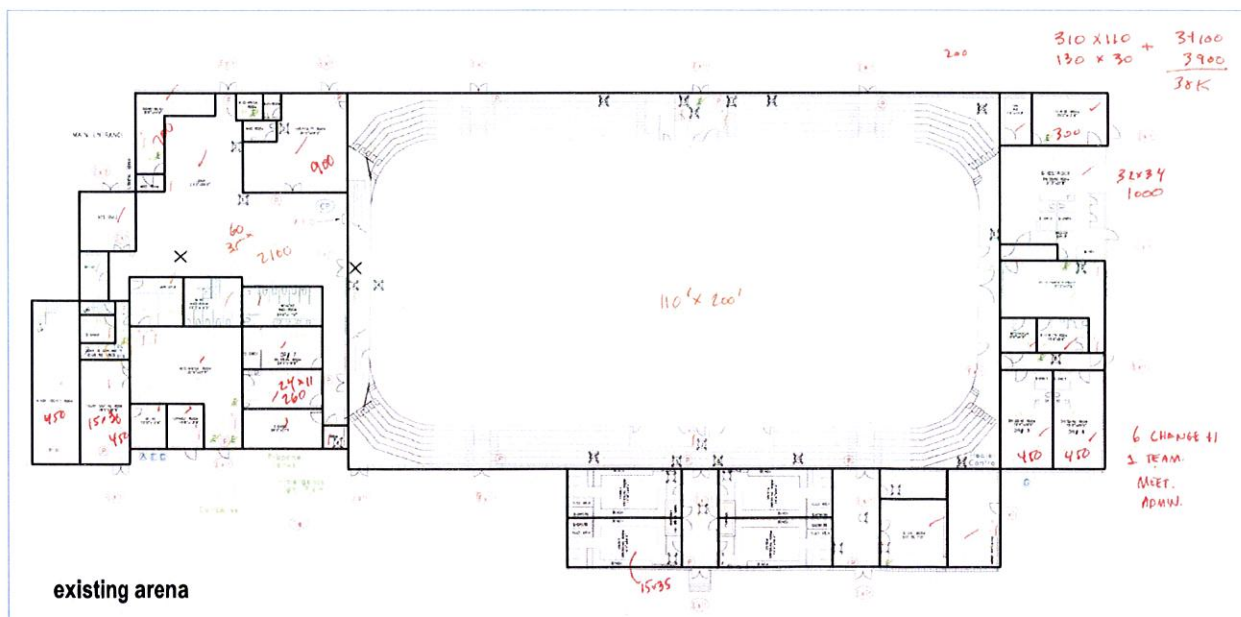
• 85' x 185' ice +1,140 seats	22,000 SF
• Team Changeroom	1,000 SF
• 4 Changerooms (each 500 SF)	2,000 SF
• 2 Changerooms (each 450 SF)	900 SF
• 2 Changerooms (each 250 SF)	500 SF
• Referee Change	150 SF
• First Aid	100 SF
• Minor Hockey Room	450 SF
• Figure Skating Office	450 SF
• Admin Offices	200 SF
• Lobby and Skate Change	2100 SF
• Meeting Room	900 SF
• Concession	200 SF
• Circulation, WC, Storage, Mech, Walls	7,000 SF

Total	38,000 SF
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proposed arena

• 85' x 200' ice +1,200 seats	30,000 SF
• Team Changeroom	1,000 SF
• 8 Changerooms (each 500 SF)	4,000 SF
• Referee Change	150 SF
• First Aid	100 SF
• Minor Hockey Room	200 SF
• Figure Skating Office	200 SF
• Admin Offices	400 SF
• Lobby and Skate Change	2500 SF
• Meeting Room	900 SF
• Concession	400 SF
• Circulation, WC, Storage, Mech, Walls	8,000 SF

Total	48,000 SF
New Construction at \$275 PSF	\$13.2M



City of Fernie

Recreation Feasibility Project

existing facilities - curling

15 December 2018

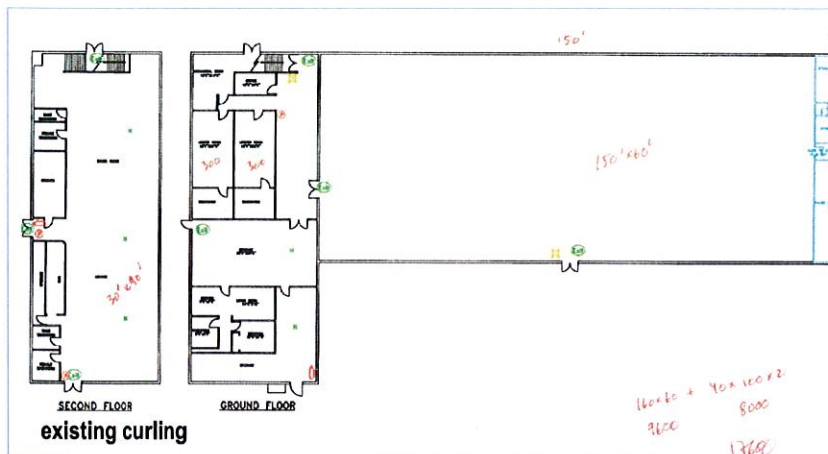
The curling facility is owned by the City and leased to the Fernie Curling club from October to April

existing curling

Ice surface - 4 sheets	9,000 SF
2 Changerooms (each 300 SF)	600 SF
Lounge (second floor)	2,700 SF
Circulation, WC, Storage, Mech, Walls	5,300 SF
Total	17,600 SF

proposed curling

Ice surface - 4 sheets	10,000 SF
2 Changerooms (each 500 SF)	1,000 SF
Lounge (second floor)	2,500 SF
Circulation, WC, Storage, Mech, Walls	2,500 SF
Total	16,000 SF
New Construction at \$275 psf	\$4.4M



City of Fernie

Recreation Feasibility Project

Carscadden Stokes McDonald Architects Inc
Lees + Associates

0 40' 12m

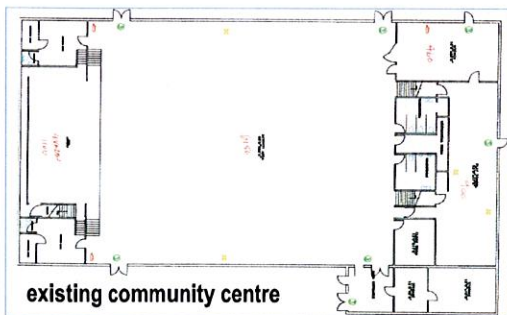
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In Fernie, traditional recreation centre facilities are provided at the Centennial Community Centre. The current Seniors' Centre is owned by the City and operated by the Senior Citizen's Society

existing community centre

• Gymnasium Activity Area	6,150 SF
• Stage	1,100 SF
• Playschool	900 SF
• Kitchen	450 SF
• Circulation, WC, Storage, Mech, Walls	1,900 SF

Total 10,500 SF



proposed community and seniors' centre

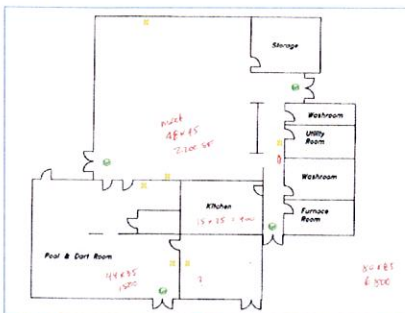
• Lobby / Lounge	800 SF
• Full Size Gymnasium	7,500 SF
• Fitness and Weights	2,500 SF
• Large Meeting Room	1,800 SF
• Small Meeting Room	900 SF
• Games Room	900 SF
• Changerooms	(see Curling Rink)
• Kitchen	500 SF
• Admin	700 SF
• Circulation, WC, Storage, Mech, Walls	4,800 SF

Total 21,000 SF
New Construction at \$500 psf \$10.5M

existing seniors' centre

• Meeting Room	2,200 SF
• Games Room	1,500 SF
• Lounge	600 SF
• Kitchen	400 SF
• Circulation, WC, Storage, Mech, Walls	2,100 SF

Total 6,800 SF



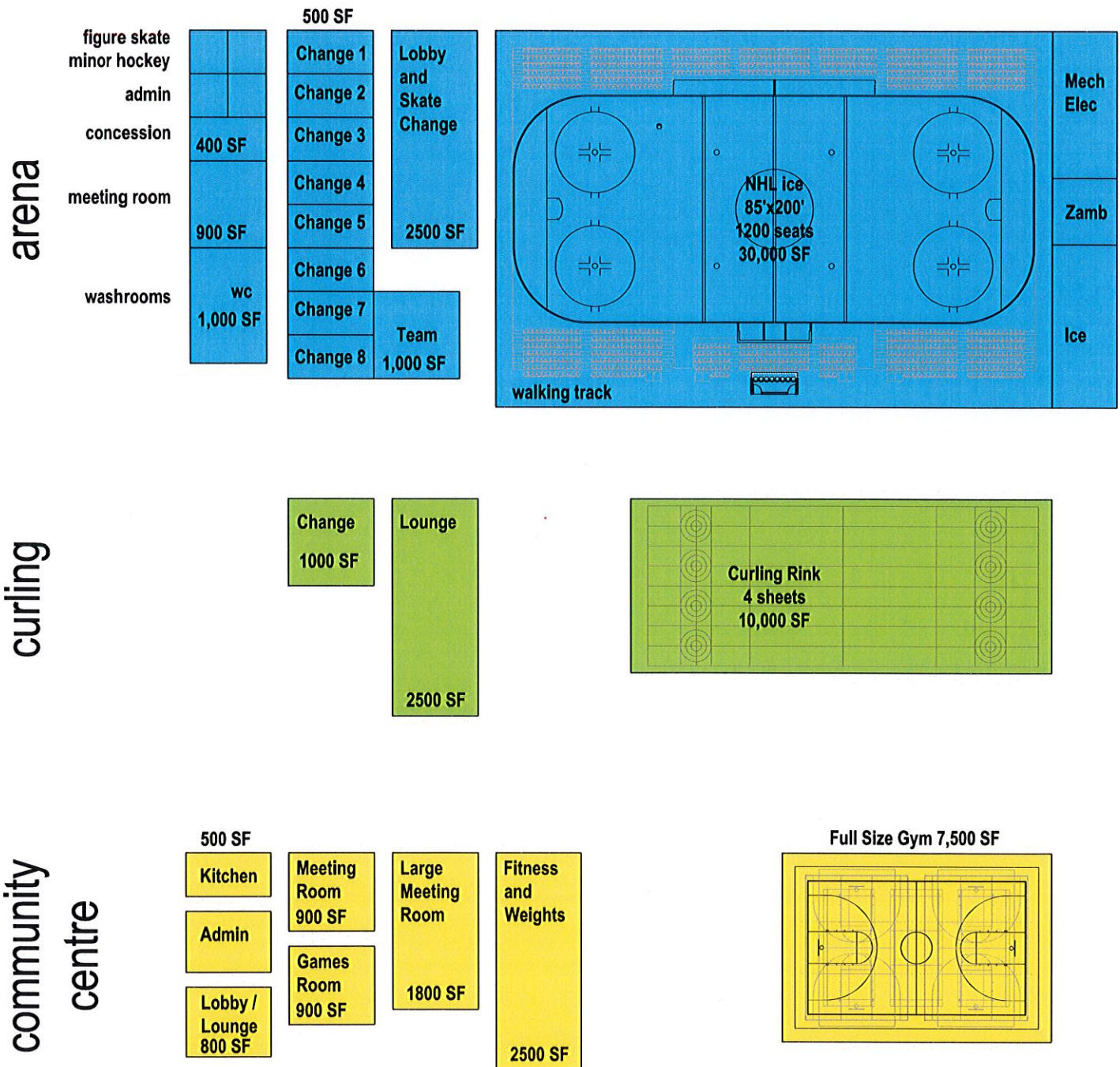
City of Fernie

Recreation Feasibility Project

proposed future facility

15 December 2018

A new community centre may be added to the existing Fernie Aquatic Centre. This panel illustrates optional room components.



City of Fernie

Recreation Feasibility Project

Carscadden Stokes McDonald Architects Inc
Lees + Associates

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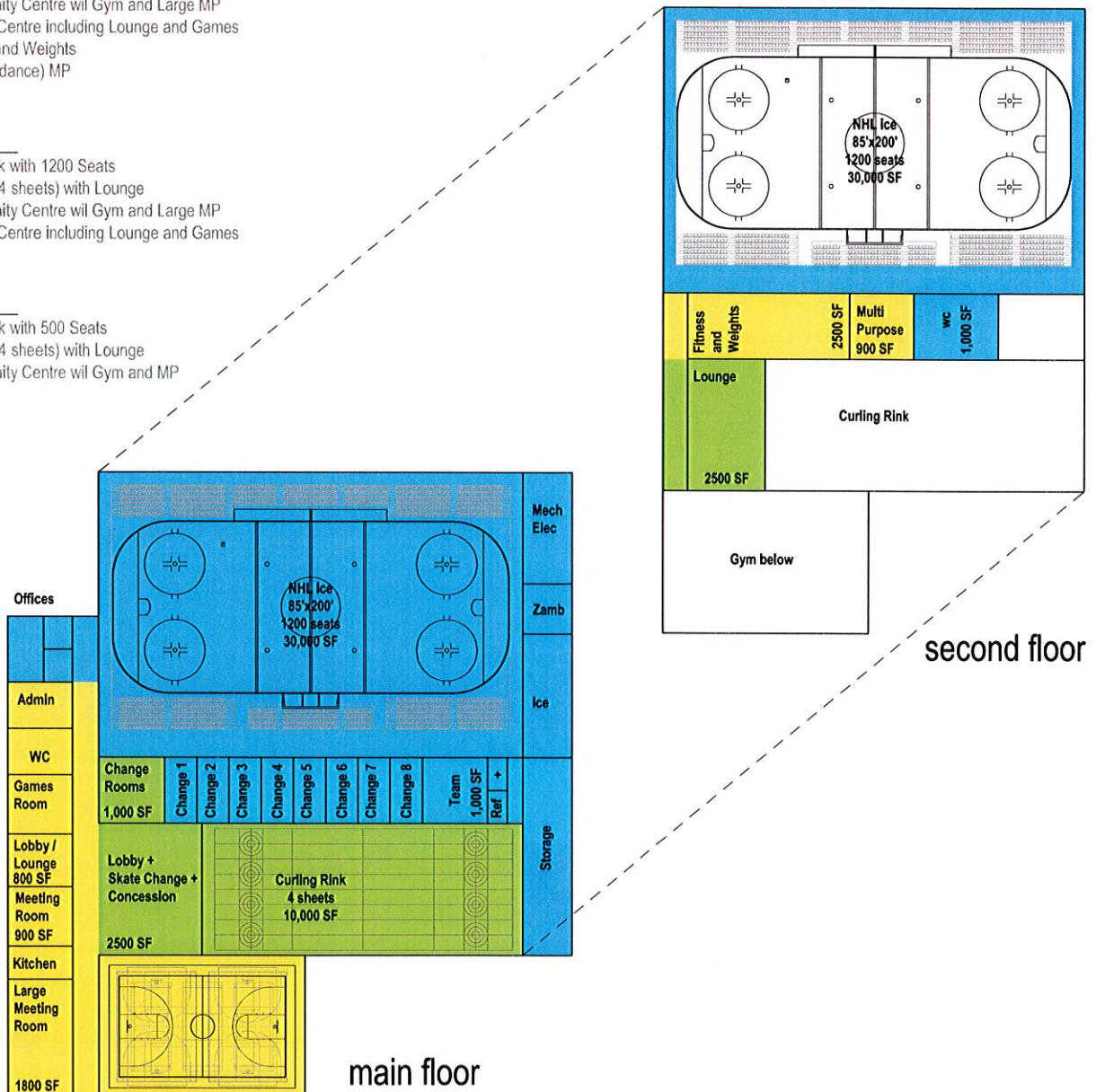
0 40' 12m

proposed future facility

15 December 2018

One possible arrangement for the addition is illustrated below. The final preferred option will coordinate with the existing Aquatic Centre

- Construction Cost = contractor bid price
- \$28.1M Option 1**
\$13.2M – NHL Rink with 1200 Seats
\$4.4M – Curling (4 sheets) with Lounge
\$10.5M – Community Centre w/ Gym and Large MP
 Seniors Centre including Lounge and Games
 Fitness and Weights
 Activity (dance) MP
- \$25.9M Option 2**
\$13.2M – NHL Rink with 1200 Seats
\$4.4M – Curling (4 sheets) with Lounge
\$8.3M – Community Centre w/ Gym and Large MP
 Seniors Centre including Lounge and Games
- \$22.2M Option 3**
\$12.0M – NHL Rink with 500 Seats
\$4.4M – Curling (4 sheets) with Lounge
\$5.8M – Community Centre w/ Gym and MP

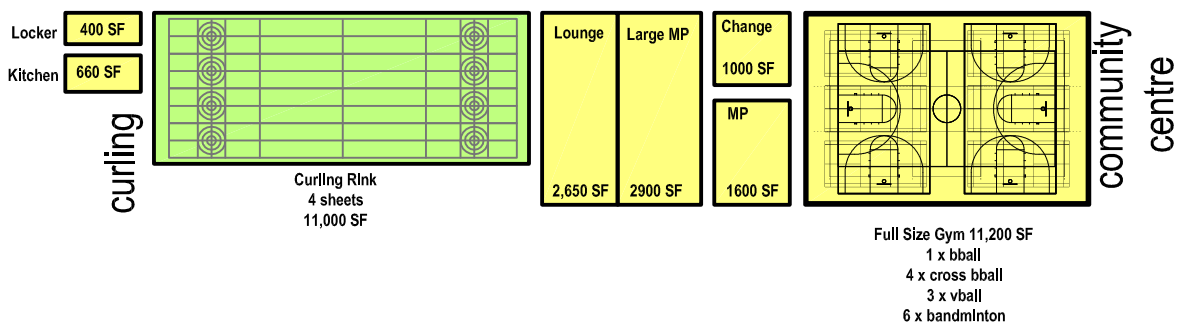
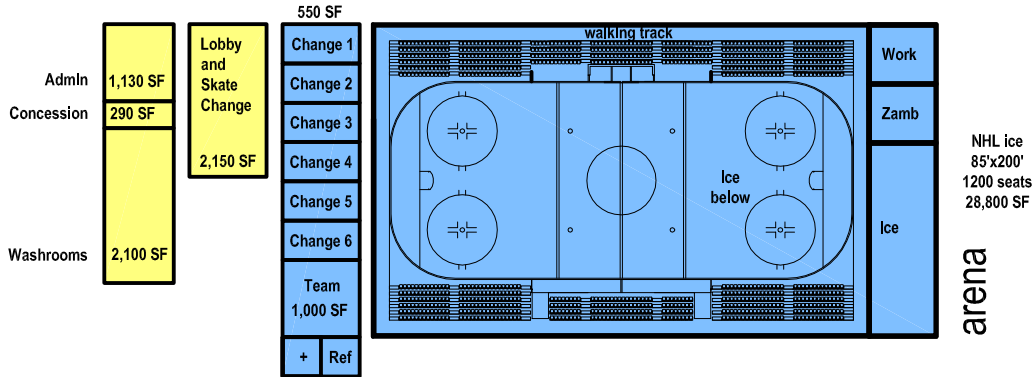


City of Fernie Recreation Feasibility Project

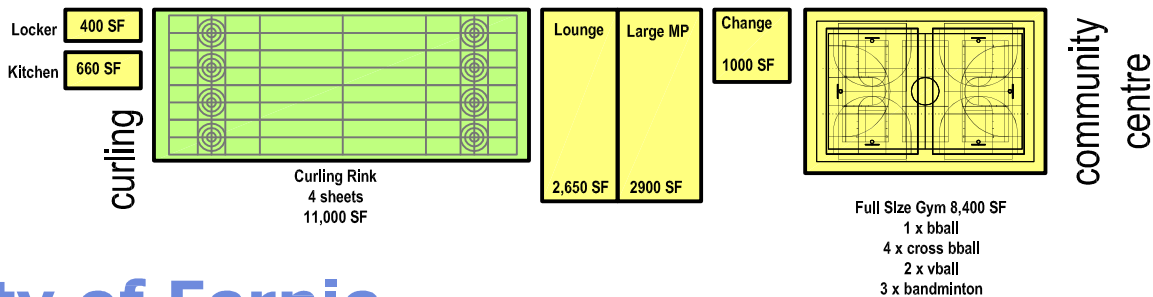
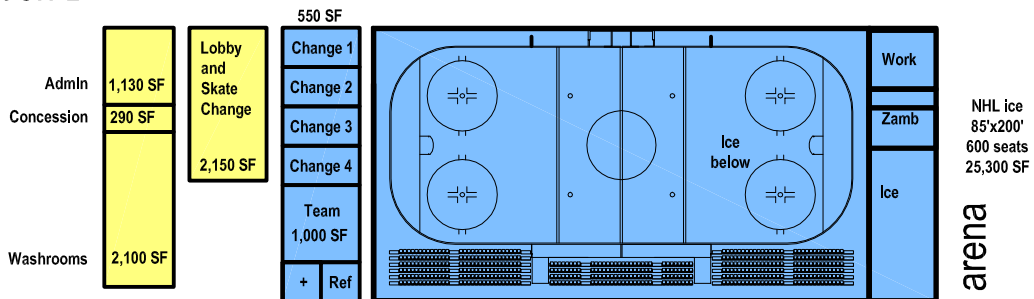
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Option A



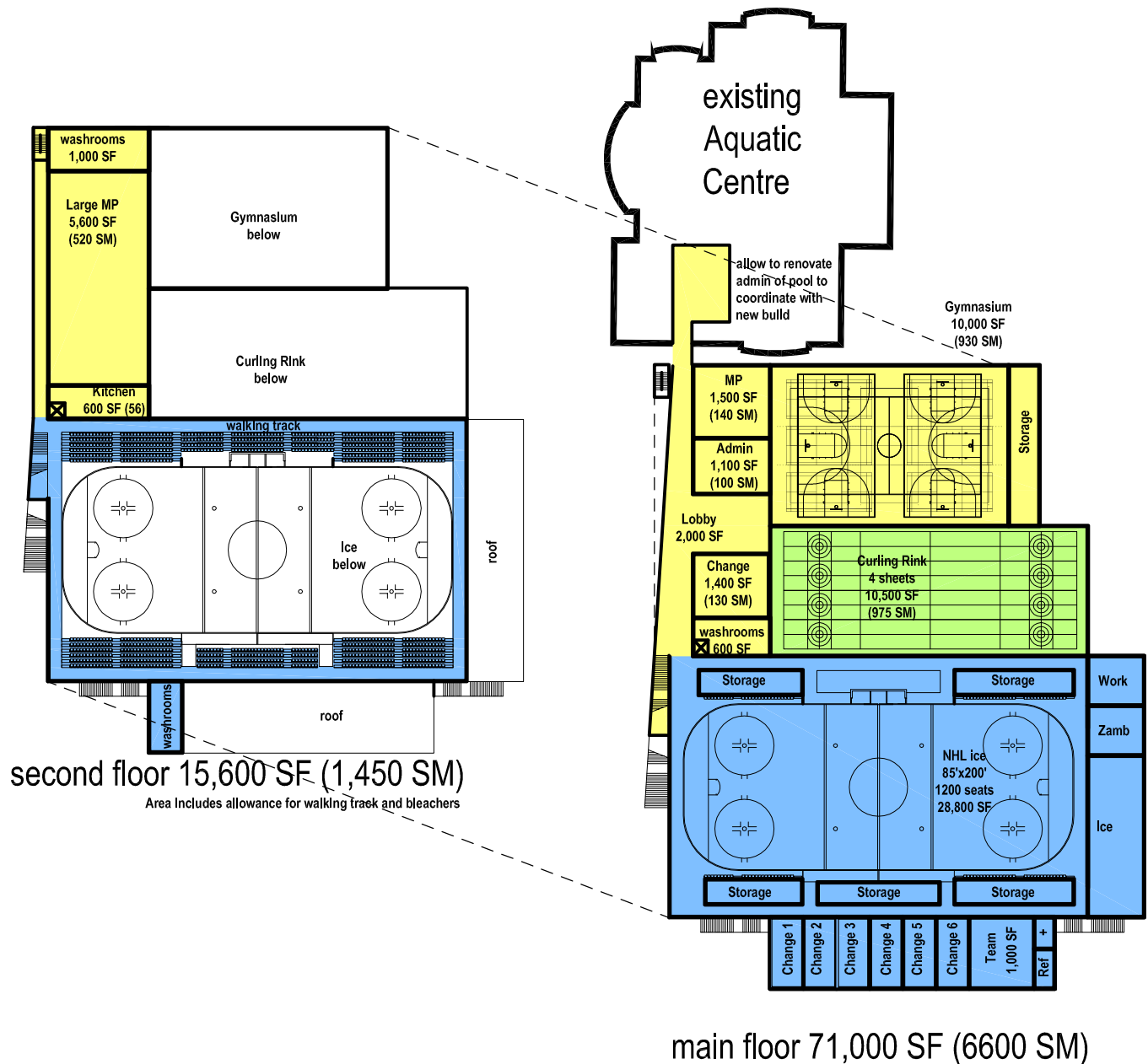
Option B



City of Fernie

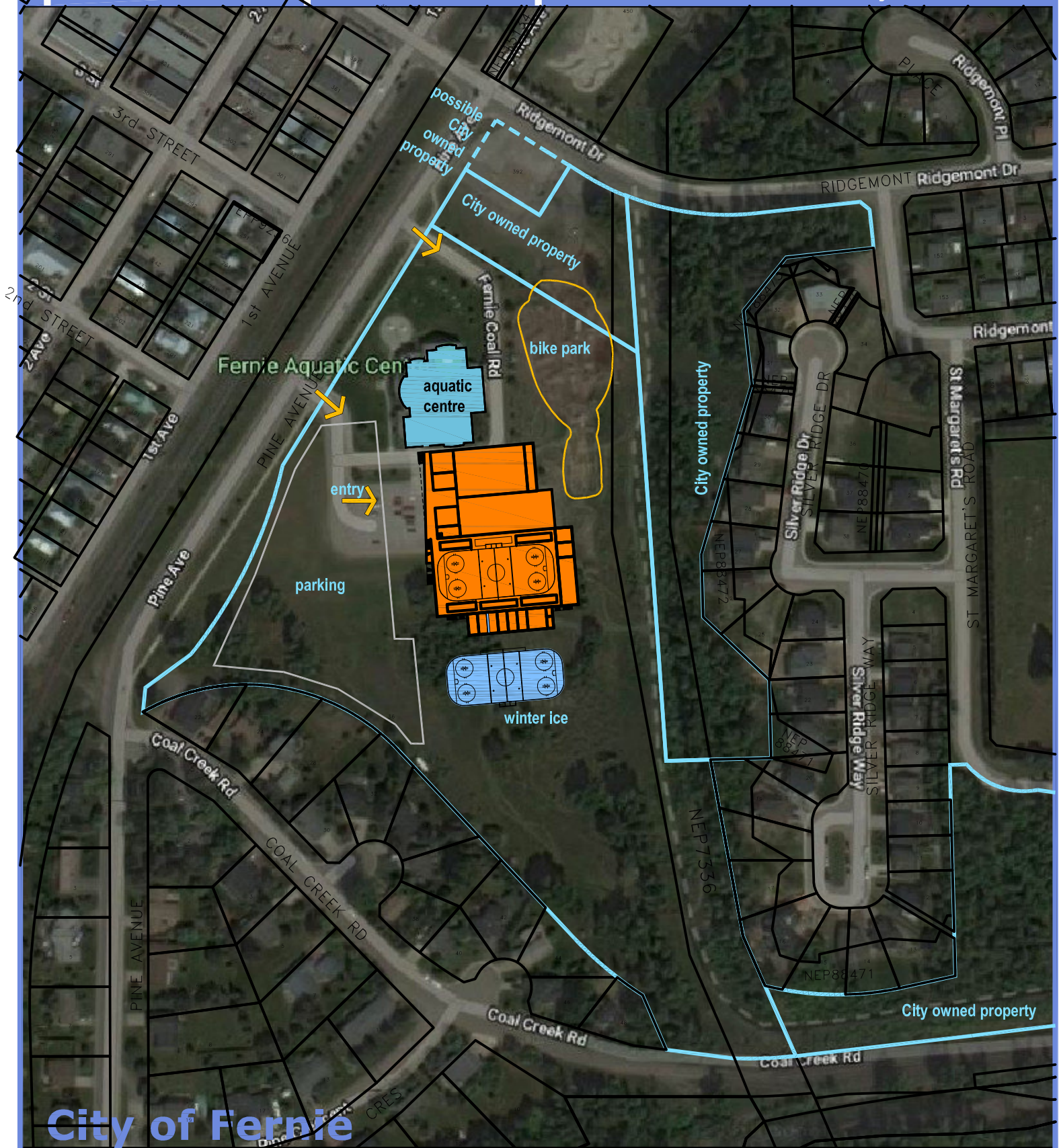
Recreation Feasibility Project





preferred option site plan

3 January 2018



City of Fernie

Recreation Feasibility Project

Carscadden Stokes McDonald Architects Inc
Lees + Associates



Current **Construction** Cost per Square Foot (Q1 2019)

Type	Baseline (Q1 2019)	15% Location Premium	10% Passivhouse Premium	Adjusted (Q1 2019)	26.4% Escalation (Q4 2023)
Arenas	\$387	\$58	\$39	\$484	+\$128
Curling	\$355	\$53	\$36	\$444	+\$117
Community	\$450	\$68	\$45	\$564	+\$149

Construction Cost is the estimated tender cost of the project paid to the General Contractor.

Comparables

- Harry Jerome Recreation Centre – Curling & Ice Arena (2017 to Present), value \$150m
- South Burnaby Ice Arena Complex Twin Ice (2017 to Present)), value \$38m
- North Shore Winter Club Replacement - Feasibility Stage, North Van – Curling & Ice Arena (2017/18), value \$149m
- Upper Skeena Ice Rink & Recreation Centre, Hazelton (2016-17) value \$22m
- Hillcrest Ice Arena, Vancouver (2006 - 2009) value \$55m
- Robson Square 2010 Ice Rink, Vancouver (2008) value \$10m
- UBC Thunderbird Ice Arena (Pricing for BIRD Design-Build tender submission) (2006)



cost estimates

3 January 2018

Option A

1200 Seat Arena with 6 change
4 Sheet Curling
11,200 SF Gym

Arena: 50,700 SF x \$484 psf = \$24.5M
Curling: 17,000 SF x \$444 psf = \$7.5M
Comm Centre: 20,900 x \$564 psf = \$11.8M
Renovate Existing Aquatic Centre = \$0.35M
Site Works = \$2.6M
Off Site Works = \$1.7M

Construction Cost Total: \$48.5M

Contingencies

Design 10% = \$4.9M
Escalation 26.4% = \$14.1M
Construction 5% = \$3.4M

Contingency Total = \$22.3M

Professional Fees 11% = \$7.8M
Connection Fees and Permits = \$1.3M
Soft Costs = \$9.1M

Project Total = \$79.9M

Option B

600 Seat Arena with 4 change
4 Sheet Curling
8,400 SF Gym

Arena: 44,000 x \$484 psf = \$21.3M
Curling: 17,000 SF x \$444 psf = \$7.5M
Community Centre: 15,400 x \$564 psf = \$8.7M
Renovate Existing Aquatic Centre = \$0.35M
Site Works = \$2.6M
Off Site Works = \$1.7M

Construction Cost Total: \$42.2M

Contingencies

Design 10% = \$4.2M
Escalation 26.4% = \$12.2M
Construction 5% = \$2.9M

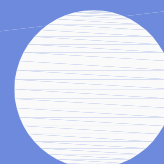
Contingency Total = \$19.4M

Professional Fees 11% = \$6.8M
Connection Fees and Permits = \$1.3M
Soft Costs = \$8.1M

Project Total = \$69.6M

excluded: taxes, demolition, Fernie project manager costs, furniture fittings + equipment

City of Fernie
Recreation Feasibility Project



OPTION A

Carscadden Stokes MacDonald Architects

Lees + Associates

28-Dec-18

	Functional Unit	Comments	Rationale	Net Area (SF)	Net Area (SM)	Storage	Gross Area (SF)	Occupant Load	Area per person	Use per code
	Arena	Indoor arenas are part of the heritage of the country and provide significant recreation and social benefits. Almost all communities in the province of populations greater than 5,000 have a public arena and many smaller communities, like Fernie, also have one.	Replace existing Memorial Arena (MA) based on the following reasons from the 2013 LSMP - At 58 years of age (1960), MA is at Stage 5 according to BCRPA Classification - Ice surface of MA is smaller than regulation NHL size of 85' x 200' - MA is not universally accessible - Access to MA spectator seating is uncomfortable and awkward - Access to MA penalty box is awkward							
	NHL Ice Surface + 1,200 seats	New arena to have NHL regulation ice with 1,200 seats arranged in stadium seating orientation. The arena will be universally accessible including access for sledge hockey. The concourse should be constructed to allow for a safe, indoor walking track. There will be accommodation for concession and beverage sales.	The ice surface will replace the existing and correct the current size deficiency. The current seating capacity of 1,140 is currently sold out for major games. Replacing with similar seat count is recommended.	28,800	2,676	0%	28,800	1200	seats	seats
	Lobby and Skate Change	Storage for clubs and staff will Publically accessible lobby for viewing, skate change, waiting, preparing for ice time, intermissions. This lobby should provide access for the new curling facility and community centre spaces.	This space will replace the existing one. This is required for similar new arenas.	2,000	186	8%	2,160	100	1.85	Lounge
	Regular Change Rooms	Provide six, 550 SF, regular team change rooms to allow for tournament use and use by mixed gender teams. All change rooms to be accessible. Two change rooms to have cubicles to allow for gender neutral changing opportunities.	The change rooms will replace the existing. Six regular change rooms are considered optimal for a single rink use at a tournament.	3,300	307	0%	3,300	15	seats	seats per change room
	Team Change Room	Provide one Team Change room for the Ghostriders (Junior B Team) Include change area, storage, and modest training area	This change room will replace the existing one. This is expected for Junior Hockey Club.	1,000	93	20%	1,200	20	seats	seats per change room
	Referee Change Room	To be accessible and gender neutral	This change room will replace the existing one. This is required for similar new arenas.	200	19	0%	200	2	9.3	Office
	First Aid	Accessible from players box and penalty box without crossing ice.	This space will replace the existing one. This is required for similar new arenas.	150	14	10%	165	1	9.3	Office
	Admin Offices and Reception	Provide replacement staff offices including possible future addition of skate rental. These spaces are to serve the entire new facility. These spaces include reception, offices, staff room, IT room, security office, cash out office.	This space will replace the existing ones. This is required for similar new arenas.	1,000	93	13%	1,130	10	9.3	Office
	Concession	Concession to be available for club or staff use. It is expected that the concession will serve dry goods and beverages. Accommodation for a liquor licence to be incorporated.	This space will replace the existing one. This is required for similar new arenas.	250	23	15%	288	2	9.3	Kitchen
	Public Washrooms	This space might be at ice level and/or concourse level. Washrooms to be incorporated to accommodate 1,200 seat area + public use of the entire comprehensive facility. Washrooms to be universal and gender neutral. Allow for 40 fixtures to accommodate the potential occupant load of the facility	This space will replace the existing. This is required for similar new arenas.	2,000	186	5%	2,100	0	-	excluded
	Storage	Storage for the staff, club, and users to be provided. It is expected that storage will be provided under the bleachers.	This space will replace the existing. This is required for similar new arenas.	3,000	279	0%	3,000	7	46	Storage
	Ice Resurfacer Room	Access from ice and exterior. Avoid conflict with public routes. Room to include snow melt pit using waste heat from refrigeration.	This space will replace the existing. This is required for similar new arenas.	700	65	10%	770	1	46	Storage
	Ice Plant Room	Locate to provide cooling for ice rink, curling rink, and possible outdoor ice. Connect to aquatic centre to share waste heat.	The Ice Plant Room will connect to the existing Aquatic Centre to allow for use of waste heat. Future maintenance upgrades to the Aquatic Centre will increase use of available heat.	2,000	186	10%	2,200	4	46	Storage
	Workshop	Locate to provide service for ice rink, curling rink, and possible outdoor ice.	This space will replace the existing. This is required for similar new arenas.	700	65	10%	770	1	46	Storage
Sub Total	Arena			45,100	4,190		46,083	1200		Occupant used for washroom
	Gross up (circulation, walls, elec, and mech)	10%					4,608			
Total	Arena						50,700			

	Functional Unit	Comments	Rationale	Net Area (SF)	Net Area (SM)	Storage	Gross Area (SF)	Occupant Load	Area per person	Use per code
	Curling Rink	The existing Fernie Curling Club is owned by the City and leased to the club from October to April.	Replace existing Curling Club based on the following reasons from the 2013 LSMP - At 43 years of age (1960), the Curling Club is at Stage 5 according to BCRPA Classification - The Curling Club is not universally accessible							
	Ice Sheets (4)	Provide 4 new curling sheets. Connect new slab to the new NHL ice refrigeration plant.	Replace the ageing Curling Club as per recommendations of the 2013 LSMP and provide a consolidated, efficient community experience.	10,500	975	5%	11,025	1027	0.95	Non fixed seats and tables excluded
	Locker Room	Provide a locker room space for storage of shoes and gear. This space might be part of the Lobby and Skate Change.	This space will replace the existing. This is required for similar new curling facilities.	400	37	0%	400	0	-	
	Lounge	Provide a large multipurpose space with access to a commercial kitchen and bar. This space will serve the curling club and provide community meeting and event space. Ideally this space would overlook the curling facility. The space should be dividable and include an area with resilient or wood flooring.	This space will replace the existing. This is required for similar new curling facilities. With connection to the comprehensive facility, this space will provide dry meeting and event space for the community and users of the pool, ice rink, and community centre as well.	2,400	223	12%	2,688	297	0.75	Non fixed seats
	Commercial Kitchen	Licenced kitchen with ability to prepare meals and host catering. Class 1 venting is recommended. The kitchen should be able to serve functions in other parts of the facility.	This space will replace the existing. This is required for similar new curling facilities.	600	56	10%	660	6	9.3	Kitchen
Sub Total				13,900	1,291		14,773	1330		Occupant used for washroom
	Gross up including circulation, walls, wc, mech	15%					2,216			
Total							17,000			
	Functional Unit	Comments	Rationale	Net Area (SF)	Net Area (SM)	Storage	Gross Area (SF)	Occupant Load	Area per person	Use per code
	Community Centre	In Fernie, traditional recreation centre facilities are provided at the Centennial Community Centre. There are other facilities providing additional community centre programming such as the Max Turyk facility and the Seniors' Centre. In Fernie, traditional recreation centre facilities are provided at the Centennial Community Centre. There are other facilities providing additional community centre programming such as the Max Turyk facility and the Seniors' Centre. During recent consultation the Seniors Centre formally requested to remain in their existing location. Current options provide for the opportunity to accommodate the seniors centre programs at the new facility in the multi-purpose space. Neither one of the options presented proposes to re-create the existing seniors centre space at the new site. Given the current use of Max Turyk, it is being excluded from discussion in the process.	Replace existing Centennial Community Centre (CCC) based on the following reasons from the 2013 LSMP - At 47 years of age (1971), MA is at Stage 5 according to BCRPA Classification - CCC is not universally accessible - The Gymnasium space is too small and low for recreation sport clearances. - Lacks a variety of multipurpose rooms for recreation programs							
	Gymnasium Activity Area	Full size gymnasium with 24' overhead clearance and runout space around and between the following courts. - one full size basketball court (94'x50') - two cross court basketball courts - three volley ball courts (9m x 18m) - six badminton/pickelball courts (20' x 44') Allow for area for a stage and possible bleachers Include a score clock, motorized curtain, 6 basketball nets, floor anchors, resilient wood panelling up to 8' and acoustic treatment above	Replace the existing Gymnasium with a recreation sports Gym with full size courts, 24' clearance and runout. The Gymnasium is sized as the single community gym space in the Town with 3 volleyball courts and 6 badminton/pickelball courts to accommodate clubs, classes, children programs, and drop-in.	10,000	929	12%	11,200	664	1.4	Exercise rooms without equipment (VBBL)
	Large Multipurpose Space	Large space appropriate for meetings, banquets, events, and programming. Ceilings to be 16' clear minimum. Allow for A/V, storage, catering access. This space is to be able to accommodate smaller multipurpose uses with partitions.	The current Community Centre Gym is used for banquet style events and it is expected that the recreation programming of the replacement Gym will prevent similar activities, therefore, an additional room is recommended.	2,600	242	12%	2,912	400	seats	
	Multipurpose	This space is to be combined with the Curling Lounge This is a multipurpose room appropriate for active programming and will have a resilient or wood floor, mirrors, sound system, and 12' clear ceilings. Accommodate for TRX might also be made.	The LSMP recommends considering adding several dry spaces to the new facility to provide a comprehensive set of programming opportunities. This multipurpose space would accommodate recreational activity programming and other programming such as seniors programs, classes, drop in, adult classes etc.	1,500	139	8%	1,620	100	1.4	Exercise rooms without equipment (VBBL) excluded
	Change Rooms	Universal, gender neutral change rooms and showers for the dry floor uses.	This is required for similar new community facilities.	1,000	93	0%	1,000	0	-	
Sub Total				15,100	1,403		16,732	1163		Occupant used for washroom
	Gross up including circulation, walls, wc, mech	25%					4,183			
Total							20,900			
TOTAL	(Gross up)	20%		74,100	6,884		88,600			
				Net Area (SF)	Net Area (SM)		Gross Area (SF)			

Construction Costs	SF	\$ psf	%	\$
Arena	50,700	484		\$24,538,800
Curling	17,000	444		\$7,548,000
CC	20,900	564		\$11,787,600
Renovate Existing Aquatic				\$350,000
Site Works				\$2,576,000
Off Site Works				\$1,700,000
Sub Total				\$48,500,400
Contingencies				
Design Contingency			10.0%	\$4,850,040
Escalation			26.4%	\$14,084,516.16
Construction			5.0%	\$3,371,748
Sub Total				\$22,306,304
Soft Costs				
Professional Fees			11.0%	\$7,788,737.44
Connection Fees and Permits				\$1,300,000
Sub Total				\$9,088,737
Total				\$79,895,441

OPTION B

Carscadden Stokes MacDonald Architects

Lees + Associates

28-Dec-18

	Functional Unit	Comments	Rationale	Net Area (SF)	Net Area (SM)	Storage	Gross Area (SF)	Occupant Load	Area per person	Use per code
	Arena	Indoor arenas are part of the heritage of the country and provide significant recreation and social benefits. Almost all communities in the province of populations greater than 5,000 have a public arena and many smaller communities, like Fernie, also have one.	Replace existing Memorial Arena (MA) based on the following reasons from the 2013 LSMP - At 58 years of age (1960), MA is at Stage 5 according to BCRPA Classification - Ice surface of MA is smaller than regulation NHL size of 85' x 200' - MA is not universally accessible - Access to MA spectator seating is uncomfortable and awkward - Access to MA penalty box is awkward							
	NHL Ice Surface + 600 seats	New arena to have NHL regulation ice with 600 seats arranged in stadium seating orientation. The arena will be universally accessible including access for sledge hockey. The concourse should be constructed to allow for a safe, indoor walking track. There will be accommodation for concession and beverage sales. Storage for clubs and staff will	The ice surface will replace the existing and correct the current size deficiency. The current seating capacity of 1,140 is currently sold out for major games. Replacing with similar seat count is recommended.	25,300	2,350	0%	25,300	1200	seats	seats
	Lobby and Skate Change	Publically accessible lobby for viewing, skate change, waiting, preparing for ice time, intermissions. This lobby should provide access for the new curling facility and community centre spaces.	This space will replace the existing one. This is required for similar new arenas.	2,000	186	8%	2,160	100	1.85	Lounge
	Regular Change Rooms	Provide four 550 SF, regular team change rooms to allow for tournament use and use by mixed gender teams. All change rooms to be accessible. Two change rooms to have cubicles to allow for gender neutral changing opportunities.	The change rooms will replace the existing. Six regular change rooms are considered optimal for a single rink use at a tournament.	2,200	204	0%	2,200	15	seats	seats per change room
	Team Change Room	Provide one Team Change room for the Ghostriders (Junior B Team) Include change area, storage, and modest training area	This change room will replace the existing one. This is expected for Junior Hockey Club.	1,000	93	20%	1,200	20	seats	seats per change room
	Referee Change Room	To be accessible and gender neutral	This change room will replace the existing one. This is required for similar new arenas.	200	19	0%	200	2	9.3	Office
	First Aid	Accessible from players box and penalty box without crossing ice.	This space will replace the existing one. This is required for similar new arenas.	150	14	10%	165	1	9.3	Office
	Admin Offices and Reception	Provide replacement staff offices including possible future addition of skate rental. These spaces are to serve the entire new facility. These spaces include reception, offices, staff room, IT room, security office, cash out office.	This space will replace the existing ones. This is required for similar new arenas.	1,000	93	13%	1,130	10	9.3	Office
	Concession	Concession to be available for club or staff use. It is expected that the concession will serve dry goods and beverages. Accommodation for a liquor licence to be incorporated. This space might be at ice level and/or concourse level.	This space will replace the existing one. This is required for similar new arenas.	250	23	15%	288	2	9.3	Kitchen
	Public Washrooms	Washrooms to be incorporated to accommodate 1,200 seat area + public use of the entire comprehensive facility. Washrooms to be universal and gender neutral. Allow for 40 fixtures to accommodate the potential occupant load of the facility	This space will replace the existing. This is required for similar new arenas.	2,000	186	5%	2,100	0	-	excluded
	Storage	Storage for the staff, club, and users to be provided. It is expected that storage will be provided under the bleachers.	This space will replace the existing. This is required for similar new arenas.	1,500	139	0%	1,500	7	46	Storage
	Ice Resurfacer Room	Access from ice and exterior. Avoid conflict with public routes. Room to include snow melt pit using waste heat from refrigeration.	This space will replace the existing. This is required for similar new arenas.	700	65	10%	770	1	46	Storage
	Ice Plant Room	Locate to provide cooling for ice rink, curling rink, and possible outdoor ice. Connect to aquatic centre to share waste heat.	The Ice Plant Room will connect to the existing Aquatic Centre to allow for use of waste heat. Future maintenance upgrades to the Aquatic Centre will increase use of available heat.	2,000	186	10%	2,200	4	46	Storage
	Workshop	Locate to provide service for ice rink, curling rink, and possible outdoor ice.	This space will replace the existing. This is required for similar new arenas.	700	65	10%	770	1	46	Storage
Sub Total	Arena			39,000	3,623		39,983	1200		Occupant used for washroom
	Gross up (circulation, walls, elec, and mech)	10%					3,998			
Total	Arena						44,000			

	Functional Unit	Comments	Rationale	Net Area (SF)	Net Area (SM)	Storage	Gross Area (SF)	Occupant Load	Area per person	Use per code
	Curling Rink	The existing Fernie Curling Club is owned by the City and leased to the club from October to April.	Replace existing Curling Club based on the following reasons from the 2013 LSMP - At 43 years of age (1960), the Curling Club is at Stage 5 according to BCRPA Classification - The Curling Club is not universally accessible							
	Ice Sheets (4)	Provide 4 new curling sheets. Connect new slab to the new NHL ice refrigeration plant.	Replace the ageing Curling Club as per recommendations of the 2013 LSMP and provide a consolidated, efficient community experience.	10,500	975	5%	11,025	1027	0.95	Non fixed seats and tables
	Locker Room	Provide a locker room space for storage of shoes and gear. This space might be part of the Lobby and Skate Change.	This space will replace the existing. This is required for similar new curling facilities.	400	37	0%	400	0	-	excluded
	Lounge	Provide a large multipurpose space with access to a commercial kitchen and bar. This space will serve the curling club and provide commnuity meeting and event space. Ideally this space would overlook the curling facility.	This space will replace the existing. This is required for similar new curling facilities. With connection to the comprehensive facility, this space will provide dry meeting and event space for the community and users of the pool, ice rink, and community centre as well.	2,400	223	12%	2,688	297	0.75	Non fixed seats
	Commercial Kitchen	The space should be dividable and include an area with resilient or wood flooring. Licenced kitchen with ability to prepare meals and host catering. Class 1 venting is recommended. The kitchen should be able to serve functions in other parts of the facility.	This space will replace the existing. This is required for similar new curling facilities.	600	56	10%	660	6	9.3	Kitchen
Sub Total				13,900	1,291		14,773	1330		Occupant used for washroom
	Gross up including circulation, walls, wc, mech	15%					2,216			
Total							17,000			
	Functional Unit	Comments	Rationale	Net Area (SF)	Net Area (SM)	Storage	Gross Area (SF)	Occupant Load	Area per person	Use per code
	Community Centre	In Fernie, traditional recreation centre facilities are provided at the Centennial Community Centre. There are other facilities providing additional community centre programming such as the Max Turyk facility and the Seniors' Centre. During recent consultation the Seniors Centre formally requested to remain in their existing location. Current options provide for the opportunity to accommodate the seniors centre programs at the new facility in the multi-purpose space. Neither one of the options presented proposes to re-create the existing seniors centre space at the new site. Given the current use of Max Turyk, it is being excluded from discussion in the process.	Replace existing Centennial Community Centre (CCC) based on the following reasons from the 2013 LSMP - At 47 years of age (1971), MA is at Stage 5 according to BCRPA Classification - CCC is not universally accessible - The Gymnasium space is too small and low for recreation sport clearances. - Lacks a variety of multipurpose rooms for recreation programs							
	Gymnasium Activity Area	Full size gymnasium with 24' overhead clearance and runout space around and between the following courts. - one full size basketball court (94'x50') - two cross court basketball courts - two volley ball courts (9m x 18m) - four badminton/pickelball courts (20' x 44') Allow for area for a stage and possible bleachers Include a score clock, motorized curtain, 6 basketball nets, floor anchors, resilient wood panelling up to 8' and acoustic treatment above.	Replace the existing Gymnasium with a recreation sports Gym with full size courts, 24' clearance and runout. The Gymnasium is sized as the single community gym space in the Town with 3 volleyball courts and 6 badminton/pickelball courts to accommodate clubs, classes, children programs, and drop-in.	7,500	697	12%	8,400	498	1.4	Exercise rooms without equipment (VBBL)
	Large Multipurpose Space	Large space appropriate for meetings, banquets, events, and programming. Ceilings to be 16' clear minimum. Allow for A/V, storage, catering access. This space is to be able to accommodate smaller multipurpose uses with partitions.	The current Community Centre Gym is used for banquet style events and it is expected that the recreation programming of the replacement Gym will prevent similar activities, therefore, an additional room is recommended.	2,600	242	12%	2,912	400	seats	
	Change Rooms	This space is to be combined with the Curling Lounge Universal, gender neutral change rooms and showers for the dry floor uses.	This is required for similar new community facilities.	1,000	93	0%	1,000	0	-	excluded
Sub Total				11,100	1,031		12,312	898		Occupant used for washroom
	Gross up including circulation, walls, wc, mech	25%					3,078			
Total							15,400			
TOTAL	(Gross up)	19%		64,000	5,946		76,400			
				Net Area (SF)	Net Area (SM)		Gross Area (SF)			

Construction Costs	SF	\$ psf	%	\$
Arena	44,000	484		\$21,296,000
Curling	17,000	444		\$7,548,000
CC	15,400	564		\$8,685,600
Renovate Existing Aquatic				\$350,000
Site Works				\$2,576,000
Off Site Works				\$1,700,000
Sub Total				\$42,155,600
Contingencies				
Design Contingency			10.0%	\$4,215,560
Escalation			26.4%	\$12,241,986.24
Construction			5.0%	\$2,930,657
Sub Total				\$19,388,204
Soft Costs				
Professional Fees			11.0%	\$6,769,818.39
Connection Fees and Permits				\$1,300,000
Sub Total				\$8,069,818
Total				\$69,613,622