

CITY OF DAWSON
COMMITTEE OF THE WHOLE MEETING #CW24-07

DATE: Thursday August 15, 2024

TIME: 7:00 PM

LOCATION: City of Dawson Council Chambers

Join Zoom Meeting

<https://us02web.zoom.us/j/87275388856?pwd=4PR4HG6k6f4fxGdlzTgLDDWvbrMCAo.1>

Meeting ID: 872 7538 8856

Passcode: 241146

1. CALL TO ORDER

2. ACCEPTANCE OF ADDENDUM & ADOPTION OF AGENDA

1. Committee of the Whole Meeting CW24-07

3. DELEGATIONS & GUESTS

1. Guest Presentation: Rec Centre Project Team RE: Dawson City Recreation Centre Project

BUSINES ARISING FROM DELEGATIONS & GUESTS

4. PUBLIC QUESTIONS

5. ADJOURNMENT





City of Dawson

Report to Council

Agenda Item	Dawson City Recreation Centre – Project Update
Prepared By	Paul Robitaille, Parks and Recreation Manager
Meeting Date	August 12, 2024
References (Bylaws, Policy, Leg.)	
Attachments	<ol style="list-style-type: none"> 1. P004- Concept Floor Plan 2. Dawson Rec Centre – Program 20240815 3. Wildstone Presentation – Dawson Rec Centre

	Council Decision
	Council Direction
x	Council Information
	Closed Meeting

Recommendation

That this report be accepted in Committee of the Whole for informational purposes.

Executive Summary

A new Recreation Centre is being planned to be located at the intersection of the Dome Road and North Klondike Highway. (Lot 1059, Quad 116 B/3) with Yukon Government managing the project, and City of Dawson planned to be the end user.

Yukon Government and the Government of Canada have appropriated \$56 million, as well as a contingency, in capital funding to design and build this facility. Funding is being allocated through *Investing in Canada Infrastructure Program* (ICIP). However, funding is contingent on the provision of a conceptual design for the facility by September 30, 2024.

A project update that includes a draft floor plan (P004 – Concept Floor Plan), building program (Dawson Rec Centre – Program 20240815), and a presentation from the contractor (Wildstone Presentation – Dawson Rec Centre) is attached for Council to review. The purpose of these documents and this meeting is to inform Council as to the status of this project, and to discuss items for the project management team to consider prior to the September 19th Council meeting, where we will require a decision from Council on this project.

The floor plan and building program which have been provided are the initial drafts for this project. More discussion, research, and detail will be considered in these documents before being presented as a final product. The main objective of these documents is to provide an overview of the amenities and footprint of the conceptual building.

The amenities included, footprint, and initial design, are reflective of the recommendations of the project management team, based on previous public engagement, discussions with the advisory committee (Recreation Board) and operational considerations.

Background

In 2017, City of Dawson Council decided to begin planning for a new recreation facility (C17-29-13).

Administration has worked with Yukon Government’s Infrastructure Branch to act as the project management team. Work to-date has resulted in a decision on the location of this facility (C-19-13-08) at the intersection of Dome Road and the Klondike Highway (Lot 1059, Quad 116 B/3).

A Feasibility Study was completed in 2021 to assist in the direction and planning for this facility. This study included extensive engagement with the community, Council and administration. Six building options, with a variety of amenities were presented to council for direction. Direction from Council was to pursue the amenities included in Option 1 at Dome Road (C21-19-12), with an opportunity for further expansion or refinement in the future.

At a Committee of the Whole meeting on Dec 5, 2023, the schematics of the plan to date and the class C cost estimates were reviewed publicly with Council. Cost estimates were \$103 million in capital costs and \$1.5 million in operating and maintenance costs. These capital costs were substantially higher than anticipated. As a result of these estimates, Administration and Council discussed this matter at the December 19, 2023, Council Meeting where Council directed administration to develop a strategy to work within the \$65 million budget.

Administration returned to Council on January 16, 2024, for meeting C-24-01 to recommend the utilization of a Progressive-Design-Build on this project, and that an advisory body be utilized on this project. Both these recommendations were approved by Council (C-24-01-06). It was further clarified and approved at Committee of the Whole Meeting CW-24-01 on February 6,

2024, that the Recreation Board act as a local advisory group to the City of Dawson on the New Recreation Centre and to appoint the chair of the Recreation Board (Peter Menzies) to the project management team.

During this time, Yukon Government issued a tender for a progressive design-build process, which was awarded to Wildstone Construction, with the assistance of Stantec and S.no architecture.

Regular meetings are occurring between Yukon Government, the contractor and City of Dawson to help draft the amenities and potential layout of this space.

Two workshops have also been held (July 16 & August 7), which included a variety of meetings to help determine values, areas for discussion, and deliverables for the various parties involved.

A public *Meet and Greet* was held on July 17 at the Art and Margaret Fry Recreation Centre to help inform the public on the project and hear from residents and users on the project.

Since that time, meetings have been held with various parties to inform the process and project. The discussion below outlines some of the items which will inform Council on this project and assist them in making a final decision on the future of this facility.

Council is the final decision-making body for the City of Dawson on the amenities and conceptual design for this project and will be required to make a resolution by September 25th to provide a decision on the conceptual design of this facility.

Discussion / Analysis

- **What will Council be deciding upon at the September 19 meeting?**

Council will be asked to review and provide a decision to proceed or not with an application to ICIP. This application will include the following documents: site plan, floor plan, elevations, code review and cost estimates. Should Council decide not to proceed, we expect to lose the opportunity to utilize the funding earmarked for this project.
- **Previous Feasability and Design Projects**

Previous research and work undertaken by City of Dawson and Yukon Government is quite extensive on the topic of a new recreation facility. These documents are being utilized to inform the current process and expedite the process we are in. The starting point for our current concept is based on the modelling, estimates and engagement undertaken in previous work that involved extensive public engagement, Council feedback and the involvement of administration.
- **Current Floor Plan and Building Program Review:**
 - o **Footprint:** The suggested footprint of 5500m² is 1300m² larger than our current building. This is a size both the contractor and the project management team are comfortable with.
 - o **Floor Plan:** Location of amenities, specific sizes, and details (entries and contents) are not finalized or fixed. This is a starting point. Main focus is footprint and amenities included. We expect more detail as the project progresses.
 - o **Building Program:** This document details the current sizes of these spaces. The sizes are not final. They are based on best practices, current familiar spaces, and available footprint space.
 - o **Amenities Included:** An initial list of amenities based on the final schematic design of the previous iteration of this project. City of Dawson Recreation Board provided input on priorities on these amenities. Administration also provided input on priorities in the new building. More discussions are necessary to align the priorities of both parties. In particular, the fitness centre, gymnasium and administrative offices received differing priority between both groups. Currently, Administration is providing a recommendation that attempts to meet the priorities of the Recreation Board, while also meeting the priorities of our staff and the future operation of this facility.
 - o **Consensus:** Based on the public nature of this facility, we never expect to have total consensus between the public, recreation board, and administration on the amenities and plans for this facility. Our goal is to collaborate between all these parties to recommend a space that is as reflective as possible of a recreation facility that can meet the needs of our community and can be sustainably operated by the municipality.
- **Building Operation:** The amenities included will help dictate the operation of the building. Currently, administration recommends that all our year-round staff should be moved into this facility to operate the amenities within it. Based on current practices, we expect to recommend a similar operation of many of these spaces, as we currently do, with some consideration for any new amenities we add.

- **How has Community Engagement been utilized in this process?**
Extensive community engagement happened during past recreation centre planning, which is being utilized to inform the plans for this building. The Recreation Board is advising on this project as well, which also act as a voice of residents on this project. Now that we have an initial floor plan, we do plan to engage with user groups to gather more information on the operation, amenities and layout of the facility.
- **Progressive-Design-Build:** A progressive-design-build is being utilized for the design and construction of this facility. This process allows for collaborative decision-making between the client, design team and construction company. This method offers transparency in costing, create a collaborative process throughout the project, reduce contingencies, and allow for value engineering for maximization of budget.
- **Timelines:** See below for more detailed timelines and deliverables. It should be noted that the speed at which information and recommendations amongst the project management team are required is about one-third of the time typically allocated to a project of this nature.
- **Frequently Asked Questions:** Administration has created a Frequently Asked Question section of our website to assist us in informing the public. We encourage interested parties review this section of our website. We plan to update this section as the project proceeds and new questions arise from the public.

Fiscal Impact

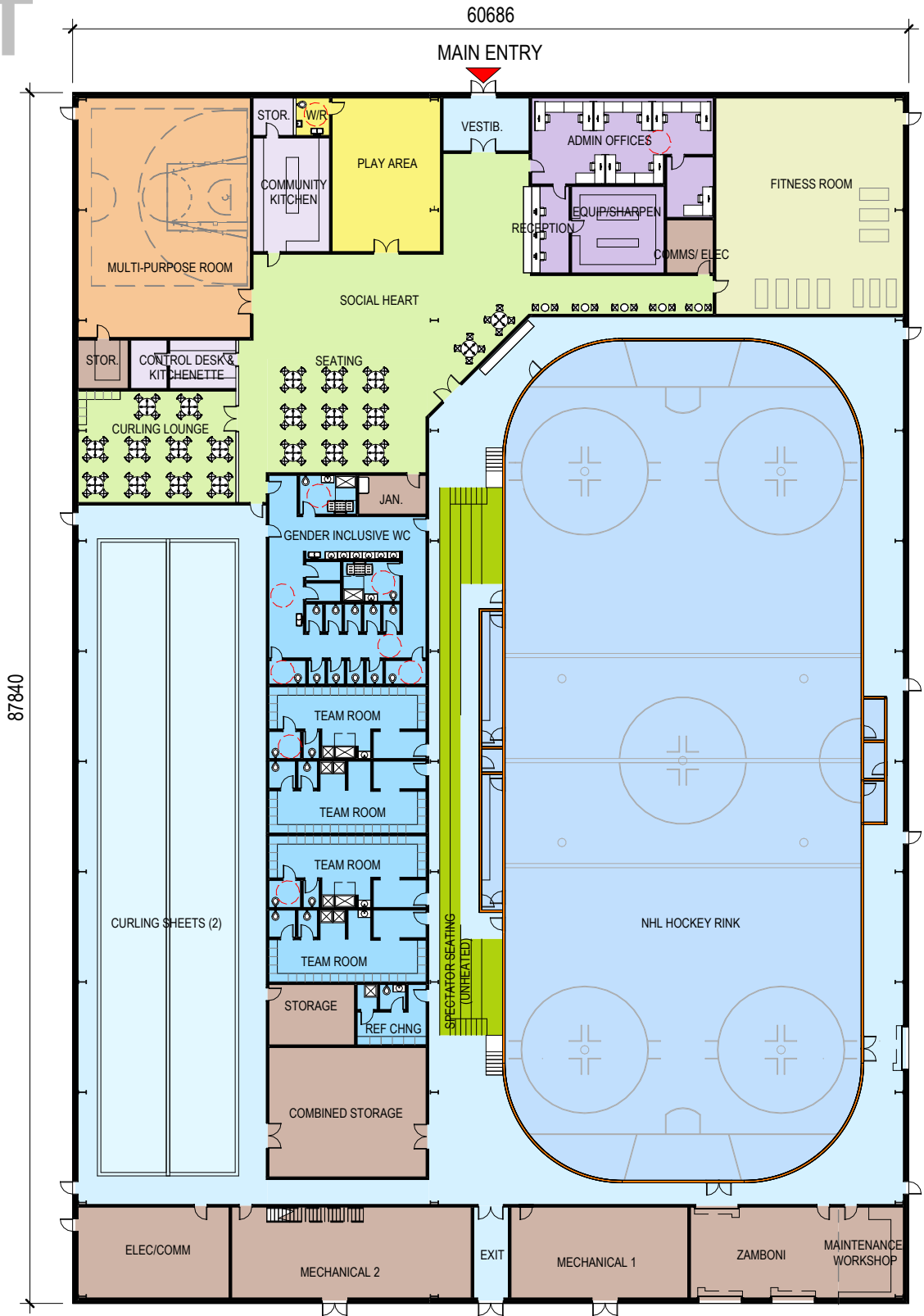
- **Capital Cost:** No capital estimate is being provided to Council at this meeting. The suggested footprint is a size that the contractor and project management team is comfortable in proceeding with currently. Based on best practices, this facility is being designed to adhere to a fifty-six-million-dollar budget (\$56,000,000), with a contingency allocated to cover other costs associated to the design and construction of this building. Based on the schematic design done in 2021, we have confidence that the simplification and minimization of footprint is providing us with a building that will be within budget.
- **Operation and Maintenance Costs:** No Operation and Maintenance costs are being provided to Council at this meeting. Our target has been to spend, at a maximum, one million (\$1,000,000) per year. A review of staffing for the facility with the assistance of the contractor will have to be conducted. Administration will also be reviewing our own financial projections to determine how operations and maintenance will be sustainable for City of Dawson (potential user fees, comprehensive municipal grant, current expenses on similar facilities). Operation and Maintenance estimates are important factors in our discussions to ensure this facility remain manageable and financially sustainable for City of Dawson.

Timeline

- September 10th – In person workshop to finalize design decisions
- September 19 – Council Meeting to review submission package
- September 25 – If directed to proceed, ICIP Funding package submitted to Yukon Government
- September 30 – If directed to proceed, ICIP Funding Package Submitted.

Approved by	Signature	Position	Date
	<i>David Henderson</i>	CAO	Aug 15, 2024

DRAFT



BUILDING FOOTPRINT: 5330m2

OUTDOOR ICE
PLANT/TRANSFORMER/CHILLERS/GENERATORS/GARBAGE
BINS



Government of Yukon
Dawson Recreation
Centre

CONCEPT FLOOR PLAN

Project number 144903543

Date CONCEPT FLOOR PLAN

P004

Dawson Rec Center - Building Program

Room Name	Program Area recommendation from Recreation	Existing Dawson Recreation Centre	Notes (existing)	Concept Plan 2024.08.15	Notes (proposed)
RECREATION AMENITIES					
Hockey Rink (Hockey, Ringette, Skating)	1,950.00	1,593.00	Arena	1,564.00	Arena
Hockey Rink Circulation		296.00	Arena circulation - players, spectators,	492.00	Arena circulation - players, spectators, Zamboni.
Hockey Rink Spectator Viewing Area (unheated)		172.00	Unheated only; Includes spectator viewing behind team benches with circulation below. About 220 spectator seating capacity	103.00	Unheated only; Includes spectator viewing behind team benches with circulation below. About 220 spectator seating capacity
Change Room 1	55.00	43.00		58.00	2 toilets, 2 showers
Change Room 2	55.00	43.00		58.00	2 toilets, 2 showers (one accessible)
Change Room 3	55.00	43.00		58.00	2 toilets, 2 showers
Change Room 4	55.00	43.00		58.00	2 toilets, 2 showers (one accessible)
Ref Change Room		24.00		22.00	Includes shower
Skate Sharpening/Equipment Rental	30.00	13.00		42.00	Combines skate sharpening with equipment rentals. Includes circulation within the room and a connection from control desk to admin offices.
Zamboni Room	70.00	43.00		70.00	Area to accommodate Zamboni & pit.
Ice Plant (Refrigeration)		74.00	ice plant included in building		Outdoor ice plant, not included in the building footprint
Rink and General Storage (Combined)	100.00	651.00	the entire second floor is used as general storage because it was never finished as	107.00	
Storage		47.00	First Aid room, Arena Manager room and Coat Check are used as storage	27.00	
Curling Rink	670.00	390.00		474.00	Two curling sheets
Curling Circulation		114.00		218.00	circulation around the two curling sheets
Changing Area/Lockers/Storage	4.00	6.00			Lockers located within the curling lounge
Programming - Multipurpose	510.00			216.00	
Programming Storage	30.00			12.00	
Fitness		123.00	located Waterfront building, not including washrooms, change rooms	213.00	washrooms, change rooms included with the general washrooms
Walking Track					No assigned area, but walking loop option through circulation space during non-peak times. Enters colder ice environments.
Indoor Playground	100.00	120.00	Whitehorse CGC indoor playground (approx.	87.00	
Indoor playground W/R				6	
Sub-Total	3,696.00	3,595.00		3,885.00	
COMMUNITY AMENITIES					
Social Heart	300.00			262.00	Includes circulation within, heated viewing
Community Kitchen	125.00	73.00	Kitchen adjacent to the lobby, includes	45.00	
Community Kitchen Storage				8.00	
Seating		49.00	food service seating combined with lounge; curling lounge	95.00	
Curling Lounge		76.00		92.00	
Canteen		40.00		-	
Control desk & kitchenette		14.00		16.00	
Kitchenette storage		3.00		9.00	
Full Team Office	100.00	100.00		89.00	Includes 9 workstations, one office, small print area.
Reception				17.00	
Sub-Total	525.00	355.00		633.00	
LOGISTICS					
Vestibule		46.00	5 separate vestibules	24.00	
Circulation		195.00	combined throughout the facility	21.00	
Exit circulation				16.00	
Gender inclusive washrooms	150.00	98.00	washrooms at two locations by the kitchen and by the curling lounge	157.00	Includes change stalls, family rooms w/ showers and BF
Janitor Room	10.00	15.00	two janitor rooms	13.00	one janitor room for the entire facility
Workshop/Maintenance	40.00		included in zamboni room	31.00	
Electrical/Communications	50.00			72.00	
Elec/Comms				13.00	May be required due to distances.
Mechanical	122.00	174.00	Mechanical room R1, Mech. Room no.2, AHU room, transformer room, mechanical room R105	202.00	* Requires a mezzanine level for ventilation; additional 200m2
Outdoor services		12.00	transformer room included within the building		200 sm outdoors for chillers, generator, transformer, ice plant, garbage, etc.
Second floor/mezzanine			all used for storage and some mechanical. Area included under combined storage and	200.00	additional space used only for the mechanical mezzanine
Sub-Total	372.00	540.00		749.00	
NET TOTAL	4,593.00	4,490.00		5,267.00	
Gross up - walls only		267.00		263.00	
Total gross area (incl.second floor/mezzanine)		4,757.00	includes the undeveloped second floor	5,530.00	includes mechanical mezzanine
Total building footprint		3,910.00		5,330.00	



City of Dawson Recreation Center

Progressive Design Build

August 15, 2024

PROJECT CONTEXT

- Progressive Design Build Agreement
 - New Recreation Centre Project on Dome Road

Three Phase Approach:

- Phase 1a – Project Validation and ICIP Funding Submission – September 30th Deadline
- Phase 1b – Detailed Design and Cost Estimation Phase
- Phase 2 - Lump Sum Design Build Construction Contract

PHASE 1A DELIVERABLES

September 30th ICIP Funding Submission:

- Site Plan
- Floor Plans
- Elevations
- Code Review
- Class D Estimate

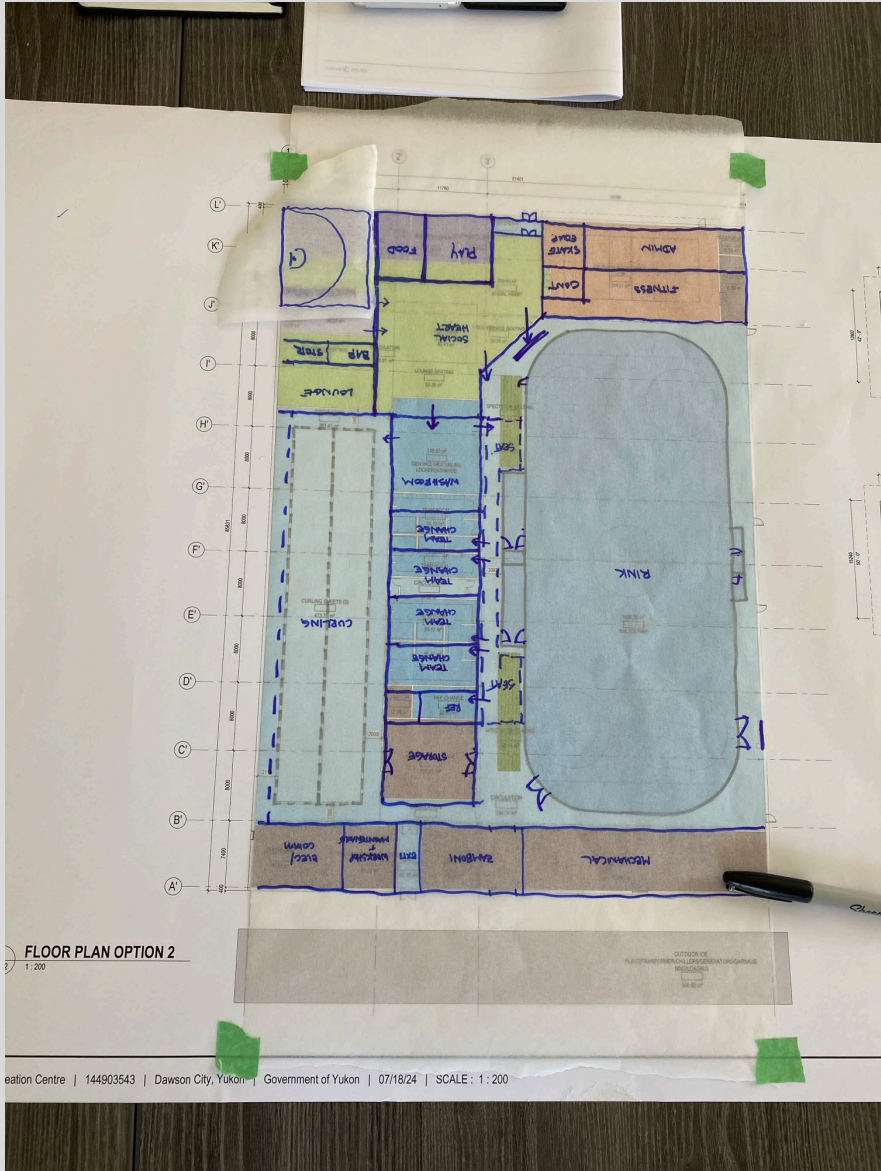
Following approval of this phase the project will move into Phase 1B which involves phased stages of detailed design and detailed cost estimates.

PREVIOUS WORK COMPLETED

- Public engagement sessions, previous design drawing and budgeting report

WORK COMPLETED WITHIN PHASE 1A

- Progressive Design Build and Values Work Shop – July 16 – 17th
- Weekly team meetings and Rec Board meetings as needed to discuss building requirements & block planning
- Floor plan review meeting – August 7th



OUR NORTH STAR

VALUE 1 – FLEXIBLE DESIGN

Our vision for the Community Recreational Center is to create an adaptable hub that enhances residents' quality of life. We are committed to inclusivity, removing barriers for all, and introducing diverse programs. The multifunctional facility will be adaptable for different uses and seasons, ensuring it meets changing community needs while promoting health and wellness. Strategically connected to infrastructure and designed for long-term use, it will offer versatile spaces for year-round community engagement.

VALUE 2 – COMMUNITY HUB

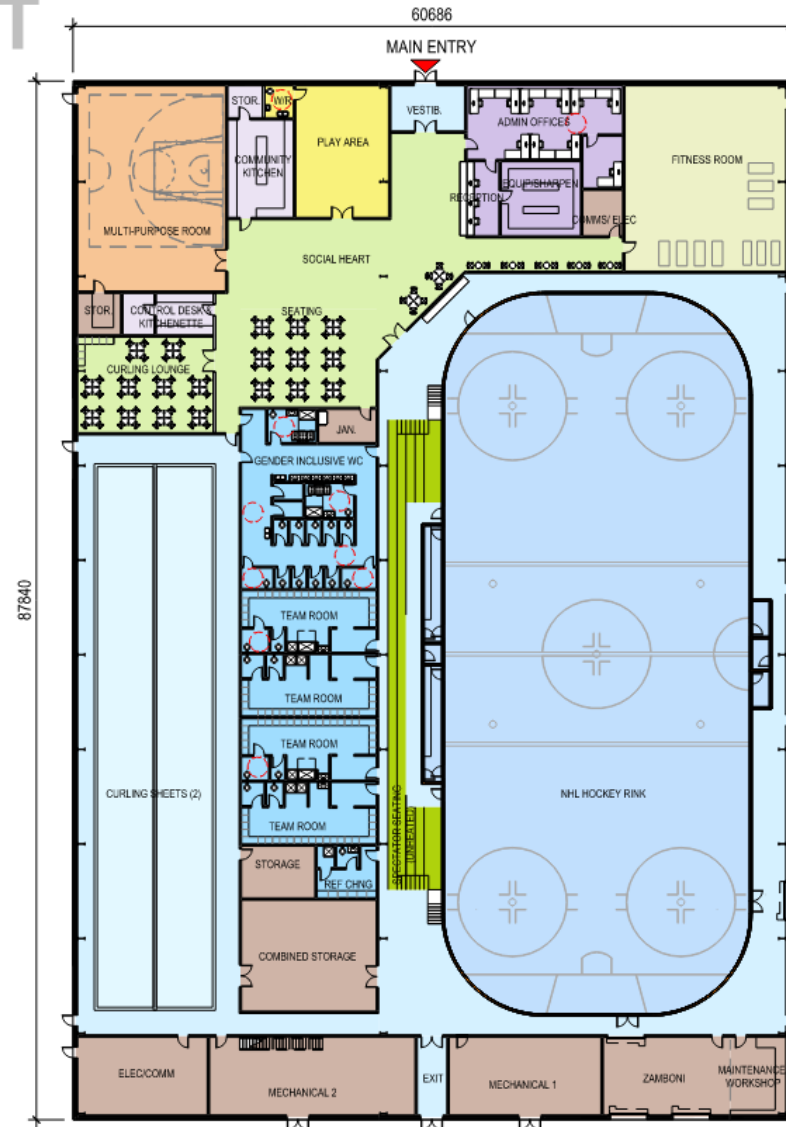
The Rec Centre will honor local values and heritage, serving as a hub for wellness, health, and safety. It will be an accessible space welcoming Dawson's diverse population and user groups.

VALUE 3 – RESILIENCY, OPERATIONS, AND MAINTENANCE

The recreation center will be durable, easy to maintain, and designed for local and future climate conditions. It will feature affordable whole-life costings and be constructed with appropriate, long-lasting materials.


FLOOR PLAN

DRAFT

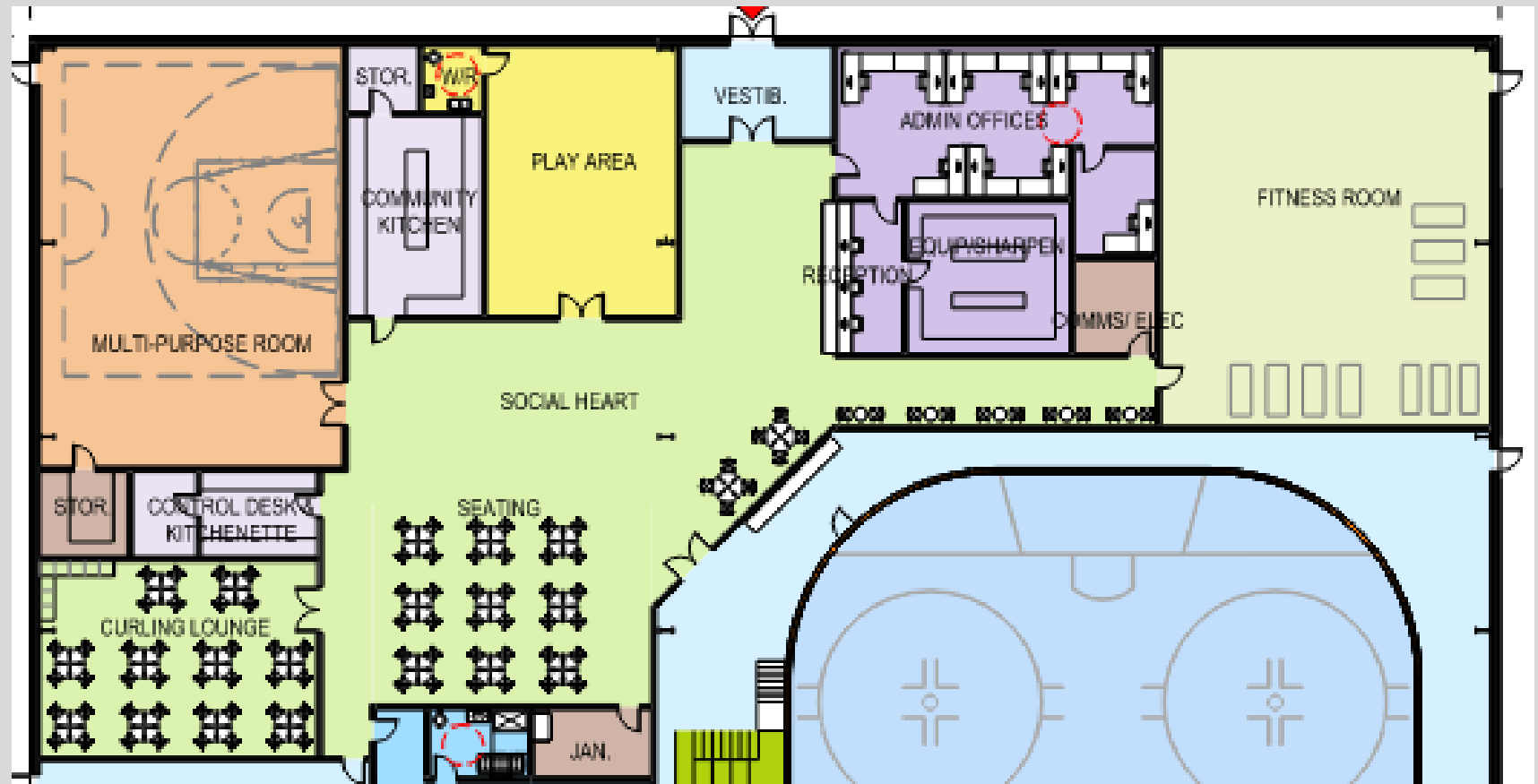


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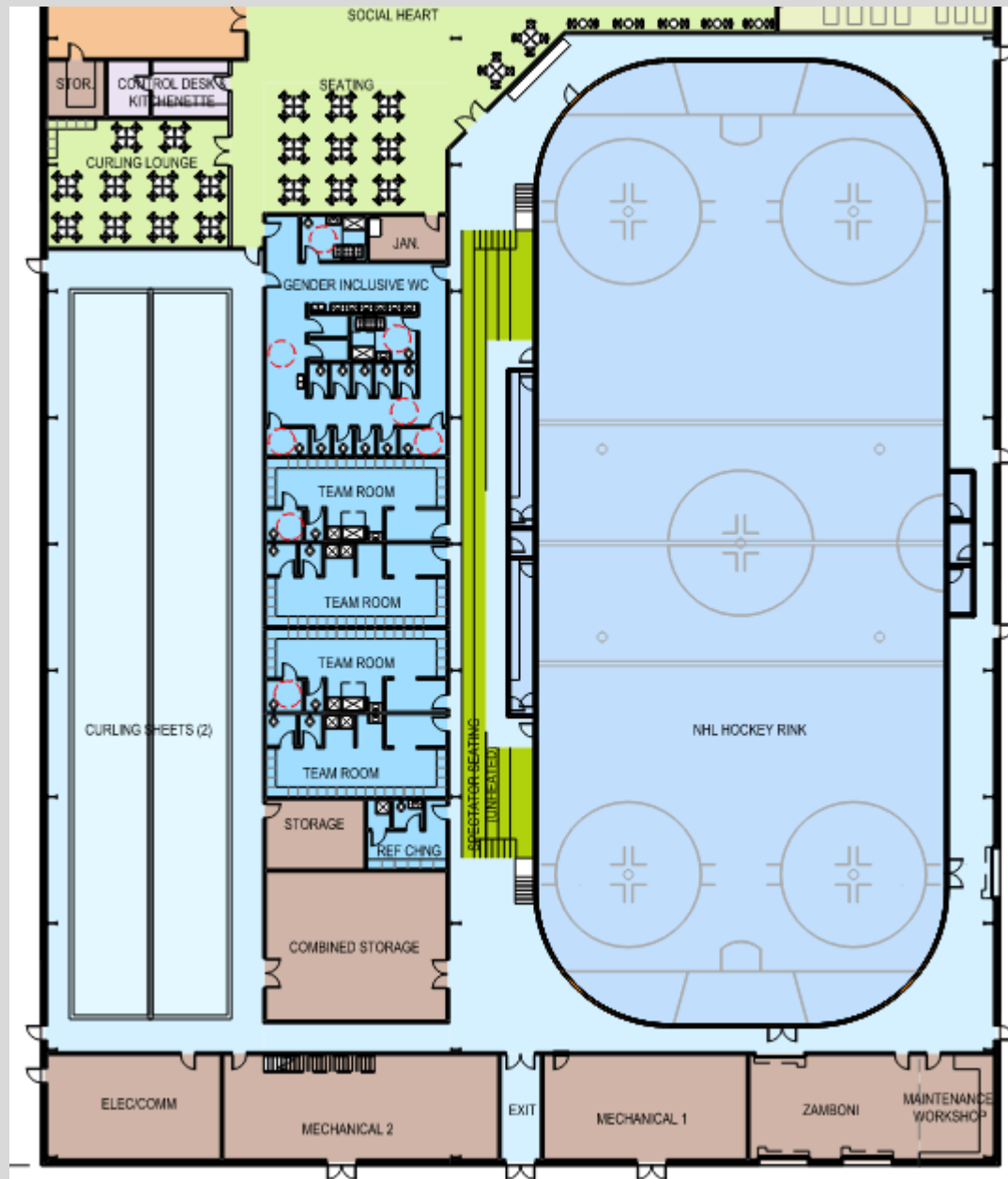
OUTDOOR ICE PLANT/TRANSFORMER/CHILLERS/GENERATORS/GARBAGE BINS

	Government of Yukon Dawson Recreation Centre	CONCEPT FLOOR PLAN	
		Project number 144903543 Date CONCEPT FLOOR PLAN	P004

FLOOR PLAN



FLOOR PLAN



FUNCTIONAL PROGRAM

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PHASE 1A NEXT STEPS

- Further development of building floor plans
- Develop building elevations, ceiling heights etc.
- High level mechanical and electrical system design
- Cost estimates to reach Class D
- O&M cost evaluation

UPCOMING MILESTONES

- September 10th – In person workshop to finalize design decisions
- September 19 – Council Meeting to review submission package
- September 25 – ICIP Funding package submitted to Yukon Government
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