

Strathcona Wilderness Centre

The current boathouse spans 700 square feet, and the proposed \$350,000 business case seeks to establish a 1,400 square foot building to accommodate current equipment and facilitate future growth.

The current structure is a prefabricated storage unit. The proposed business case advocates for a commercial-grade, heated, and larger facility situated adjacent to the maintenance shop, leveraging existing road access.

Current state:

- Boathouse has reached end of lifecycle
- Boathouse is in a location that is adjacent to Bennett Lake. As Bennett Lake recovers from drought the boathouse will likely flood or could potentially be underwater
- Road access does not exist at this current site
- Program assets that require storage and maintenance have increased over past 15 years
- SWC has increased program assets to support program demand (including 3 large voyageur canoes), paddles, PFDs, disc golf, and other program supplies

Original Cost (\$350k) existed due to:

- moving location
- design work required to determine storage location to leverage existing road access for trailer loading/unloading activities
- site prep and ground levelling
- concrete floor surface supports storage, repair and maintenance activities
- concrete floor is durable, clean, smooth, sturdy
- a heated facility extends the life of the storage facility and assets
- heat supports safety for maintenance/storage activities on a concrete floor that is not slippery

Storage/Maintenance options are limited at SWC

- Existing boathouse has a dirt floor – limits storage options, maintenance activities, no weather proofing and pest control
- Alternate locations will all require site leveling and preparations work
- Goal is to maximize SWC natural preservation while having operational safety and functionality that supports service delivery
- Other SWC storage is limited:
 - Existing boathouse does not store all existing assets (canoes, kayaks, paddles, PFDs, disc golf, program supplies and 3 larger voyageur canoes)
 - SWC has a pre-fab storage shed for other program supplies on site that is maximized
 - Offsite there are 2 sea cans at Islet Lake with additional canoes
 - Islet Lake sea cans will require repairs or replacement in 2-3 years due to condensation and pest issues
 - Prefab and sea cans do not provide optimal asset protection to extend asset lifecycle (weather, condensation, pest control, winter access)

Option 2 \$193k for a 1088 sq ft at new location is recommended because:

- Opportunity to:
 - leverage existing maintenance shop that has road access

- combine storage and maintenance activities at existing maintenance shop
- reduces boathouse replacement scope – Original recommendation for a \$350k storage for 1400 sq. ft, propose 1088 sq ft, and existing is 700 sq ft

Alternate option:

- Approve design work only for 2024 - \$20k which includes design/construction plans
- Design work will provide clarity on site preparation and storage options costs at this new location
- Look for a pre-fabricated option that is a minimum 1,000 sq. ft.

Existing location background and why it needs to move due to lake rising:

The site for the boathouse was saturated during high water prior to the drought which started in about 1995. The adjacent lower Multi-Purpose Trail, was under water and the site of the current boathouse was wet during the spring through fall months. There is a swale around the current boathouse to prevent water running from the west into the boathouse area. Drainage work, including removing a bridge and installing underground irrigation piping to direct water coming from the north to the west of the boathouse site, and onto the lake was completed. The campfire site is on the well-drained area.

If the lake continues to rise to pre-drought levels, Lower Multi-Purpose Trail and Snowshoe trail will likely be under water from spring melt to fall – including the Boathouse. These trails will be able for snowshoeing and xc skiing in the winter months if the boathouse is moved.