

District of Mackenzie **FACT SHEET**

Mackenzie Recreation Centre Phase Two Upgrades



January 2017

FOREWORD

The District of Mackenzie created this fact sheet in response to ongoing public interest in the Mackenzie Recreation Centre Phase Two project.

This background document provides basic information about the project in the form of Frequently Asked Questions, as well as Next Steps.



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OVERVIEW

To extend the functional life of the Mackenzie Recreation Centre and ensure that it meets the needs of the community, the District is working towards implementing a 25 year master plan with a phased approach to complete over \$20 million in enhancements. The District has been successful in procuring \$5.5 million in grant funding to use towards these upgrades. The \$2.5 million Phase One project of the Mackenzie Recreation Centre Upgrade master plan was recently completed and we are currently in the process of completing Phase Two.

The following FAQs provide a more detailed explanation of the project, who is involved, and what costs are associated. The final section illustrates the next steps moving forward with the Phase Two project.

FREQUENTLY ASKED QUESTIONS

What research was completed to develop and design the master plan with phased upgrades?

- The upgrades have been planned for and designed to align with the results of the 2012 – 2015 Mackenzie Recreation Centre Energy Retrofit Feasibility Study as well as the community's priorities for local recreational service provision.

How was the community consulted during the project planning?

- Public engagement sessions occurred in 2012 as part of the Mackenzie in Motion process which led to the development of the four phase project plan. Phase One upgrades were completed in 2015. Public consultation was undertaken once again in 2016 to confirm direction of the Phase Two upgrades and to assure that community expectations are met.
- Public engagement sessions included:
 - 220 community survey responses,
 - Hundreds of people engaged at the Leisure Fair,
 - All Mackenzie Recreation Centre user groups and community stakeholders invited to and involved in targeted engagement sessions.

What were the results from the 2012 and 2016 consultation processes?

- During both community engagement processes, the public overwhelmingly indicated that a new multi-purpose community hall attached to the existing Recreation Center was their highest priority.
- More details regarding the [public engagement process](#) can be found on the District of Mackenzie website.

What upgrades occurred in Phase One?

- An arena renewal investment, as well as some critical building retrofits, including energy efficiency, code, refrigeration, exterior building upgrades, and lighting upgrades to the arena and library, as well as new hockey change rooms.

What are the proposed upgrades for Phase Two?

- Water-saving plumbing fixtures, accessibility upgrades, additional sprinklers for fire safety, the construction of a new multi-purpose community hall in place of a decommissioned curling rink, energy conservation measures such as upgrades to the exterior insulation of the pool building, pool and library heating, ventilation, and air conditioning upgrades, as well as an improved lobby-office-concession area with a relocated and improved children's play centre.

When will the Phase Two project begin?

- Phase Two will begin late spring-early summer of 2017.
- Construction is estimated to occur over 14-18 months.

Where does funding for this project come from?

- Union of British Columbia Municipalities Strategic Priorities Fund
- Community Energy and Leadership Program Energy Retrofit Grant
- Regional District of Fraser-Fort George
- Northern Development Initiative Trust
- District of Mackenzie Reserve Expenditure Funding

What are the funding constraints?

- Funding was secured based on an application that demonstrated extensive community, regional, and First Nations support for a community hall and a dire need to address building safety and energy efficiency.
- In order to receive the \$5 million in funding from the Union of British Columbia Municipalities, the District must complete the promised deliverables in its original application, which include:
 - Retrofits for energy efficiency, safety, and water conservation
 - Reconfigured lobby, concession, play centre, and administrative areas
 - Demolition of the curling rink section and construction of a community hall in its place.

What are the costs associated with the project?

- Current cost-estimate of construction, ‘hard costs’, is \$7 million.
- Current cost-estimate of non-construction, ‘soft costs’, is \$1 million.

What are the potential ‘soft costs’ associated with the project?

- ‘Soft costs’ are non-construction costs associated with the project including but not limited to professional services and disbursements, landscaping, building permits and legal fees, furnishings and equipment, and move in costs.
- Phase Two efficiency upgrades and conservation measures will help offset these costs.
- Early estimates indicate approximately \$50,000 per year in savings on natural gas alone.

When will the project be completed?

- The proposed completion date is set for fall 2018.

Does this mean that there will no longer be a future for curling in Mackenzie?

- No; future phases of the 25 year master plan include the construction of a two-or-four sheet curling facility.
- A future curling facility will be dependent on the results of successive community engagement and willingness to create and sustain a successful funding model and operational strategy for the sport on a local level.

Why does the new multi-purpose community hall have to be located on the same footprint of the existing curling facility?

- In addition to the overwhelming public support for a community hall, a cost evaluation revealed \$4 million in savings from adding the community hall in place of the curling rink as opposed to building a separate stand-alone addition.
- Renovating the existing curling rink was considered but the associated costs are estimated to be higher than building a stand-alone curling facility in a future phase.

Who can I contact about the project?

- Questions and comments can be addressed to Kevin Clarkson, Director of Leisure Services for the District of Mackenzie at kevin@district.mackenzie.bc.ca, or at 250-997-5283.

WHAT COMES NEXT IN THE PROCESS?

Step 1: Steering Committee and Consulting Architect Discussions (Winter/Spring 2017)

The members of the project steering committee and the consulting architectural firm will be working towards creating a refined cost-estimate and concept for the final Phase Two project.

Step 2: Develop and Tender Documents (Spring 2017)

Once a final Phase Two project concept and cost-estimate has been approved, tender documents will be created and publicly released.

Step 3: Construction (Spring/Summer 2017)

Construction will begin in late spring/early summer of 2017. Construction should take place over a 14 – 18 month timeline, with a proposed completion date in Fall 2018.

If you would like to learn more or have your voice heard, please contact the District of Mackenzie at: feedback@district.mackenzie.bc.ca