

Valley East Twin Pad Multipurpose Sports Complex



**Presentation to Community Services
Committee Meeting**

July 8, 2019

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yellowega
bélanger
salach
architecture

Valley East Twin Pad Multipurpose Sports Complex

Project Background

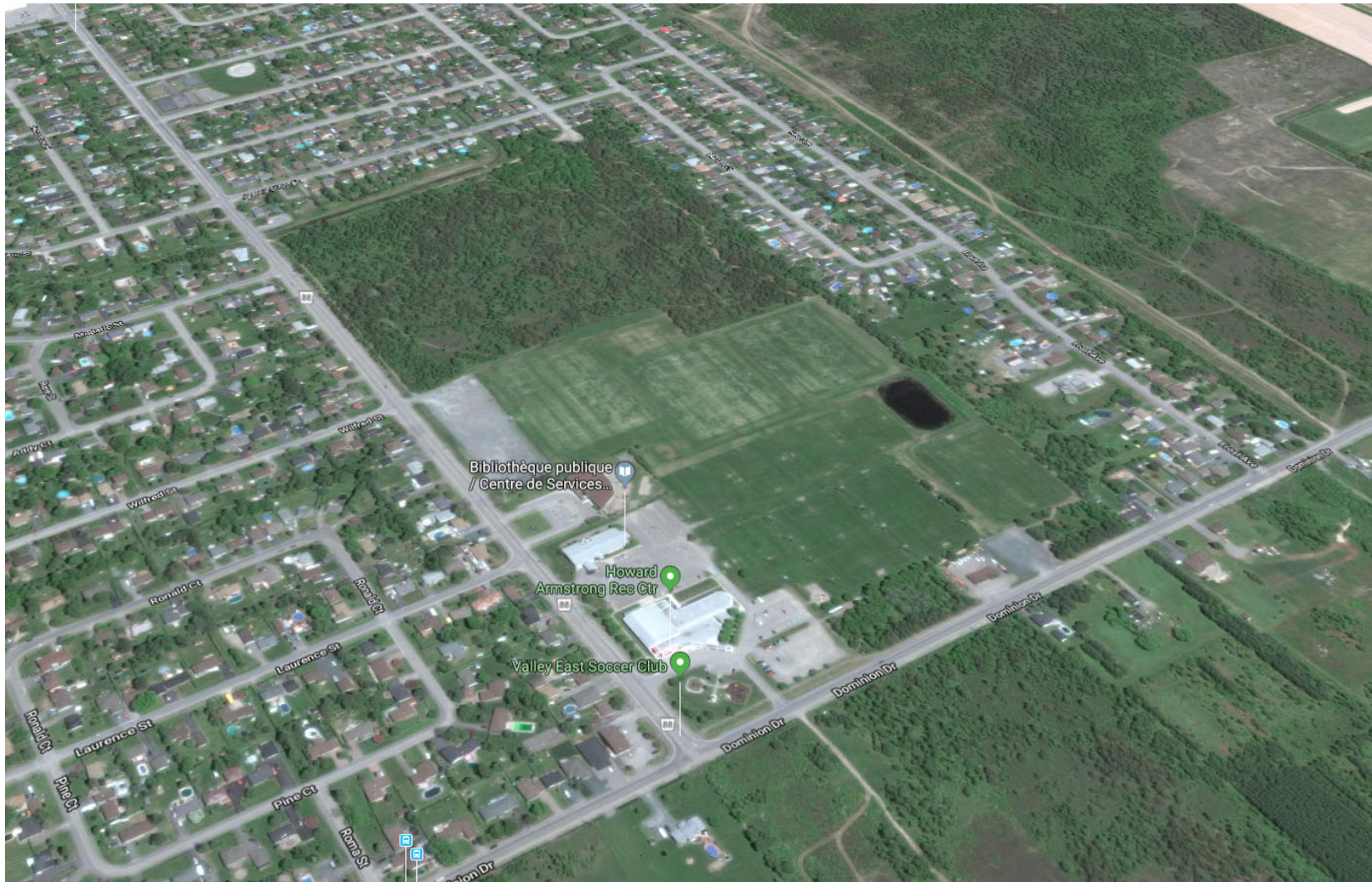
- At the June 19, 2017 Community Services Committee meeting, resolution CS2017-16 was passed stating “that the City of Greater Sudbury Council directs staff to prepare a business case to replace various arenas and/or ice pads, with the build of a multi-pad/multi-purpose arena facility in Valley East”.
- As part of the 2018 budget process, Council received a business case for a Valley East Twin Pad arena. The business case identified the Howard Armstrong Recreation Centre location as a potential location for a new twin pad facility.
- A report titled “Valley East Twin Pad Next Steps” was presented to the Community Services Committee on July 8, 2018. The report indicated that the City would engage a third party to complete community consultation and confirm facility programming.
- Yallowega Bélanger Salach Architecture was awarded work through a competitive process.
- The 75 acre site under consideration is located at 4040 Elmview Drive, North of the existing Howard Armstrong Recreation Centre.

Excerpts from various pieces of CGS Documentation/ Reports

Valley East Twin Pad Multipurpose Sports Complex

Proposed Site

4040 Elmview Drive



Valley East Twin Pad Multipurpose Sports Complex

Project Scope

- YBSA has been retained by the City of Greater Sudbury to complete a Public Consultation process and subsequent report to Community Services Committee and Council for a proposed new Multi-Purpose Sports Complex in Valley East.

The scope of work included the following:

- **Information Gathering:**
review relevant provided by City Staff information, research other similar facility projects in similar climactic regions, programmatic requirements for area, and analyze considered site.
- **Consultation:**
meet with Community Stakeholders and with City of Greater Sudbury Staff, Lead public consultation process through online surveys and Design Visioning Session.
- **Report Preparation:**
produce a final report to the Community Services Committee containing: public consultation results and assessment, online survey results, preferred programatic requirements for overall site plan and building including gross square footage, pertinent information of research into building typologies, production of a conceptual site plan.

Excerpts from various pieces of CGS Documentation/ Reports

Valley East Twin Pad Multipurpose Sports Complex

Similar Building Typologies



Programming

- 4 NHL-sized rinks
- Running Track
- Lap Pool
- Therapy Pool
- Dy Land Training Area
- Fitness Area
- Pro-Shop
- Restaurant
- Wellness Centre
- Gymnasium
- Multi-Purpose Rooms
- 1,000 seat capacity

Wayne Gretzky Sports Centre

CS&P Architects and MMMC Architects
Brantford, ON
Completed 2013

Population: 127,159
Building size: 240,000 sq.ft.
Total Project Cost: \$63.4M

Valley East Twin Pad Multipurpose Sports Complex

Similar Building Typologies



Cassie Campbell Community Center

Perkins + Will Architects
Brampton, ON
Completed 2008

Population: 603,346
Building size: 165,000 sq.ft.
Construction Cost: \$44M

Programming

- Lobby
- Pool
- Pool Viewing Area
- Gymnasium
- Running Track
- Aerobics/ Fitness
- Figure Skating Rink
- Hockey Rink
- Cafe
- Police Office
- Outdoor Programming

Valley East Twin Pad Multipurpose Sports Complex

Similar Building Typologies



Programming

- 2 NHL-sized rinks
- Viewing gallery
- Concessions
- Pro-shop
- Public meeting suite
- Glazed public space

Brant Twin Pad Arena
Perkins + Will Architects
Paris, ON
Completed 2011

Population: 12,310
Building size: 80,000 sq.ft.
Construction Cost: \$18M

Valley East Twin Pad Multipurpose Sports Complex

Similar Building Typologies



Programming

- 2 NHL-sized rinks
- 8- Lane pool
- Beach walkin-in pool
- Therapy pool
- Double Gymnasium
- Community Service Spaces

Bradford West Gwillimbury Leisure Centre

Salter Pilon Architects & Lett Architects
Bradford, ON
Completed 2011

Population: 35,325
Building size: 158,000 sq.ft.
Total Project Cost: \$41.6M

Valley East Twin Pad Multipurpose Sports Complex

Similar Building Typologies



Programming

- 2 Ice rinks
- Track
- Gymnasium
- 2 Pools
- Fitness studios
- Fitness & wellness centre
- Child care services
- Family + adult-only change rooms

Innisfill Recreation Complex

MacLennan Jaunkalns Miller Architects
Innisfill, ON
Completed 2008

Population: 36,570
Building size: 140,000 sq.ft.
Construction Cost: \$30M

Valley East Twin Pad Multipurpose Sports Complex

Community Consultation Process

The focus of the consultation for this project was with the following groups:

- Public/Community Consultation
- City of Greater Sudbury (CGS) Developmental Staff
- Community Stakeholders

The consultation was through the following engagement sessions:

- Online and hardcopy bilingual survey; advertised through a circulated advertisement, local media, and on the City's website. https://overtoyou.greatersudbury.ca/proposed_construction
- A community open house and visioning session
- CGS Staff and Community Stakeholders consultation sessions

Valley East Twin Pad Multipurpose Sports Complex

Community Consultation Process

Community open house and visioning sessions were held on Saturday March 30 at these locations:

- **Capreol Community Centre and Arena** 10:00am - 12:30pm
- **Centennial Community Centre and Arena** 10:00am - 12:30pm
- **Raymond Plourde Arena** 1:30pm-4:00pm
- **Valley East Citizen Service Centre and Library** 1:30pm-4:00pm

The purpose of the community open house and visioning session:

- To give the community an opportunity to provide input on the programming, desing, and characteristics of the proposed Valley East Twin Pad Multipurpose Sports Complex.
- To ensure the proposed Valley Easts Sports Complex meets the current and future needs of participants.
- To hear public opinion about the proposed replacement of three existing single ice pads.
- To consult with sports associations and outdoor recreational groups to avoid any potential confilct with existing indoor and outdoor uses of the Howard Armstrong Recreation Centre and to create synergies in building design and landscaping that may benefit both the city and stakeholders.

highlights

1,250 visitors on Over to You Greater Sudbury **465** physical surveys completed **378** online surveys completed

Valley East Twin Pad Multipurpose Sports Complex

Key Comments from Public Consultation

- More consultation with the community is necessary if this project moves forward.
- Sentiment that they wished more ongoing maintenance was done over the years at the three arenas. (Capreol, Centennial and Raymond Plourde)
- A new Twin Pad Arena will be an asset to the Community and the families, sports teams and out of town guests that it will serve. It will act as a Recreational Community Hub.
- Strong desire to maintain the existing green space at the north end of the property.
- Create program spaces that complement the high demand summer sports on the property, such as washrooms, change rooms and a gymnasium for training.
- Situate the building as close to HARC as possible to densify the site and create connectivity.
- Avoid the increase of traffic on Elmview Drive.

Valley East Twin Pad Multipurpose Sports Complex

Recommended Facility Programs

The building program was developed for the Valley East Twin Pad Multipurpose Sports Complex by the consulting team who worked closely with staff and administration. The proposed square footage for a new facility is 95,300 sq.ft. (8,854 sq.m.)

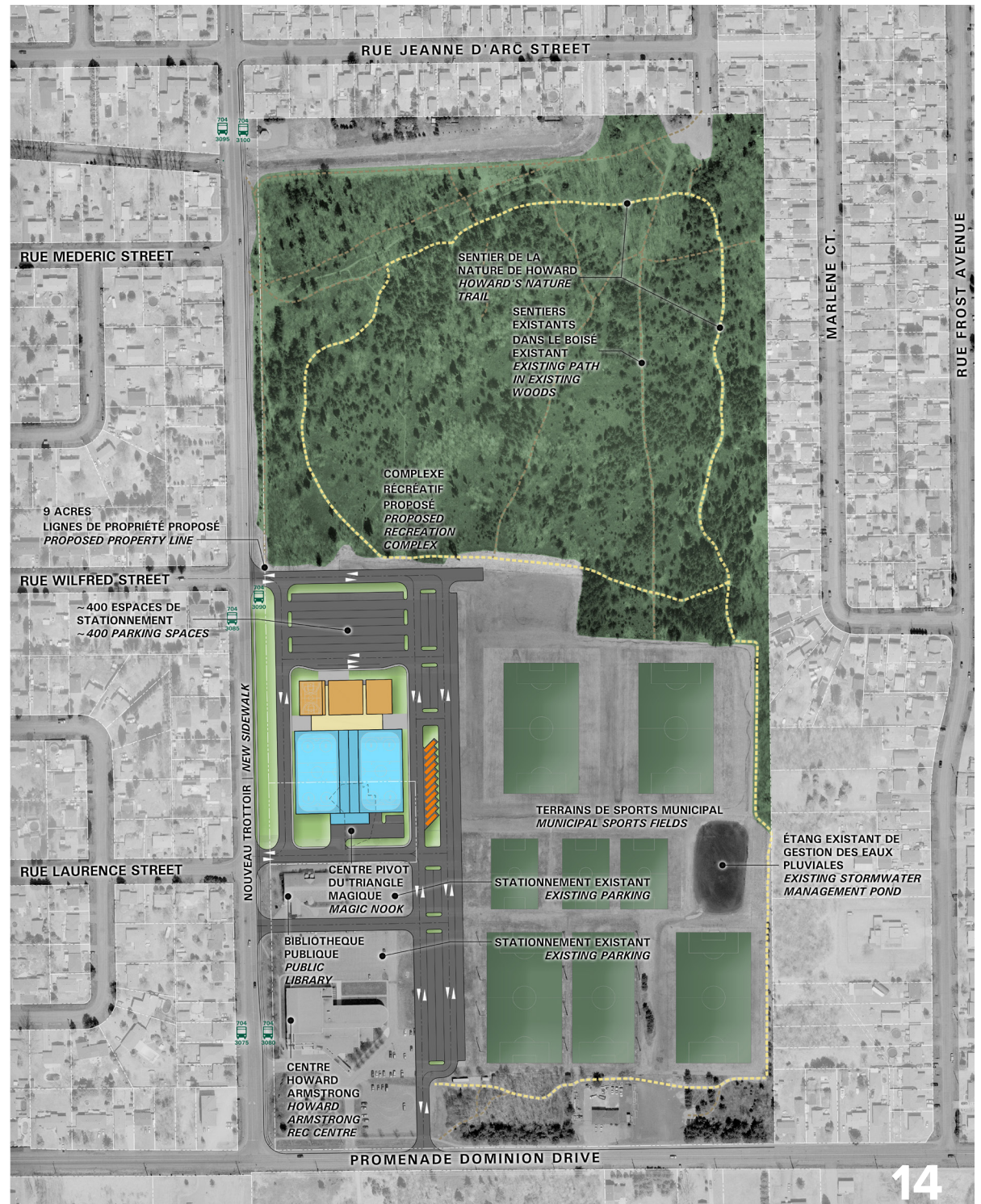
- **Arena:** 57,630 sq.ft.
 - a twin pad consisting of 2 NHL size 85'x200' ice surfaces with capability for summer ice.
 - 300-400 seating capacity per ice surface
 - 8 change rooms
 - **Gymnasium:** 6,727
 - Single court gymnasium
 - Change rooms and support space
 - **Day Care:** 19,200 sq.ft.
 - Infant, Toddler, and Preschool Programs
 - Before and After school program
 - Early ON Centre
 - Administration offices
 - **Public Shared Space:** 4,008 sq.ft.
 - **Atrium/Lobby/Circulation:** 4,200 sq.ft.
 - **Support Function Space:** 3,537 sq.ft.
- Total:** 95,300 sq.ft. (8,854 sq.m.)

Conceptual Site Plan

(Option C)

Preferred option based on Community Feedback

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Order of Magnitude Cost Estimate (2019)

Order of Magnitude Estimate		
Based on May 27/19 functional program		
GFA	COST/SF	AMOUNT
95,301	\$281.42	26,820,000
57,630	\$250.00	14,407,500
3,537	\$320.00	1,131,840
6,727	\$300.00	2,018,100
19,200	\$350.00	6,720,000
4,008	\$320.00	1,282,560
4,200	\$300.00	1,260,000
		2,250,000
		2,000,000
		250,000
		N/A
		N/A
		Incl.
		See Below
		See Below
95,301	\$305.03	29,070,000
	7.00%	2,034,900
	1.00%	290,700
	N/A	
	1.50%	436,050
		2,761,650
		31,831,650
		By Owner
		31,831,650
	3.00%	872,100
	3.00%	872,100
	8.00%	2,686,068
		36,261,918

Description
1.0 NEW CONSTRUCTION
Arena
Support Function
Gymnasium
Daycare
Public Shared Space
Atrium / Lobby / Circulation
2.0 OTHER ASSOCIATED COSTS
Site Development/Landscaping Allowance
Abnormal Soil Conditions (allowance for structural piles due to high water table)
Hazardous Materials Abatement
Premium Time/After-Hours Work
Signage & Wayfinding
Project Contingency
Escalation to Time of Tender (3% P.A.)
Total Construction Cost
- Professional & Design Fees (7%)
- Other Consultants (1%)
- Development Charges & Levies / Permits (N/A)
- Commissioning, Moves, Misc., Other (1.5%)
Total Ancillary / Soft Costs
Sub-Total: Construction & Ancillary
Furnishings and Equipment
Sub-Total
Post Contract Contingency (Change Orders)
Escalation to Tender (3.0% P.A.) - 1 Year
Design Contingency (8%)
Total Project Cost - EXCLUDING HST

2019 **Total Construction Cost:**
\$29,070,000

2019 **Total Ancillary Costs**
\$2,761,650

2019 **Total Project Cost:**
\$36,261,918

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Next Steps

- The Project will be considered for 2020 capital funding through the capital prioritization process and associated business case.
- The Parks, Open Space and Leisure Master Plan Review (2014) states that the decision to close any arena should be accompanied by a community engagement process, capital lifecycle analysis, evaluation of alternate uses, and options for the continued delivery of leisure services within the affected community. Upon Council's approval of a new twin pad facility in Valley East, a community engagement process would be initiated a per the parks, Open Space and Leisure Master Plan.