

City of Dawson Recreation Centre

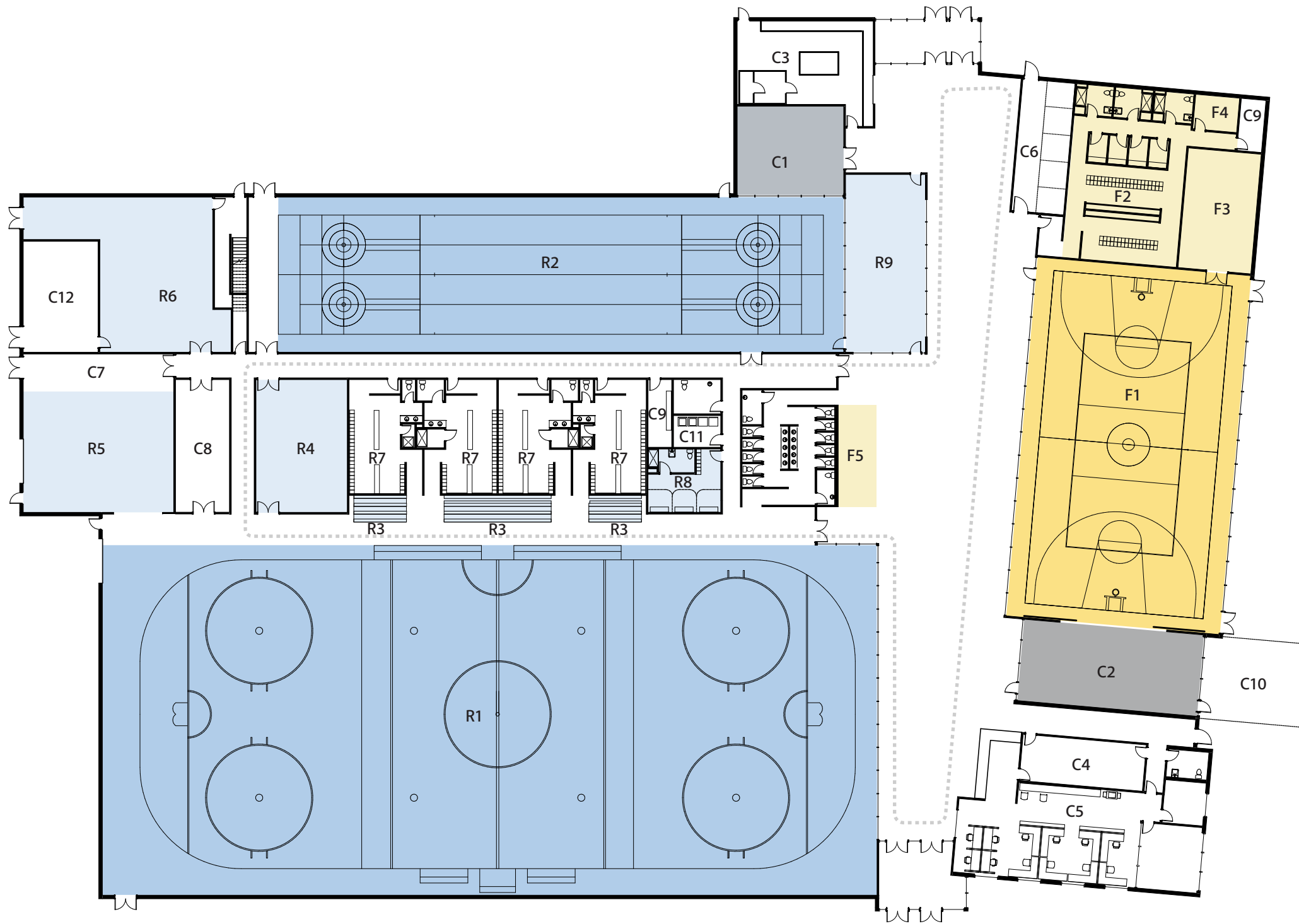
Feasibility Study Completed in 2022

Reviewed and updated floor plans providing two options,
Fall/Winter 2022

Class D Capital and O/M Estimate for Client Review,
Winter 2022

Dawson Rec Centre - Schematic Design Phase
Final Functional Program Options

Room Name	Option 1 (Concept Phase)	Schematic Option A	Schematic Option B	Notes
RECREATION AMENITIES				
Ice Rink (Hockey, Ringette, Skating)	2,041.5	2,041.5	2,041.5	Area includes circulation
Ice Rink Viewing Area (unheated)	74.6	74.6	74.6	
Ice Rink Viewing Area (heated)	-	-	-	Option 1B will have combined heated viewing area for Ice Rink and Curling. Refer to Lounge/MPR.
Team Dressing Rooms	244.7	240	240	60sm/room
Change Rooms	-	110	110	1 toilet, 2 showers, compliant with CSA 30 per shower room
Ref Change Room	36.6	35.0	35.0	
Skate Sharpening	17.9	-	-	Co-locate with skate rental for 30m2 total. Refer to 'Equipment Rentals & Sharpening'
Skate Rental	-	-	-	Existing skate storage is 11.5m2. Co-located with skate sharpening and ski rentals. Refer to 'Equipment Rentals & Sharpening'
Zamboni Room	111.3	100	100	area to accommodate zamboni & pit, small tool bench.
Ice Plant/Mechanical Room	209.8	200	200	
Storage	76.4	60	60	
Additional Rink Equip. Storage	-	25	25	Added based on facility tour. Used for jersey, equipment storage, etc.
Curling Rink	858.2	655	655	Width of ice reduced but includes 2 sheets with 4' space along both sides.
Changing Area/Lockers	-	-	15	Option 1B on main floor to accommodate 4 - 6 occupants
Lounge/MPR (2nd floor)	75.0	100	100	Accommodate 35 occupants, with area for bar
Gym/Flex Space	510.0	510	675	Option 1B larger to account for area for track above
Gym Viewing Area	-	-	-	No designated space, will be part of circulation. Option 1B potential to have connected viewing space from above
Gym Storage	-	65	65	Original option includes 65m2 of storage adjacent to gym
Change Rooms	156.8	158	158	Increased area to suit architectural building features
Walking Track	-	-	-	Option 1A: included as signage throughout facility noting distance walked. Option 1B: suspended walking track on 2nd Floor, area included in larger gym size.
Sauna	-	10	10	accommodate 6 individuals
Fitness Centre (2nd floor)	-	-	185	Larger than existing location
Showers/Washrooms (2nd floor)	-	-	55	3 rooms with showers, toilets & sinks, 3 rooms with toilet and sink only
Indoor Playground	52.5	90	90	Similar to size of CGC
Climbing/Boulder Wall	-	20.0	20.0	designated storage in one of program storage cages
Sub-Total	4,465.3	4,494.1	4,914.1	
COMMUNITY AMENITIES				
Common Lounge/Entry	75.0	-	-	Option 1A and 1B: lounge area would be included w/in wider circulation corridors.
Entry	-	50	50	entry vestibule only
Program Storage	-	35	35	Added based on facility tour. Includes 5 storage cages @ 4.5m2 each
Canteen/Servery	68.6	65	65	
Equipment Rentals/Skate Sharpening	-	40	40	ski & skate rental, skate sharpening, near entrance.
Multipurpose/Flex Space	-	50	50	
Full Team Office	152.8	150	150	Includes private office. CoD to confirm no. of workstations req'd.
Sub-Total	221.4	390.0	390.0	
LOGISTICS				
Washrooms	145	90	95	Washroom counts have been reduced to code requirements based on calculations to support each occupancy.
Janitor Room	-	10	10	Janitor Area w/in Ice Rink Area
Janitor Room	23.5	10	10	Janitor Area to serve remainder of building
Janitor Room (2nd Floor)	23.5	-	10	Required only in Option 1B
Workshop	-	40	40	Area for repairs/maintenance to equipment and assets. Include work benches, hand tools, open area for picnic table repairs. Direct access to exterior req'd.
Laundry Facilities	11.2	10	10	
Mechanical	873.4	873.4	873.4	Associated Engineering to confirm area is sufficient.
Electrical	incl. above	incl. above	incl. above	Associated Engineering to confirm area is sufficient.
Telecom	incl. above	incl. above	incl. above	Associated Engineering to confirm area is sufficient.
Elevator/Lift	-	-	12	
General Storage	108	45	45	General building, seasonal storage. Refer to above for dedicated storage.
Sub-Total	1,185.0	1,078.4	1,105.4	
Net Total	5,871.7	5,962.5	6,409.5	
Gross Up (35%)	1,174.3	1,371.4	1,281.9	
USABLE AREA	7,046.0	7,333.9	7,691.4	



COMMON AMENITIES

- C1 Multi Purpose Room
- C2 Indoor Playground
- C3 Canteen
- C4 Equipment Rentals & Skate Sharpening
- C5 Office
- C6 Program Storage
- C7 Workshop
- C8 Storage
- C9 Janitor
- C10 Outdoor Playground
- C11 Laundry
- C12 Fuel Storage
- C13 Mechanical/Electrical

ICE

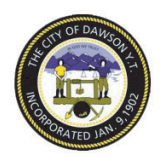
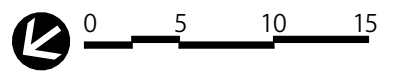
- R1 Ice Rink
- R2 Curling Rink
- R3 Viewing
- R4 Rink Storage
- R5 Zamboni
- R6 Ice Plant
- R7 Change Room
- R8 Ref Change Room
- R9 Curling Lounge

FITNESS

- F1 Gymnasium
- F2 Shower / Change Room
- F3 Storage
- F4 Sauna
- F5 Boulder Wall

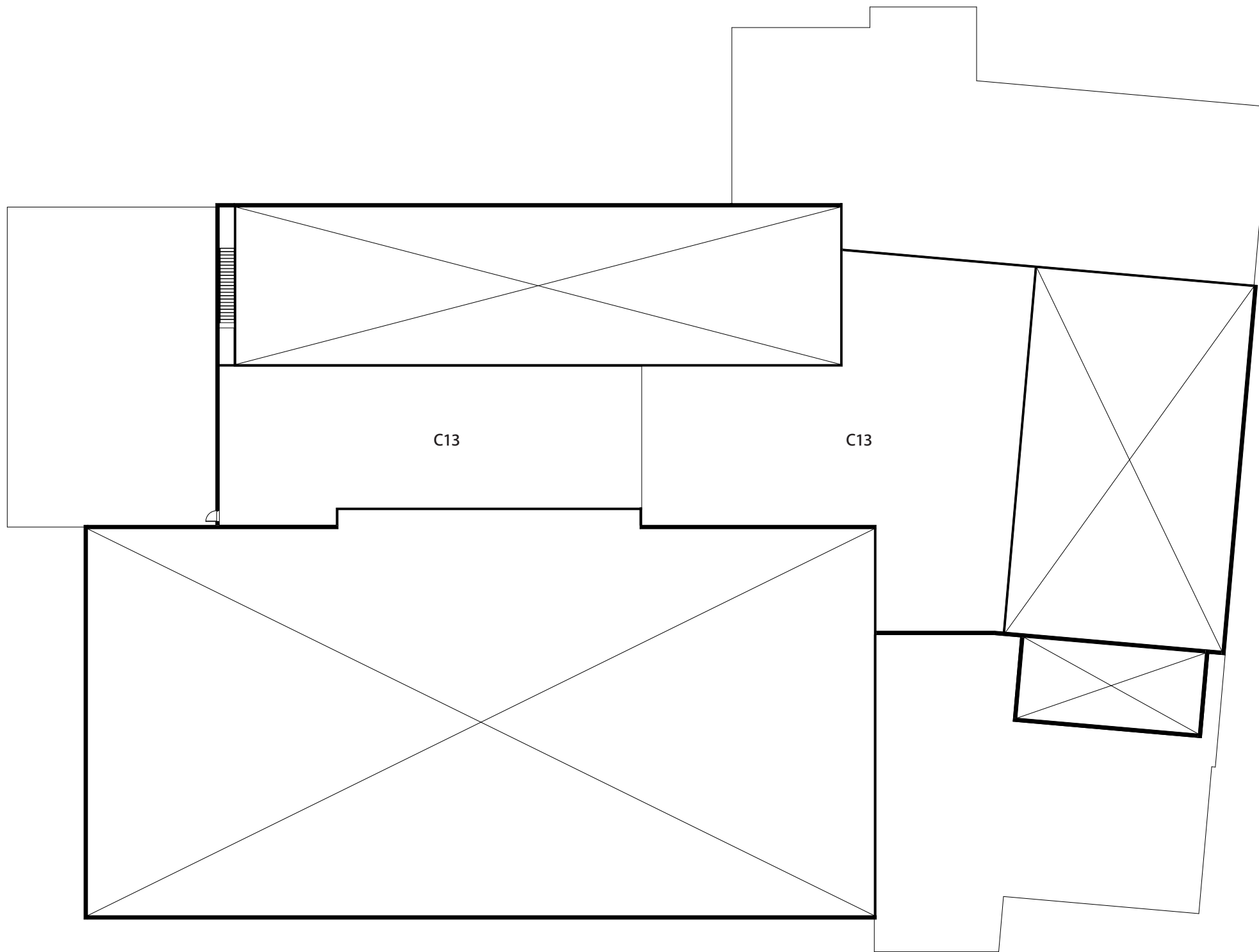
..... Walking Path: 250m

MAIN FLOOR PLAN



CITY OF DAWSON RECREATION CENTRE

SCHEMATIC DESIGN OPTION A
TOTAL BUILDING AREA: 7631 SM



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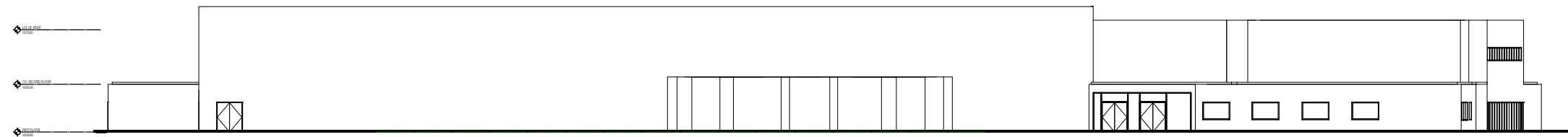
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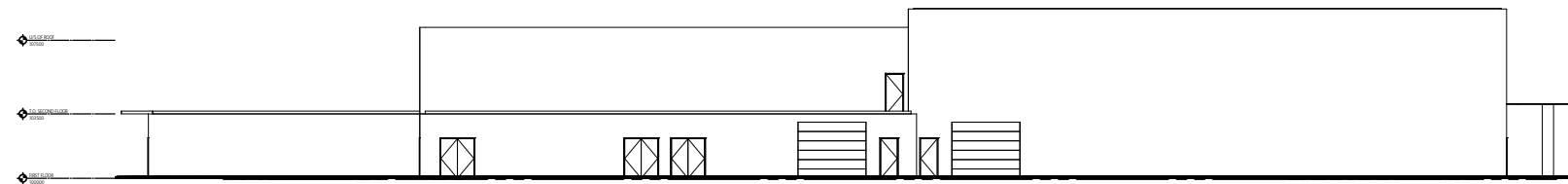
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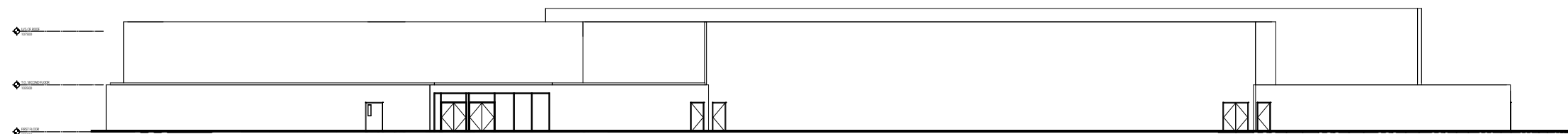
SECOND FLOOR PLAN  0 5 10 15



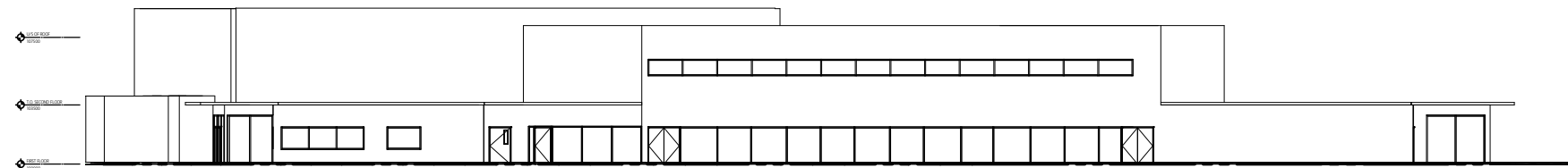
NORTH ELEVATION



EAST ELEVATION



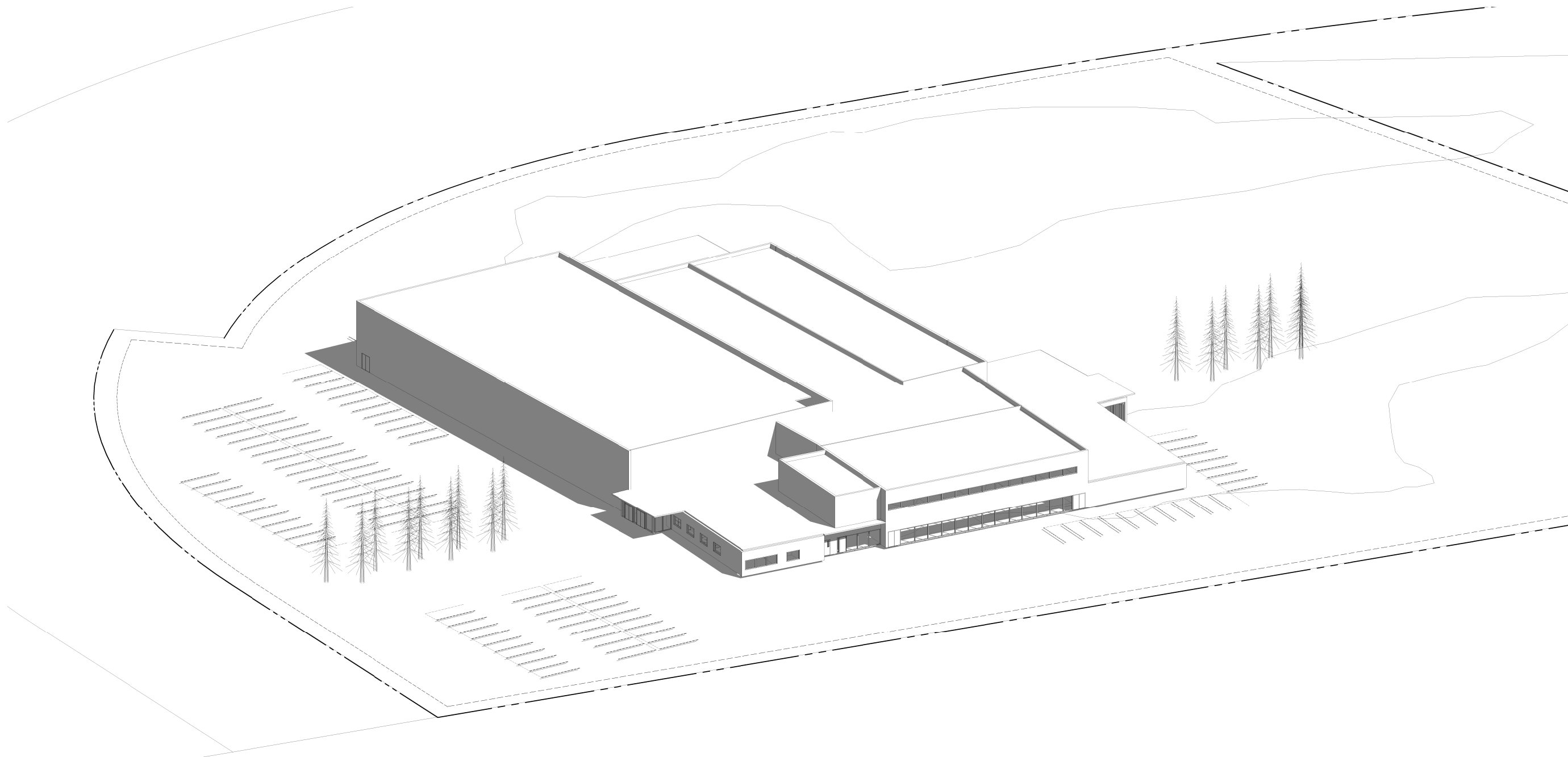
SOUTH ELEVATION



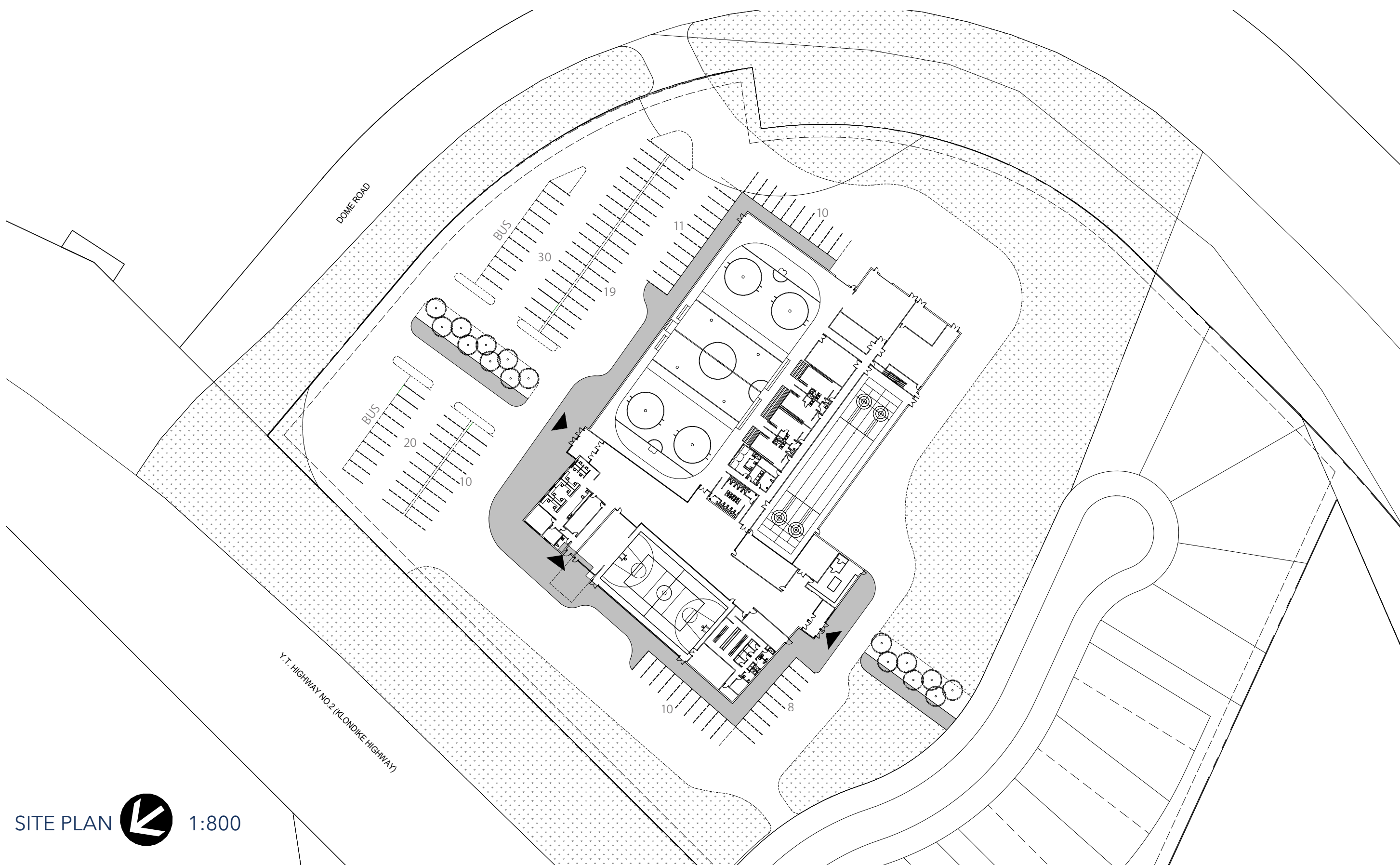
WEST ELEVATION

ELEVATIONS

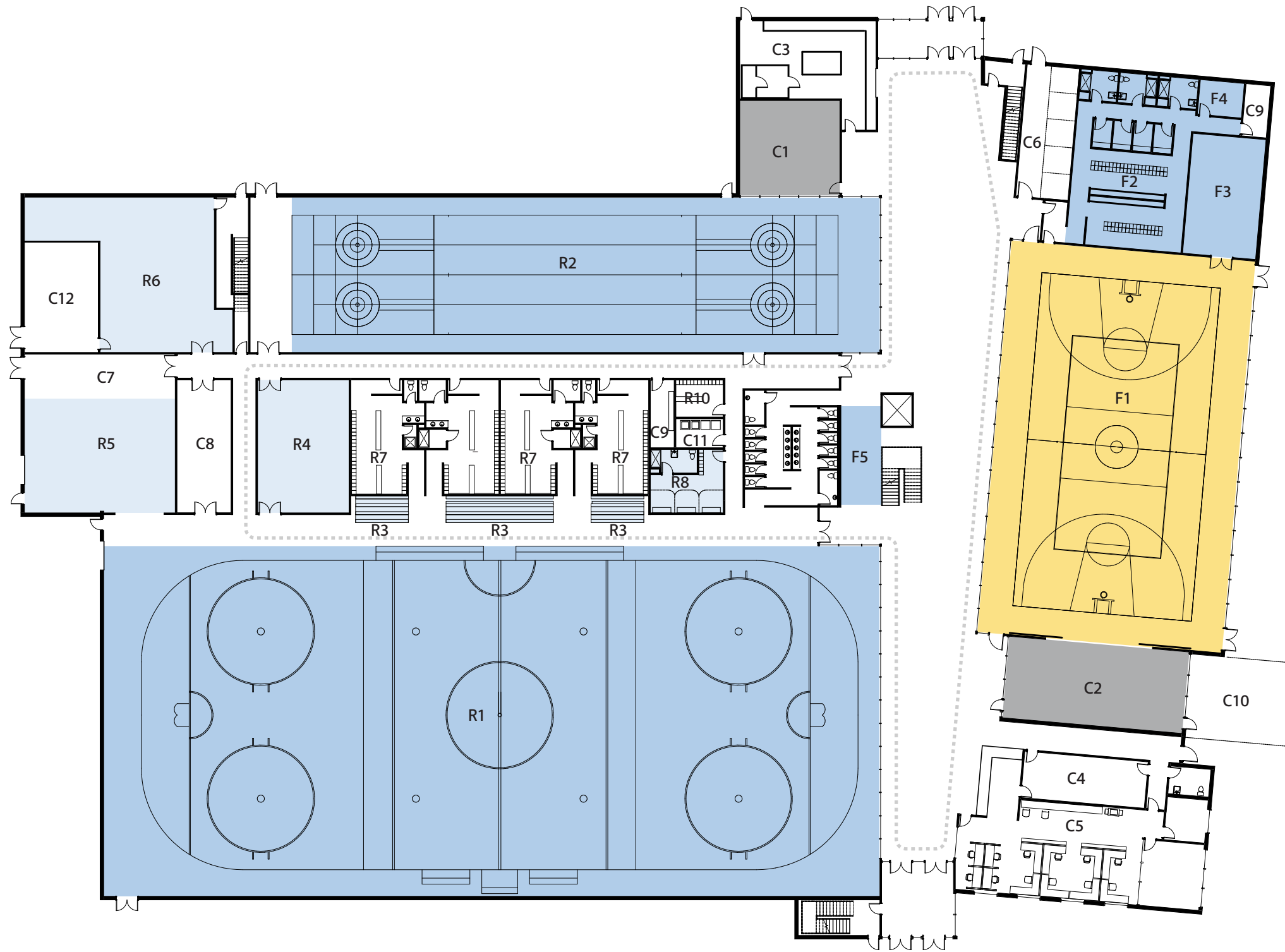




AXONOMETRIC VIEW



SITE PLAN  1:800



COMMON AMENITIES

- C1 Multi Purpose Room
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- C5 Office
- C6 Program Storage
- C7 Workshop
- C8 Storage
- C9 Janitor
- C10 Outdoor Playground
- C11 Laundry
- C12 Fuel Storage
- C13 Corridor Viewing
- C14 Mechanical/Electrical

ICE

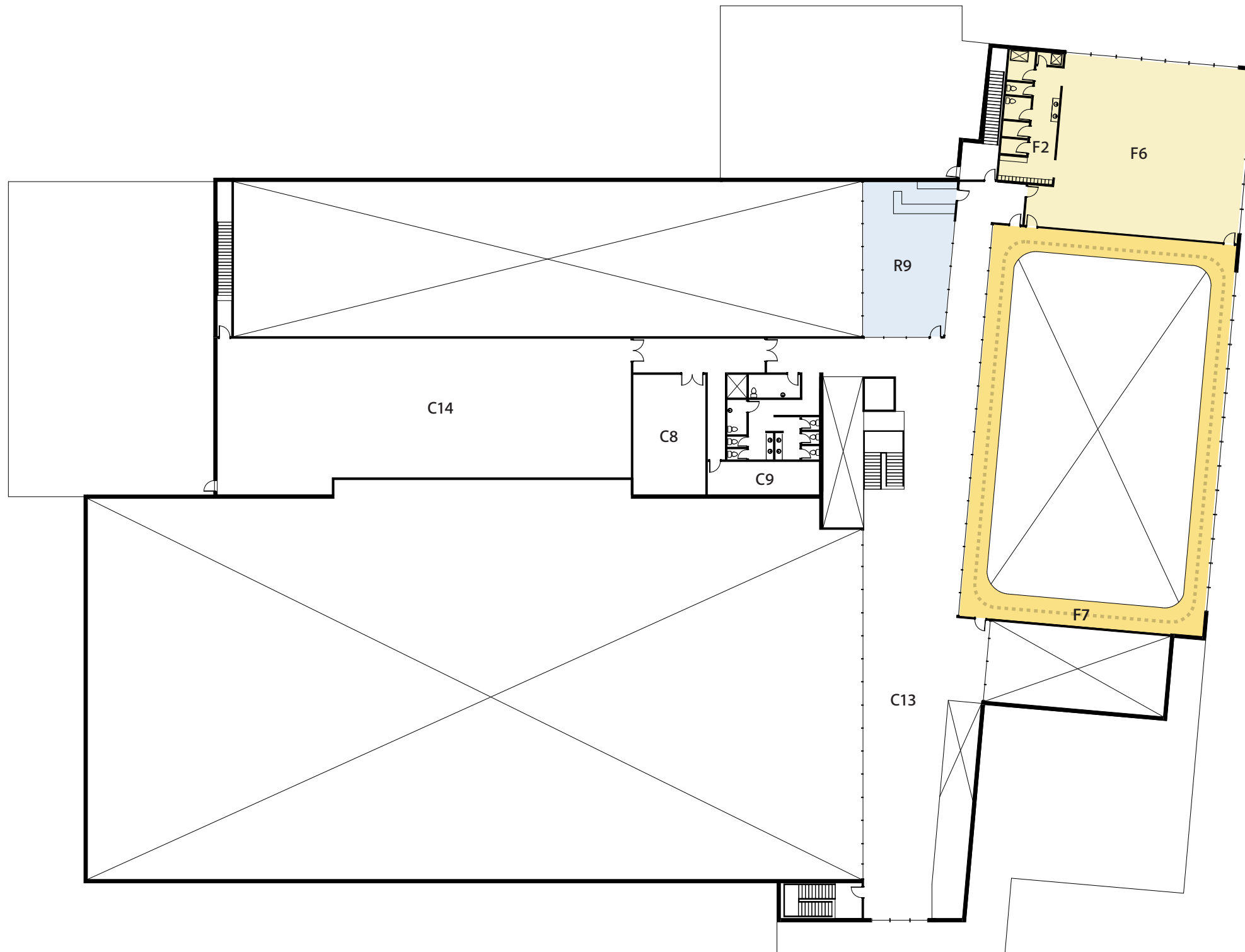
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- R5 Zamboni
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- R9 Curling Lounge
- R10 Curling Change Room

FITNESS

- F1 Gymnasium
- F2 Shower / Change Room
- F3 Storage
- F4 Sauna
- F5 Boulder Wall
- F6 Fitness Centre
- F7 Walking Track

..... Walking Path: 250m

MAIN FLOOR PLAN 0 5 10 15



COMMON AMENITIES

- C1 Multi Purpose Room
- C2 Indoor Playground
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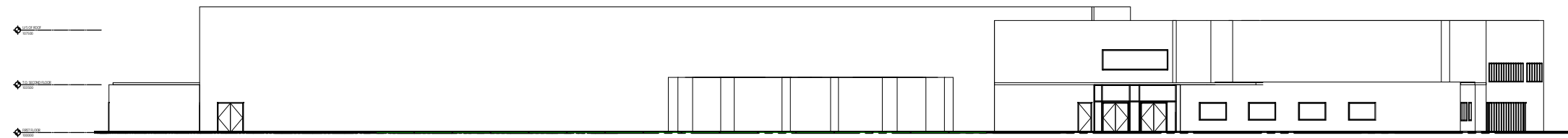
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FITNESS

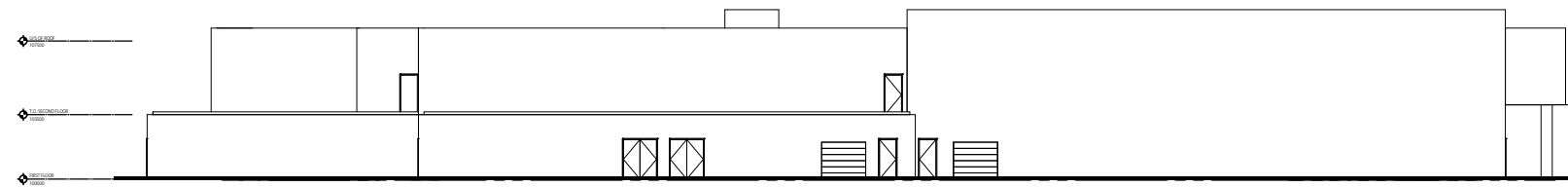
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- F4 Sauna
- F5 Boulder Wall
- F6 Fitness Centre
- F7 Walking Track

..... Walking Path: 50m

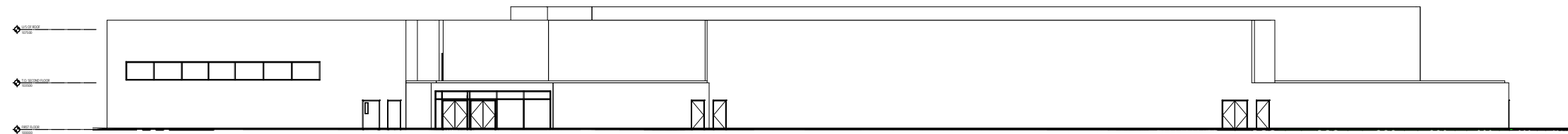
SECOND FLOOR PLAN 0 5 10 15



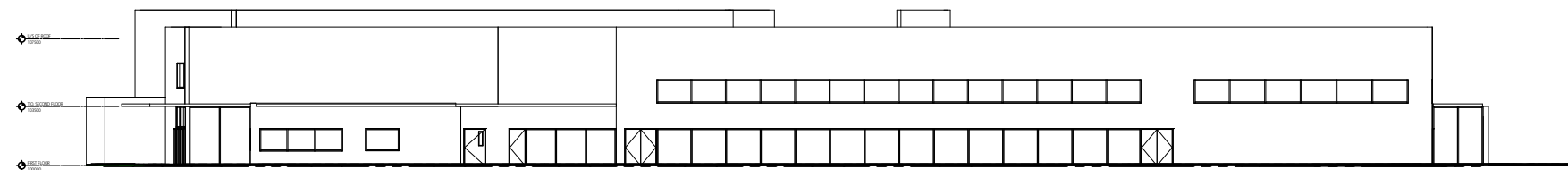
NORTH ELEVATION



EAST ELEVATION



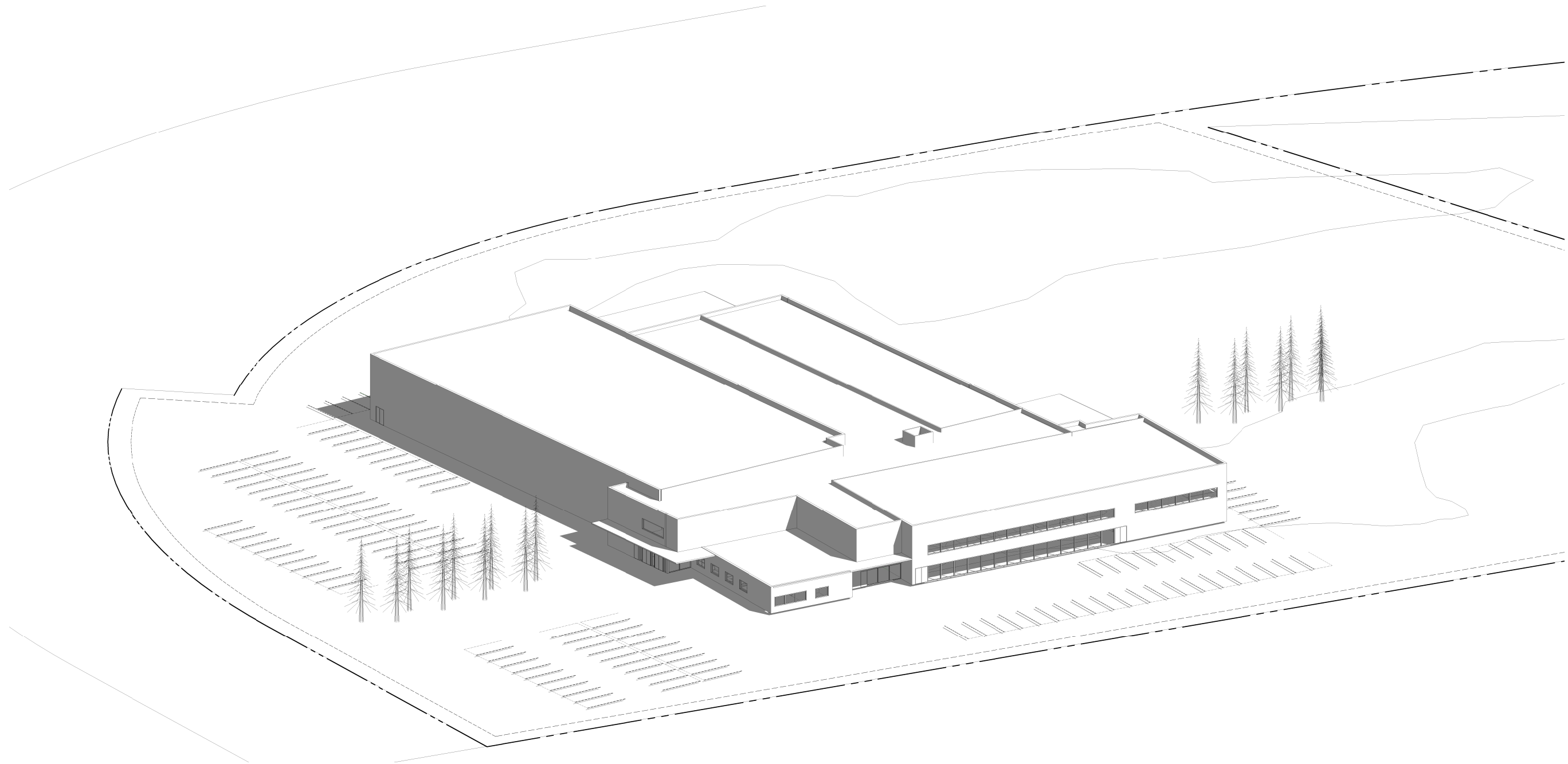
SOUTH ELEVATION



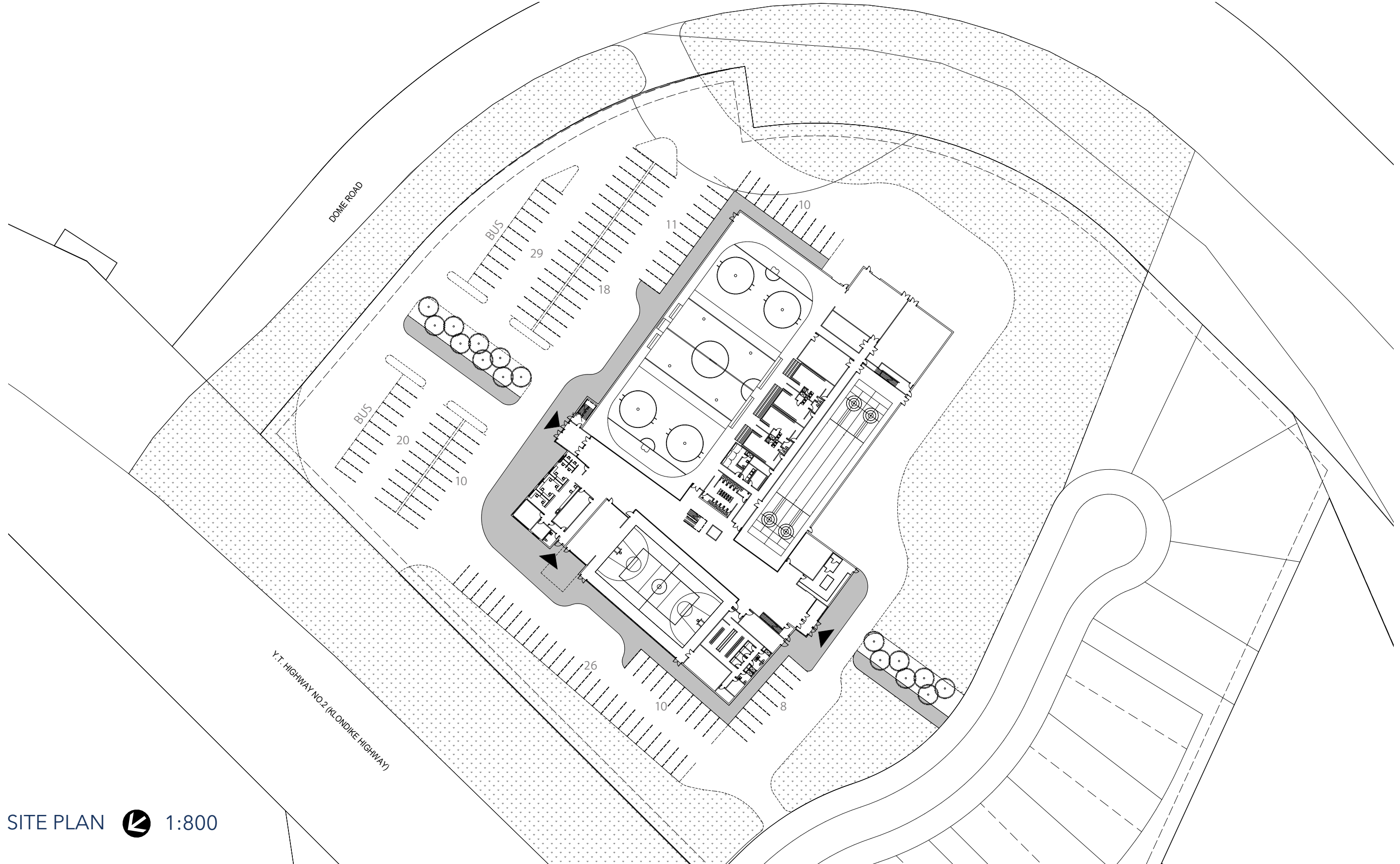
WEST ELEVATION

ELEVATIONS





AXONOMETRIC VIEW



SITE PLAN  1:800

Capital Cost Estimate (Class D +/- 20-30%)

Option A - \$69.9 million

Option B - \$75.3 million

Operations & Maintenance Estimate (Class D +/- 20-30%)

Average - \$2.5 million

Range - \$2.2 - \$2.8 million

- Highly dependant on heating system (propane assumed).
- Not based on energy model, to be completed in next stage of design.

Next steps...

- Select floor plan option and finalize programming.
- Confirm building systems.
- Move design into schematic level.
- Energy model.
- Class C cost estimates (+/- 15-20%)
- Client presentation.
- Finalize.