

# Red Deer Multi-Use Aquatic Centre

City of Red Deer

---

Phase 1: Comparative Site Analysis  
FINAL REPORT, March 11, 2011



The Central Alberta Aquatic Centre  
**CAAC**



marshall tittlemore **architects**

200, 11460 jasper avenue nw  
edmonton alberta t5k 0m1  
780 490 5330 [www.mtalink.com](http://www.mtalink.com)



maclennan jaunkalns miller architects

202-19 duncan street  
toronto ontario m5h 3h1  
416 593 6796  
[www.mjmachitects.com](http://www.mjmachitects.com)

## **TABLE OF CONTENTS**

Summary	EXECUTIVE SUMMARY	1
	QUALITATIVE IMPACT SUMMARY CHART	2
	COST COMPARISON SUMMARY	3
Background	INTRODUCTION	4-5
	COMPARATIVE SITE OPTION OUTLINES	6
Qualitative Analysis	COMMUNITY IMPACT	7-11
Quantitative Analysis	COMPARISON OF DEVELOPMENT COSTS	12
	COMPARISON OF CAPITAL COSTS	13
	OPERATIONAL COSTS ANALYSIS	14
Appendix	ALTERNATIVE SITE: PARK PLAZA THEATRE	16
	LETTER FROM RED DEER COLLEGE	17
	ALTERNATIVE SITE: RIVERLANDS	18

## EXECUTIVE SUMMARY

MTA/MJMA has prepared the following Phase 1 - Green Field Site Analysis as the first phase of a two phase project for CAAC/CORD to determine the preferred location for a new Multi-Use Aquatic Centre in Red Deer. Once approved by council the second phase will develop a Conceptual Model for this selected site.

The report compares the pros and cons of adding a new *'Multi-Purpose Aquatic Centre'* to:

1. The existing Rotary Park Recreation Centre to operate with the existing Centre OR
2. A Green Field site (hypothetical) with additional new facilities to match the existing Recreation Centre programming such that both sites will have identical facilities and operations.

The study compares both sites for:

1. 'Qualitative' advantages - Locational Benefits, Operational Benefits and Advantages to the Community.
2. 'Quantitative' Cost advantages - Project Capital Costs, Project Site Development Costs and Facility Operational Costs.

### Qualitative Impacts

Qualitatively the report finds that the Rotary Recreation Park Site offers numerous advantages over a Green Field Site as the attached Qualitative Impact Summary shows (page 2). A series of positive criteria were set up to address Urban goals, Transportation and Parking requirements, Sustainability, Flexibility and Diversity, as well as Architectural Potential. While the Green Field site indicated positive attributes based on its potential for flexibility to expand on a larger site and have reduced limitations to create new parking and avoid any downtown traffic congestion. The Rotary Recreation Park site showed substantially more positive attributes in all categories. It is more successful in achieving the urban and sustainable goals set out in numerous planning agenda created by The City. It creates parking and transportation synergies not to be found on a green field site and it allows for flexibility and diversity of use due to all the adjacent facilities, activities, businesses and social groups at this established downtown location.

### Quantitative Impacts

Cost wise, the Rotary Recreation Park Site is identified as the preferred location as the 2011 Cost Impact Summary (page 3) demonstrates. We see operating costs to be the same at both sites but the Order of Magnitude Capital Development and Capital Building cost are considerably higher at the Green Field site - by \$28.2million.

We have estimated Order of Magnitude costs for the Development cost for the Green Field site to be roughly \$8million dollars more than the Rotary Recreation Park site for a number of reasons, but primarily due to sizeable 'Servicing Cost' to the new site. Similarly, Order of Magnitude costs for the Building Capital output at the Rotary Recreation Park site are estimated to be lower, as the existing Recreation Centre will require only limited renovations to its ground floor to adapt to the new Aquatic Facility Addition, whereas the Green Field site will require all the comparable 'Recreation Centre' Building areas to be built as 'new construction' at a significantly higher cost. This results in an estimated \$20.4million cost differential.

Operational costs are not a factor in this analysis as they will be identical at both sites. If a Green Field site is selected as a location for a Multi-use Aquatics Facility the City will need to consider the fate of the current Recreation Centre. The facility would need to be re-purposed to be sustainable thus the capital and operating costs associated with a change in use and operation would have to be accounted for. Consideration should also be given to the capital investment already outlaid to expand and update this facility in 2005.

### Recommendation

Resultant of our study, our recommendation is for the selection of the Rotary Recreation Park as the preferred site for the placement of the Multi-Use Aquatic Centre. This conclusion is supported by both the qualitative and quantitative analysis undertaken and documented within the following report. The facility in this location will create a higher overall value, contributing more to the urban, recreation, and social goals of the City of Red Deer and will also create the most cost effective solution.

## QUALITATIVE IMPACT SUMMARY

OPTION 1: <b>ROTARY RECREATION PARK SITE</b>		OPTION 2: <b>GREEN FIELD SITE</b>		
STRONG	WEAK	STRONG	WEAK	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Urban Goals</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Supports downtown as the civic centre for Red Deer (GDAP p.35) <ul style="list-style-type: none"> <li>• Supports new residential development in the Historic Downtown</li> <li>• Counteracts urban sprawl while adding density to the urban core</li> <li>• Supports existing businesses</li> <li>• Supports cultural/recreational tourism</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Creates synergies with existing / planned objects <ul style="list-style-type: none"> <li>• Existing Aquatic Centre</li> <li>• Existing cultural corridor</li> <li>• Existing outdoor gathering spaces (agora) (Culture Vision, p.38)</li> <li>• Planned park promenade (Rotary Recreation Park Study, p.17)</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Transportation and parking</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is accessible by foot, bicycle and public transit <ul style="list-style-type: none"> <li>• Universal Accessibility: Is not limited to users with access to a vehicle, but includes people of all ages, physical conditions and financial situations</li> <li>• Health: Supports Red Deer as a walkable community, promoting physical activity</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	May be more accessible by car at times of congested downtown traffic
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Avoids the addition of a car-based destination in Red Deer (does not add car trips to existing roads)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Can take advantage of existing on-site parking, as well as a number of existing parking facilities within acceptable walking distance
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Can share parking with other facilities with alternating peak parking loads
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	May have space for larger number of dedicated on-site parking
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Sustainability</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Encourages active and low emission transportation (GDAP p.13)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Takes advantage of existing building and infrastructure (GDAP p.13)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Preserves farm land or natural land (Culture Vision, Authenticity, p.14)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Flexibility and Diversity</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Program diversity: facilitates connections and interactions among people of all ages and characteristics (Culture Vision, p.18)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ability to attract external users
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Physical site potential for growth
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Promotes interaction among different people and encourages visibility of all parts of the community (Culture Vision, p.18)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Architectural</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can act as a landmark building, increasing the Rotary Recreation Park's presence in the city (Site Study p.57)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site and building can be designed from scratch, less constrained by existing context.

## COST IMPACT SUMMARY

**Order Of Magnitude (Class D) Cost Estimate Definition:** This estimate provides an indication of the total cost of the project, based on the user’s functional requirements to the degree known at the time. It is based upon historical data for similar work, adjusted for such factors as: effect of inflation, location, risk, quality, size and time. All related factors affecting cost are considered to the extent possible. Such an estimate is strictly an indication (rough order of magnitude) of the total cost of the project. The expected degree of accuracy of a Class D estimate is **+/- 20%**.



**OPTION 1:**

**ROTARY RECREATION PARK SITE**

Development Costs:	\$4,258,400
Capital Project Costs:	\$79,398,000
Total Capital Costs:	<b>\$83,656,400</b>

Excluding GST



**OPTION 2:**

**GREEN FIELD SITE**

Development Costs:	\$12,089,000
Capital Project Costs:	\$99,807,000
Total Capital Costs:	<b>\$111,896,000</b>

Excluding GST

## INTRODUCTION

### Scope

The following report is the first phase of a two phase project that MTA/MJMA (Marshall Tittlemore Architects in association with and Maclennan Jaunkalns Miller Architects), has undertaken for CAAC/ CORD relating to a Multi-Use Aquatics Centre. This first phase is a Green Field Comparative Study while the second phase will develop a Conceptual Model for a new Multi-Use Aquatic Facility.

### Background

Stakeholders from the Central Alberta Aquatics Centre (CAAC) and the City of Red Deer (CORD) are collaborating together to develop plans for a new Multi-use Aquatic Facility that will accommodate a full spectrum of aquatic amenities to be used for traditional and non-traditional opportunities.

In August 2010 The City of Red Deer consulted with Group 2 Architecture on the Red Deer Rotary Recreation Park and South Site Study. In the final park concept, the site identified a future Multi-use Aquatics Centre that would be a complimentary addition to the existing Recreation Centre facility which is located on a 9.47 ha parcel of Rotary Recreation Park. City Council approved the Red Deer Rotary Recreation Park and South Site study report as a planning tool for future park development .

In February of 2010, Red Deer City Council approved seed money for the CAAC and CORD Committee to develop Concept Plans and a high level comparative model Business Plan for a future Aquatic Centre to be located at either the Rotary Recreation Park site or a hypothetical Green Field Site.

An RFP call for study consultants went out in September of 2010 and in December of 2010, the CAAC and CORD selected MTA /MJMA as the successful architecture team to complete the Phase 1 and Phase 2 studies. Capital Cost Estimate was generated by Spiegel Skillen and Associates Limited - Cost Consultants and Operational and Cost Recovery Estimates were prepared by JF Group.

The following planning documents contain further background information.

- Rotary Recreation Park Study - 2010
- Recreation Parks and Culture Community Assets Needs Assessment - 2008
- Culture Vision - 2008
- Recreation Centre Renovation - 2007
- Major Recreation Facilities Needs Assessment - 1998
- Outdoor Pool Renovations - 1994

### Project Overview and Deliverables

City Council has requested a site location comparative analysis be completed between a green field site and the current downtown Recreation Centre site. Once the Green Field Comparative Study is complete, the information will be taken back to City Council for approval, before moving forward with the conceptual model.

Once City Council approves the Green Field Comparative Study the second phase will entail providing Conceptual drawings, Artist rendering and floor plans as part of the Conceptual Model process.

### **Phase 1.0 - Green Field Comparative Study**

This report is required to address the following:

1. Location - A comparative analysis of the Rotary Recreation Park site versus another hypothetical Green Field location.
2. Multi-Use vs. Stand Alone - A comparison of a multi-use facility located at Rotary Recreation Park site versus a stand alone Green Field facility (advantages/disadvantages).
3. Advantages to the Community - look at the advantages to the community by building onto the Recreation Centre which is centrally located in Red Deer on a multi-use site versus those generated by building at a Green Field location.
4. Development Costs - A comparison of the Development Costs.
5. Capital Costs - A comparison of the capital costs associated with building a stand alone facility versus building on to the Recreation centre.
6. Operating Costs - A comparison of the operation costs (including staffing costs) of a stand alone facility versus building on to the Recreation Centre facility.
7. Financial Sustainability - financial recovery / viability relating to a stand alone facility versus a facility which is part of the overall Rotary Recreation Park re-development.

### **Assumptions**

In preparing this document the following important assumptions were developed, through discussions with CAAC/CORD, to form the basis of the report:

1. The Building 'Program' at both the Green Field Site and the Rotary Recreation Park Site will be the same. The same New Aquatic Program will be added at each location. Each site will have a new 25m Diving Tank, 54m Competition Tank, and outdoor 25m leisure/lap pool with all their associated support areas, 25m leisure tank, Wellness facilities, Community facilities, and Recreation Administration Offices. Both building square footage areas and operations will be exactly the same.
2. If the Green Field site is chosen, the Recreation Centre would close and its staff and programming would move to the Green Field site. The Recreation Centre building would then be re-purposed. The cost of operating both facilities would be too great.
3. A 'Hypothetical' Green Field Site is the comparative model, development costs are based on those developed for the Clearview North Affordable Housing project.
4. 'Actual' Green Field Sites were explored at Red Deer College, Park Plaza Theatre, and the Riverlands site downtown but none of these were considered workable - see appendixes.
5. The Rotary Recreation Park 50m outdoor pool, currently assessed to be at the end of its life span, will be decommissioned for both site scenarios.
6. The Michener Centre programming will cease to be provided by CORD and all programming and revenue stream will be transferred to the Multi-Use Aquatic Centre for both sites scenarios.
7. The City of Red Deer will need to assess the re-purposing of the Recreation Centre in the event the Green Field site is selected.
8. In both scenarios the City of Red Deer can assume the current operating costs at both the Michener Centre and the Recreation Centre can be deducted on Net from the City's overall operating costs with the addition of the new Multi-use Aquatic Facility Operation Costs.

## COMPARATIVE SITE OPTION OUTLINES



**OPTION 1:**

**ROTARY RECREATION PARK SITE**

Site Area:	6.2 acres
Gross Area, New Addition:	12,500m <sup>2</sup>
Gross Area, Existing Building:	4,000m <sup>2</sup>
Total Gross Area:	<b>16,500m<sup>2</sup></b>
Water Features:	25m Leisure Pool (existing) 54x25m Competitive Pool 25x15m Diving Well Whirlpools 25m Outdoor Lap and Leisure Pool
Additional Program Space:	Wellness Centre (existing) Community Rooms (existing) CORD Recreation Offices (existing)
Relocated and paved Parking (shared):	220 spaces
Existing Parking (shared):	515 spaces



**OPTION 2:**

**GREEN FIELD SITE**

Site Area:	13 acres
Gross Area:	<b>16,500m<sup>2</sup></b>
Water Features:	25m Leisure Pool  54x25m Competitive Pool 25x15m Diving Well Whirlpools 25m Outdoor Lap and Leisure Pool
Additional Program Space:	Wellness Centre  Community Rooms  CORD Recreation Offices
New Parking:	825 spaces
Existing Parking:	0



## LOCATION COMPARISON

“A comparative analysis of the Rotary Recreation Park Site versus a Green Field Site”

### ROAD ACCESS

**Rotary Recreation Park** - The Rotary Recreation Park site is a compact and urban site bounded by 47th and 48th Avenues. The site has established vehicle and bus access penetrating the western midpoint of the site adjacent to the existing Recreation Centre. The site has a direct adjacency to the urban core.

**Green Field** - A green field site will be used predominantly as a “drive-to” location. A new site may require construction of access road, turn lane, drainage and civil engineering revisions to the existing road configuration.

### PARKING

**Rotary Recreation Park** - The Rotary Recreation Centre site currently has sufficient area for parking and provides adequate capacity for regular hours of operation for both the Recreation Centre and the adjacent facilities. The parking capacity is distributed, with the existing major density at the centre of the site serving the Recreation Facility. Additional parking area has been identified in the Rotary Recreation Park plan, south of the building accessed off of 43rd Street, as well as the potential for additional parking south of 43rd Street in front of and adjacent to The Multi-Use Ice Facility. The parking area north of the Recreation centre has existing access from 47th A Avenue as well as an existing system of drainage, site lighting and signage. The Rotary Recreation Park site benefits from extensive adjacent parking amenities in the urban core, including City managed parking areas as well as private pay-for-parking lots. The park and Recreation Centre may benefit from a shared parking scenario where peak parking demands from the adjacent urban core areas do not coincide with the schedule for park and recreation facility use. There is currently a flexible parking capacity with pedestrian connections to the park areas and Recreation Centre.

**Green Field** - A green field site will require the construction of a parking facility. If a green field site is selected, the parking area will be sized according to facility programming, adjacent park or recreation activities that add demand to the total capacity and by the regulations and zoning requirements of the City. A new parking facility will require site preparation, new site lighting, facility site signage and civil engineering construction that may include new drainage patterns designed to correspond to implement a storm water management plan.

### SITE SERVICING

**Rotary Recreation Park** - The Rotary Recreation Park site has existing utility and service connections. These connections include domestic water supply, sanitary drainage, storm sewer capacity, natural gas service, electrical connections and communications connections. The Recreation Centre expansion will add additional pool water volume to the site; the existing sanitary main may be of insufficient size to accommodate both pool and domestic capacity and may need to be upgraded. The site of the proposed addition south of the existing recreation centre may require the relocation of some existing underground lines depending on the total gross floor area of the addition footprint. The site does not have a storm water management plan in place. The addition of paved parking areas south of the Recreation Centre and north of 43rd Street may require an engineering review to deal with additional surface run-off.

**Green Field** - A green field site adjacent to a city street will have access to a Domestic Water main, sanitary sewer, storm sewer, natural gas line and electrical capacity. A new facility will require new street utility connections as well as runs to the location of the new facility set back from the street. A storm water management plan may require additional new site work (swales or SWM ponds) to accommodate the extent of new paved parking surface area.

## **TRANSIT ACCESS**

Rotary Recreation Park - The Rotary Recreation Park site is a central urban site that is transit accessible whose proximity close to the Downtown Transit Terminal provides convenient access to Patrons from all parts of Red Deer and users arriving from out of town locations.

Green Field - Depending on location, a green field site may require the extension of an existing, or the creation of a new transit route to serve the needs of the proposed Multi-use facility.

## **PEDESTRIAN ACCESS**

Rotary Recreation Park - The Rotary Recreation Park & South Site Study Report identified pedestrian-focused access as one of the key points in its "People First" strategy. Linked by a system of official bicycle/walking trails as well as a Cartesian street network, the Rotary Recreation Park site is accessible for non-vehicle park and recreation facility users. The trail system is available to surrounding neighborhood residents as well as pedestrians from the adjacent downtown core area. The intensification of development to support a walkable-city initiative is recognized as a component of a healthy community plan. The urban site needs additional work to be configured as an open and safe pedestrian environment, including the removal of walkway obstructions such as existing site fences, the addition of clearly marked pedestrian street crossings to connect blocks and traffic calming to support a low vehicle speed environment.

Green Field - The green field site will benefit from its connection to the trail system for pedestrian and bicycle access. If the identified site is sufficiently remote from residential areas, the use of a trail system is reduced. This is especially evident for family access and for access during inclement weather or winter conditions. A site remote from the downtown core will reduce the number of workers with pedestrian access to the facility during fitness schedules directly before or after business hours or during lunch time periods.

## **PROGRAM DIVERSITY & OVERLAP**

Rotary Recreation Park - Recreation Programs benefit from the dynamic overlap of programs that combine multiple user groups, a variety of sport and fitness activities and a wide age range of participants. Public use aquatic facilities often benefit from the supporting associated programs of wellness and fitness. The possibility to parallel programmed or spontaneous exterior park & field activities also enhances facility use. The Rotary Recreation Park site has an existing grouping of established programs, groups, and amenities that allow users to participate in different activities or allows family members to engage in multiple programs in one visit. The campus organization allows for overlapping functions between the existing recreation facility, the tennis club and the MAG, as well as adjacent use of the arena and curling facilities. This 'cultural corridor' site configuration is supported by the proposed central promenade in the Rotary Recreation Park & South Site Study Report in order to act as the primary north-south organizing element on the site. This site also effectively services Senior and Youth populations. It will be convenient to the large senior population who live in close proximity to the site. The Centre could offer increased senior programming opportunities and leverage the existing senior traffic to local amenities such as the Museum, Golden Circle Seniors Resource Centre and Heritage Square. This location will also provide additional programming opportunities for youth and would facilitate contact between youth groups and recreation staff - given the proximity of the Skate Board Park and the arenas.

Green Field - The green field site configuration will allow for a purpose built aquatics facility. The re-creation of the Recreation Centre leisure pool, staff and wellness facilities can be designed to ideally suit the new Aquatic Programming. The 25m leisure basin can be custom designed to suit family and leisure oriented use. The community and wellness programming can be located as required and can be programmed for maximum flexibility and optimum adjacencies.

## **SITE SELECTION**

Rotary Recreation Park - This site is available and construction ready once capital is available.

Green Field - No true recreation site has been identified for purchase currently. Services and support will need to be arranged at that time.

## COMMUNITY IMPACT

“Look at the **advantages to the community** by building onto the Recreation Centre, centrally located in Red Deer on a multi-use site versus building on a Green Field site”.

A review of current CORD planning studies /guidelines and an analysis of the two site overwhelmingly supports the location of the Multi -use Aquatic Facility at the downtown Rotary Recreation Park site over a hypothetical Green Field site. This section looks at those identifiable advantages to the Community. Possible advantages to the community for locating an Aquatic Facility at a Green Field site are far more speculative without a specific site identified. However, assuming the Green Field site will be located near the periphery of town, possible advantages to the community would likely be: to bring recreation to emerging and under served communities, to disperse recreation activities throughout the city, and to create improvement to the quality of life in the immediate neighborhood in which it would be located.

### ECONOMIC SYNERGIES

Rotary Recreation Park: Commerce - Proximity to a broad array of local downtown businesses and restaurants ensure convenient amenities for facility users and supporting local businesses.

Conferences / Events - Immediate walking distance to Hotels, Conference Centres and local business provides convenient access and accommodation for out of town users of the Aquatic Facility as a province-wide Swim Meet / Aquatic Event Venue.

Conversely, the recreation amenities make downtown ‘Conference Events’ more desirable thus economically benefitting the community and downtown.

Green Field: Possible economic synergies could be established based on site selection to other amenities.

### URBAN REGENERATION

Rotary Recreation Park: People - Visitors and users to downtown site support local business and add to urban renewal of historic downtown core.

Downtown Character - A vibrant downtown core defines the character of a City, contributing to tourism and civic pride.

Sense of Place - the identification and sense of belonging provided by the character of the city core contributes to personal and community well-being.

Amenity - Prominent recreation amenities in downtown core increases local value in real estate and desirability of downtown locations for both business and retail.

Reduces Sprawl by focusing development and infrastructure to the core of the city.

Green Field: will not contribute to Urban Regeneration but will provide considerable desirability to the neighborhood selected.

### DIVERSITY OF ACTIVITY

Rotary Recreation Park: The addition of the Multi-use Aquatic Centre to the Rotary Recreation Park site with its existing amenities, Ice sports, Racquet Sports, Cultural facilities and Passive Leisure activities will add to the diversity and thus the vibrancy and desirability of this downtown site. This diversity includes recreation, leisure, culture, business and residential.

Green Field: Will not create synergies.

### PARKING SHARING OPPORTUNITIES

Rotary Recreation Park: Sharing - The build out of parking at this location will benefit overflow at adjacent

proposed building amenities on site. Curling Bonspiels, Hockey Tournaments, Swim meets etc. have the opportunity to coordinate programming to ensure adequate parking for large events creating convenience and desirable use for the community.

Green Field: Possible synergies may occur, potential build out on a proposed Secondary School site may facilitate this.

### **CULTURAL CONTRIBUTION**

Rotary Recreation Park: Cultural Node - The addition of an Aquatic Facility also offers opportunity to incorporate community and cultural amenities to both the interior and exterior space of the Building and Park. The design of the building can engage the existing MAG Museum and Art Gallery, the Heritage Square / Tea Garden and the proposed park-wide pedestrian promenade.

Cultural Tourism - the amenities of the downtown offer tourism opportunities. The combined 'cultural' and 'recreational' node developed at the Rotary Recreation Park location will benefit from this proximity. A green field site will not.

Green Field: Cultural synergies outside the downtown core are doubtful.

### **HEALTHY COMMUNITY**

Rotary Recreation Park: Density - Downtown site encourages density in downtown core and a walking lifestyle.

Pedestrian Friendly - Building and park design encourage community linkages from Residential to downtown and a pedestrian oriented park destination for the city.

Healthy Workers - the considerable number of Workers downtown will have convenient access to state of the art Aquatic and Wellness facilities. Before and after work as well as Lunch hour fitness and wellness access will be readily available - an access to a sizable population not available at a Green Field site

Green Field: this will create limited pedestrian friendly linkages due to the lower density of peripheral locations.

### **REINVESTMENT IN EXISTING INFRASTRUCTURE**

Rotary Recreation Park: Revitalization - the community will benefit from the revitalized, greatly flexible and multipurpose nature of adding to the existing infrastructure and diversity of amenities that currently exists at the Rotary Recreation Park Site.

Consolidation of Seniors Activities - the Golden Circle will benefit from greater aquatic activities located at the Rotary Recreation Park Site.

Green Field: there will be no re-investment of existing infrastructure, rather the need to create new infrastructure.

### **SYNERGIES OF RECREATION AND LEISURE AMENITIES**

Rotary Recreation Park: Red Deer's Epicenter of Diverse activity - the Aquatic facility would be an early and critical factor in developing Rotary Recreation Park as a locus of Recreation and Leisure Amenities.

Green Field: will not create these synergies.

## **MAINTAINING THE VISION OF OTHER PLANNING DOCUMENTS**

The following is a brief outline of recent planning strategies put forward in relevant CORD planning documents and the adherence each site has to the principals identified. These principles overwhelmingly support the development at the Rotary Recreation Park Site.

### **Red Deer Community Cultural Vision and Outline for Action - 2008**

Connect by Nature - Neighborhood, Recreational and Cultural Venues are to be connected via parkland arteries to allow for healthy circulation by walking and biking.

Diversity - A natural inter connectedness fosters diversity by encouraging interaction among all people of all ages and characteristics - this is more manifest in a dense downtown site.

Green Space - a downtown site for the Aquatic Centre encourages linkages to park space and inter connectedness between diverse communities.

Agora Space - Reinvestment in the downtown site creates a centre of informal social interaction providing users with the richness and diversity of urban living.

Built Space - invites exploration of an emerging urban parkland culture and is located in thriving agora spaces.

Rotary Recreation Park: Activities - the downtown Rotary Recreation Park location adjacent to thriving business and cultural venues allows for the optimal use of green, agora, and built space for programming of the most diverse range. Festivals, Events, Tournaments, Farmer's markets and Spontaneous use is most likely to flourish in this downtown location benefitting the cultural diversity of the city.

Green Field: opportunities exist to execute some of these principals.

### **Red Deer's Greater Downtown Action Plan - 2008**

The three key development focus neighborhoods, Rail yards, Historic Downtown and Riverlands, identified in the Greater Downtown Action Plan will benefit directly from the selection of the adjacent Rotary Recreation Park site over the Green Field site for the Multi-Use Aquatic Facility. The GDAP focuses on creating Sustainable high density Riverfront developments and reconnecting with the Riverfront. The amenity and diversity of activity created by the Multi-Use Aquatic Center at the Rotary Recreation Park site will aid and add value to the future development of the three emerging neighborhoods. The Aquatic Facilities adoption of the Pedestrian promenade will be the first step in integrating and linking the entire Rotary Recreation Park site together and with the Waskasoo Creek interface at the southern edge of the park.

Green Field: not applicable

### **Red Deer Rotary Recreation Park and South Site Study Report - 2010**

The strategy to create an integrated and cohesive destination Park for the center of Red Deer, will rely heavily on the development of the central portion of the park to establish the connective 'Promenade' link and lay the groundwork for the overall implementation of the 'Vision' for this Singular location in the City. The Multi-use Aquatic Centre can be an investment in bringing to fruition this strategy which will greatly benefit the community for generations.


Green Field: The Green Field site does not offer this opportunity.

## DEVELOPMENT COSTS


The table below provides an Order of Magnitude comparison of off-site costs for each option. Development Costs include land acquisition costs, off-site Levies and costs associated with bringing services such as utility lines , roads, etc. to the site. On-site costs such as grading, landscaping and utilities from the property line to the building are excluded here, but included in the Capital Cost Comparison.

Land Costs and Service Charges shown are approximate values based on numbers from similar recent projects in Red Deer. These numbers have been supplied by the City of Red Deer. For the Green Field option, a preliminary cost estimate prepared for Clearview North Affordable Housing has been used as a precedent. A \$510/acre credit is assumed for the Service Charges for the Green Field option. This credit represents the approximate cost to be recovered from future developers of adjacent sites. A credit is also included for the Rotary Recreation Park Land Cost, since this land is already in the City's possession.

Off-site Levies have been calculated for the Green Field (option 2) according to rates given in City of Red Deer Bylaw No. 3452/2010. The Rotary Recreation Park site (option 1) is located in the Exempt Area of this bylaw, and would not carry this cost.



OPTION 1	
<b>ROTARY RECREATION PARK</b>	
Site Area	6.2 acres
Land Cost	\$6,200,000
Investment (City owned land)	-\$6,200,000
Offsite Levies	\$0
Service charges to property line	\$75,000
Survey, Legal, misc (5% of constr. cost)	\$4,168,400
Traffic Study	\$15,000
<b>Total Development Cost:</b>	<b>\$4,258,400</b>
<small>Excluding GST</small>	



OPTION 2	
<b>GREEN FIELD SITE</b>	
Site Area	13 acres
Land Cost	\$1,300,000
Offsite Levies	
Water (\$15,120 per hectare)	\$79,545
Sanitary sewer (\$20,916 per hectare)	\$110,037
Storm sewer (\$54,227 per hectare)	\$285,284
Major Thoroughfares (\$93,335 per hectare)	\$2,069,301
Service charges to property line	\$9,620,000
Recoverable Service Charges	-\$6,630,000
Survey, Legal, misc (5% of constr. cost)	\$5,239,850
Traffic Study	\$15,000
<b>Total Development Cost:</b>	<b>\$12,089,017</b>
<small>Excluding GST</small>	

## CAPITAL COSTS BY SPIEGEL SKILLEN AND ASSOCIATES

**Order Of Magnitude (Class D) Cost Estimate Definition:** This estimate provides an indication of the total cost of the project, based on the user’s functional requirements to the degree known at the time. It is based upon historical data for similar work, adjusted for such factors as: effect of inflation, location, risk, quality, size and time. All related factors affecting cost are considered to the extent possible. Such an estimate is strictly an indication (rough order of magnitude) of the total cost of the project. The expected degree of accuracy of a Class D estimate is **+/- 20%**

**Basis of the Estimate:** The estimate is based upon the space program provided by MTA + MJMA. Pricing shown reflect probable **construction costs obtainable in the first quarter of 2011** and are based upon receiving competitive bids under a stipulated lump sum form of contract.

**Exclusions:** Land Costs, Services outside Property Line



**OPTION 1**  
**ROTARY RECREATION PARK**

**HARD COSTS**

Renovate existing facility:	\$3,834,000
Addition - including hard & soft landscaping:	\$62,470,000
Exterior Program (Lap Pool, Deck Area):	\$3,150,000
220 Parking Stalls (See p.6):	\$660,000
Site:	\$150,000
Water supply, Sanitary & Storm Sewer, Incoming Electrical distribution and Lighting - from Property Line to new Addition, no change in services to existing building	

Sum: **\$70,264,000**

**SOFT COSTS**

13% of Hard Costs: Design Fees, Geotechnical, Survey, Environmental, Hydrogeology, Commission, LEED, Energy Modelling, Envelope & Roofing Assessment, Photo's, Disbursements, Legal, Testing & Inspection, etc.	<b>\$9,134,000</b>
---	--------------------

**TOTAL PROJECT COST** **\$79,398,000**



**OPTION 2**  
**GREEN FIELD SITE**

**HARD COSTS**

New Aquatic Centre - including hard & soft landscaping:	\$82,500,000
Exterior Program (Lap Pool, Deck Area):	\$3,150,000
825 Parking Stalls (See p.6):	\$2,475,000
Site:	\$200,000
Water supply, Sanitary & Storm Sewer, Incoming Electrical distribution and Lighting - from Property Line to new Building	

Sum **\$88,325,000**

**SOFT COSTS**

13% of Hard Costs: Design Fees, Geotechnical, Survey, Environmental, Hydrogeology, Commission, LEED, Energy Modelling, Envelope & Roofing Assessment, Photo's, Disbursements, Legal, Testing & Inspection, etc.	<b>\$11,482,000</b>
---	---------------------

**TOTAL PROJECT COST** **\$99,807,000**

## OPERATIONAL COST ANALYSIS BY JF GROUP

### SUMMARY OF FINANCIAL IMPLICATIONS

For this study Operational Costs will be identical at both sites. The Operational Costs of the proposed Multi-Use Aquatic Centre (MUAC) as either a renovation/expansion on the existing Rotary Recreation Park site or as a new purpose-built MUAC on a greenfield site are not a factor in this analysis of site location, as they will be identical on both sites. Both facilities are assumed to have similar gross-floor area totals, similar water areas and identical staff loads. The financial projections for revenue and expenses will be established in the subsequent Business Case.

The following issues may be noted in the financial analysis:

1. If a new 'greenfield' site is selected for the Multi-Use Aquatics Centre, the City will need to consider the future fate of the existing Rotary Recreation Centre, as it will cease to function as an aquatic centre.
2. The existing Recreation Centre was updated with renovations and additions in 2005 specifically to enhance the aquatics and wellness component. This existing capital investment should be taken into consideration. If the facility is re-purposed for alternate additional uses by the City, the capital renovation cost and new operating costs associated with this change will be need to be itemized in the Business Case. Since a large portion of the renovations were specific to aquatic centre requirements, the value of these components will be lost. Alternately, if the building is to be demolished, these costs should be reflected in the final analysis.
3. The proposed staffing costs for the new Mutli-Use Aquatic Centre anticipates maintaining the current staff deployment model.
4. The increased size of the new facility adds water surface area & water volume as well as increased interior building volume with a resultant elevated staff and servicing cost total.
5. The relative increased size and associated costs of the new facility are more significant than the facility's revised revenue potential.
6. The 50m pool basin generally adds more cost than what can be recovered in programming and hence the cost recovery ratio of the new development of either site is anticipated to be slightly less than the rate currently achieved by the Rotary Park Recreation Centre with its smaller interior aquatic hall and water volume.



An aerial photograph of a large body of water, likely a lake or ocean, showing a dense pattern of small ripples and reflections. The water is a deep blue color, with lighter blue and white highlights from the sun's reflection. The overall texture is highly detailed and repetitive.

APPENDIX

## ALTERNATIVE SITE: PARK PLAZA THEATRE

### Lot #5214

- Lot dimension: 51.6x61.4m (approximately)
- Owner: Bill Ramji
- Available parking: none

MJMA/MTA was asked by CAAC/CORD to assess lot # 5214 as an alternate site. As outlined below, we do not find this site to be a feasible option for this project.

### Challenges:

- Building size: The building is a one storey building of 2781m<sup>2</sup>. Despite the possibility of a second level, this is not a sufficient area to house the 16,500m<sup>2</sup> facility of this study.
- Neither a 54m competitive pool nor a diving well will fit within the existing building
- Site area: The site is practically 100% covered by the existing building. There is no space available for a new addition, exterior program or required parking.
- In the event of a program reduction, the retrofit of an existing building to an aquatic facility is not recommended as Aquatic Facilities have very challenging mechanical and interior environments requiring carefully detailed building envelopes to prevent failure. Retrofit into older existing envelopes is complex and cost ineffective.





December 21, 2010

Mr. Grant Howell  
 Central Alberta Aquatic Centre Society  
 23 Ainsworth Crescent  
 RED DEER AB T4R 2V3

Dear Mr. Howell:

**RE: RED DEER COLLEGE (RDC) / PROPOSED MULTI-USE AQUATICS FACILITY**

Thank you for your letter of November 30, addressed to Michael Donlevy, which followed our meeting with you and Gord Scott, representing the Central Alberta Aquatics Society. It was our pleasure to meet with both of you, so that we could each provide an update of current progress and issues surrounding this proposed project. I commend your longstanding efforts to bring this vision to reality. RDC continues to fully endorse a multi-use aquatics facility within Red Deer and considers it integral among the major capital planning projects for the City of Red Deer.

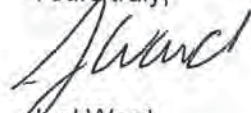
As this facility has moved forward in its planning, RDC has provided input to both your group and to the City of Red Deer via their Recreational Needs Assessment, with respect to our objectives and anticipated utilization. We have also given careful consideration to suggestions that have come forward, in the process of our own planning for our Centre for Sport & Wellness, to locate the aquatics facility on the RDC Campus.

The following outlines RDC's formal position with respect to the foregoing:

- RDC does not have an interest at present in locating an aquatics facility on its lands and does not anticipate this changing in the foreseeable future. There are no provisions being made in either our long range strategic or RDC's Land Use Master Plan for this type of facility.
- RDC supports the construction of such a facility as currently proposed: in the Rotary Recreation Park area downtown.
- RDC anticipates that students from various programs, along with faculty, staff and the general student population, would make use of that facility as a user where appropriate. Enabling regular access to such a facility would be seen as benefitting our programs and educational mandate.

I hope this provides clarity as you engage City Council and Administration in further dialogue. We look forward to our further engagement and input as you continue planning the aquatics facility. Please feel free to call on us if you require any further information.

Yours truly,



Joel Ward  
 President & CEO

President's Office | Department Phone: 403.342.3233 | Department Fax: 403.341.4899

Red Deer College | 100 College Boulevard | Box 5005 | Red Deer | AB | Canada | T4N 5H5 | [www.rdc.ab.ca](http://www.rdc.ab.ca)

## ALTERNATIVE SITE: RIVERLANDS

MJMA/MTA was asked by CAAC/CORD to assess the Riverlands as an alternate location. We have not found this area to have any significant advantages over the Rotary Recreation Park as a site for the Multi-Use Aquatic Centre, and would not recommend this option based on the following issues:

### Challenges:

- The lot size required for the Multi-Use Aquatic Centre does not suit the proposed urban scale of the planned Riverland neighborhood
- The vehicle, bus drop-off and servicing requirements of the MUAC may be more difficult to rationalize/ orient in a site surrounded by mixed use and public buildings.
- The outside traffic generated by the parking load of the MUAC is inconsistent with the pedestrian nature of the proposed neighborhood.
- The parking requirements for the MUAC do not fit with the proposed restriction of surface parking. (The proposed competition venue function is enhanced with the ability to share larger adjacent parking areas)
- The Riverlands central civic component is planned as a multi-element community and visitor centre that functions as a social focus; the MUAC site may have to be located in the areas currently considered for Commercial development.
- The MUAC program may achieve a better functional fit with park activities and related existing recreation venues than with the proposed intensive urban texture of walkable retail, studios, convention and performing arts functions.
- There is no current fixed schedule for the infrastructure upgrades to the Riverlands site including site servicing, road re-alignment & construction and power line relocation.
- There is no current confirmation of lot areas available for the MUAC size and scale of development.
- The Riverlands plan would require connection/extension of the trail system to the location of the MUAC.

