

Multi-Purpose Agricultural Facility Scoping Refinement and Design

September 24, 2019

Option 1 - Existing Project Budget

Project Scope:

- Limited site servicing for current construction
- Original indoor arena size (100' x 200')
- Covered outdoor arena (200' x 125')
- Stabling – permanent structure for 150
- Pre-engineered construction method for stables and covered outdoor arena

Cost:

Approved funding: \$23.8M

Approved in Principle: \$24.3M

Additional funding required: n/a

Evaluation Criteria:

= Meets expectations; + Exceeds; - Falls short

Short-term community impacts =

Long- term community use optimization –

Community expectations/ input –

Total square footage: 76,728 sq. ft

Option 1 - Existing Project Budget

Pros

- Meets short-term community needs
- Remain on budget
- Remain within scope

Cons

- Limits size of events that can use the indoor arena
- No ability to expand indoor arena in future (building footprint set)
- Increased cost and site impacts for future build out of site servicing
- Falls short of meeting community expectations

Option 2 - Recommended Project

Project Scope:

- Full site servicing for current construction and future expansion
- Increased indoor arena size (132' x 263')
- Covered outdoor arena (200' x 125')
- Stabling - permanent structure for 150
- Pre-engineered construction method for stables and covered outdoor arena

Cost:

Approved funding: \$23.8M

Approved in Principle: \$24.3M

Additional funding required: \$9M

Evaluation Criteria:

= Meets expectations; + Exceeds; - Falls short

Short-term community impacts =

Long- term community use optimization =

Community expectations/ input =

Total square footage: 107,000 sq. ft

Option 2 - Recommended Project

Pros

- Meets community needs
- Site servicing complete for potential future expansion (serviced camping, additional stables)
- Creates efficiency for expansion and future construction
- Arena size allows for increased scope of events
- Area size accommodates up to provincial level and types of events

Cons

- Stabling may need to be supplemented through temporary stables for large events
- Increased budget
- Increased scope

Option 3 - Expanded Project

Project Scope:

- Full site servicing for current construction and future expansion
- Increased indoor arena size (132' x 263')
- Increased covered outdoor arena size (132' x 263')
- Stabling - permanent structure for 300
- Full engineered construction method

Cost:

Approved funding: \$23.8M

Approved in Principle: \$24.3M

Additional funding required: \$26.5M

Evaluation Criteria:

= Meets expectations; + Exceeds; - Falls short

Short-term community impacts +
Long- term community use optimization +
Community expectations/ input +

Total square footage: 140,000 sq. ft

Option 3 - Expanded Project

Pros

- Exceeds community needs
- Meets long-term needs of community
- Ability to host up to provincial level competitions
- Efficiency and economic benefit to currently complete full build out
- Creates a destination site and premier facility

Cons

- Increased budget
- Increased scope
- Exceeds short-term community impact
- Full utilization of stabling is beyond immediate needs

Additional Features

Feature	Cost
Additional outdoor arena	\$240,000
Additional stabling- permanent structure (150)	\$6.8M
Serviced camping (washroom, playground)	\$747,000
Additional outdoor site amenities	\$701,000
Full site servicing	\$3.1M
Increased indoor arena	\$4M
Increased covered outdoor arena	\$1M