

SOUTH CARIBOO JOINT COMMITTEE AGENDA



Cariboo
Regional
District



District of 100 Mile House

building communities together

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100milehouse.com

SOUTH CARIBOO JOINT COMMITTEE AGENDA

February 10, 2025

12:00 pm

District of 100 Mile House Council Chambers

385 Birch Avenue

100 Mile House, BC

Pages

1. CALL TO ORDER

(The meeting is scheduled to commence at 12:00 p.m.)

1.1 Adoption of Agenda

That the agenda be adopted as presented.

2. ADOPTION OF MINUTES

2.1 Minutes of the South Cariboo Joint Committee Meeting - November 18, 2024

1

That the minutes of the South Cariboo Joint Committee meeting, held November 18, 2024, be adopted.

3. DELEGATIONS

3.1 12:00 p.m. Delegation - Dawson Road Maintenance

Representatives from Dawson Road Maintenance will be in attendance to provide details regarding winter road maintenance plans for the South Cariboo.

3.2 12:30 p.m. Delegation - 100 Mile Youth Initiative

6

Maria Roddick from the 100 Mile Youth Initiative will be in attendance to discuss the group's efforts in bringing a skate park to the community.

4. DISCUSSION ITEMS

4.1 South Cariboo Recreation Centre - Outdoor Rink and Washroom Building

27

4.2 South Cariboo Recreation Centre - Media Booth Project

43

5. ADJOURNMENT

That the meeting of the South Cariboo Joint Committee be adjourned at TIME, February 10, 2025.



CARIBOO REGIONAL DISTRICT
SOUTH CARIBOO JOINT COMMITTEE MINUTES

November 18, 2024

12:00 p.m.

District of 100 Mile House Council Chambers

385 Birch Avenue

100 Mile House, BC

PRESENT: Co-Chair M. Wagner, Director A. Richmond, Director E. de Vries, Co-Chair M. Pinkney, Councillor D. Barnett, Councillor J. Guimond, Councillor D. Mingo, Councillor M. Norgren

STAFF: D. Campbell, Manager of Community Services, Cariboo Regional District, K. Vilkas, Regional Economic Community Development Officer, J. Dickerson, Manager of Recreation Services, District of 100 Mile House, T. Boulanger, CAO, District of 100 Mile House, T. Conway, Director of Community Services, District of 100 Mile House, Sheena Elias, Deputy Director of Corporate Administration

1. CALL TO ORDER

1.1 Adoption of Agenda

SCJ.2024-11-1

That the agenda be adopted as presented.

By Consensus

2. ADOPTION OF MINUTES

2.1 Minutes of the South Cariboo Joint Committee Meeting - October 21, 2024

SCJ.2024-11-2

That the minutes of the South Cariboo Joint Committee meeting, held October 21, 2024, be adopted.

By Consensus

3. DELEGATIONS

3.1 12:00 p.m. Delegation - BC Transit

Elise Wren, Manager of Government Relations; and Grant Brilz, Manager of Contracted Operations for BC Transit, attended virtually to discuss 100 Mile House Transit Operations and regional contract RFP.

SCJ.2024-11-3

That a letter be sent to the Minister responsible for BC Transit regarding concerns with the regionalization of service contracts and the negative impacts on small communities.

By Consensus

5. IN-CAMERA SESSION

SCJ.2024-11-4

That the meeting be closed to public to discuss items suitable for discussion in-camera pursuant to Section 90(1)(j) of the *Community Charter*.

By Consensus

The meeting adjourned to go in-camera at 12:45 p.m.

The meeting reconvened at 1:35 p.m.

4. ACTION ITEMS

4.2 Request from South Cariboo Community Enhancement Foundation

SCJ.2024-11-5

That the use of income from the endowment funding originally provided by the Cariboo Regional District and the District of 100 Mile House be approved for basic administrative and marketing expenses incurred by the South Cariboo Community Enhancement Foundation.

By Consensus

4.3 Grants for Assistance Applications

Conflicts of interest were declared for the 100 Mile House Wranglers Jr. A Hockey Club application - D. Mingo and M. Pinkney - left the room.

Conflict of interest was declared for the Canadian Mental Health application - M. Norgen left the room

Conflict of interest was declared for the South Cariboo Chamber Application - D. Barnett left the room.

SCJ.2024-11-6

That funds be allocated in the 2025 Grants for Assistance budget as noted below:

1. 100 Mile & Area Men's Shed - \$200 from Electoral Area L, \$250 District of 100 Mile House, for a total of \$450
2. 100 Mile & District Arts Council - \$250 from Electoral Area G, \$250 from Electoral Area H, \$250 from Electoral Area L, \$250 District of 100 Mile House, for a total of \$1,000
3. 100 Mile District Hospice Palliative Care Society - \$500 from Electoral Area G, \$250 from Electoral Area H, \$500 from Electoral Area L, \$500 District of 100 Mile House, for a total of \$1,750
4. 100 Mile Festival of the Arts - \$500 from Electoral Area G, \$250 from Electoral Area H, \$500 from Electoral Area L, \$500 District of 100 Mile House, for a total of \$1,750
5. 100 Mile Flying Club - \$500 from Electoral Area G, \$500 from Electoral Area L, \$500 District of 100 Mile House, for a total of \$1,500
6. 100 Mile House Hot July Nights Car & Bike Show Society - \$600 from Electoral Area G, \$300 from Electoral Area H, \$600 from Electoral Area L, \$1,500 District of 100 Mile House, for a total of \$3,000
7. 100 Mile House & District Figure Skating Club - \$250 from Electoral Area G, \$250 from Electoral Area H, \$250 from Electoral Area L, \$250 District of 100 Mile House, for a total of \$1,000
8. 100 Mile House Wranglers Jr. A Hockey Club - \$350 from Electoral Area G, \$350 from Electoral Area L, \$300 District of 100 Mile House, for a total of \$1,000

9. 100 Mile Model Flyers RC Club - \$250 from Electoral Area G, \$100 from Electoral Area H, \$250 from Electoral Area L, \$250 District of 100 Mile House, for a total of \$850
10. 100 Mile Nordics - \$1,000 from Electoral Area G, \$300 from Electoral Area H, \$1,000 from Electoral Area L, \$1,000 District of 100 Mile House, for a total of \$3,300
11. 100 Mile Pride Society - \$250 from Electoral Area G, \$100 from Electoral Area H, \$100 from Electoral Area L, \$250 District of 100 Mile House, for a total of \$700
12. Bighorn Archery Club - \$500 from Electoral Area G, \$500 from Electoral Area L, \$500 District of 100 Mile House, for a total of \$1,500
13. Cariboo Chilcotin Partners for Literacy - \$250 from Electoral Area G, \$100 from Electoral Area H, \$250 from Electoral Area L, \$250 District of 100 Mile House, for a total of \$850
14. Canadian Mental Health - \$750 from Electoral Area G, \$250 from Electoral Area H, \$750 from Electoral Area L, \$750 District of 100 Mile House, for a total of \$2,500
15. Cariboo Elders Building and Recreational Society - \$750 from Electoral Area G, \$500 from Electoral Area H, \$750 from Electoral Area L, \$1,000 District of 100 Mile House, for a total of \$3,000
16. Eclectica Community Choir - \$250 from Electoral Area G, \$250 from Electoral Area H, \$250 from Electoral Area L, \$250 District of 100 Mile House for a total of \$1,000
17. Lone Butte Horse Lake Community Association - \$3,000 from Electoral Area L
18. Loaves and Fishes - \$500 from Electoral Area G, \$200 from Electoral Area H, \$500 from Electoral Area L, \$500 District of 100 Mile House, for a total of \$1,700
19. Log Cabin Quilters - \$500 from Electoral Area G, \$300 from Electoral Area H, \$500 from Electoral Area L, \$500 District of 100 Mile House, for a total of \$1,800
20. Mountain Spruce Community Centre Society - \$3,000 from Electoral Area L

21. PSO Dry Grad - \$500 from Electoral Area G, \$500 from Electoral Area H, \$500 from Electoral Area L, \$500 District of 100 Mile House, for a total of \$2,000
22. Roe Lake and District Recreation Commission - \$5,000 from Electoral Area L
23. Rotary Club of 100 Mile House - \$500 from Electoral Area L, \$500 District of 100 Mile House, for a total of \$1,000
24. Royal Canadian Legion Branch 260 - \$1,500 from Electoral Area G, \$1,000 from Electoral Area L, \$1,500 District of 100 Mile House, for a total of \$4,000
25. South Cariboo Chamber of Commerce - \$500 from Electoral Area G, \$250 from Electoral Area H, \$500 from Electoral Area L, \$750 District of 100 Mile House, for a total of \$2,000

By Consensus

6. ADJOURNMENT

SCJ.2024-11-7

That the meeting of the South Cariboo Joint Committee be adjourned at 3:45 p.m., November 18, 2024.

Co-Chair

20-10 Wrangler Place SE
Rocky View County, AB
T1X 0L7
Toll-free: (866)551-8188
info@parknplaydesign.com



Cast in Place Skatepark Concept Design Package

Park N Play provides professional design services geared to create a completely custom skatepark design that is unique to your community. Utilizing a team of Professional Skateboarders, BMX Riders, Mountain Bike Riders, Designers, Engineers, and Visual Artists, we will work directly with you to generate ideas and develop your park.

Our Conceptual Design services will include the following:

Kickoff & Site Review

- Meet with project team to review design objectives, budget, schedule, site confirmation, & additional details
- Review proposed site for opportunities, constraints, access locations, spectator viewing, drainage considerations, & supporting amenities

Preliminary Concept

- Develop preliminary concept & cost opinion and provide to project team for review & comment
- Receive comments from project team for integration into refined concept

Refined Concept

- Refine preliminary concept & cost opinion and provide to project team for review & comment
- Receive comments from project team for integration into final concept

Final Concept

- Present final concept & cost estimate to project team for review & approval
- Provide final design deliverables upon final concept approval

Deliverables

- Site Evaluation Report
- Final Concept
- Cost Estimate

Cost

The total cost for our interactive professional Conceptual Design Package = **\$15,000.00** or 3% of project budget (whatever is higher). If budget is unknown, contract can be signed for \$15,000 and change order issued to make up the difference at a later date.

Additional Considerations

- If you'd like to include professional skateboarder(s) to be involved in community input meeting and/or skate with local riders the day of meeting, please add \$950 to this package.
- Topography Map of the area with 1' contour lines is required. If client can't provide, PNP can have it done for additional \$1950. If no drone access, PNP can hire someone at cost plus 25%.

- Utility Map is not required but recommended. If client can't provide, PNP can hire someone at cost plus 25%. If we don't have this, PNP will assume no utilities are in the way.
- Geotechnical Report is not required but recommended. If client can't provide, PNP can hire someone at cost plus 25%. If we don't have this, PNP will assume the site is suitable to build on as-is.
- Terms are 100% due upon signing since most of the expense is borne early in the planning and design process.

Design	\$15,000 or 3% of budget
Pro Skateboarder	\$995 or "Not needed"
Topography Map	\$1995 or "Client to Provide"
Utility Map	"Client to Provide", "Not Needed", or "Price TBD"
Geotech Report	"Client to Provide", "Not Needed", or "Price TBD"
Sales Tax	Enter amount or "NA"
Construction Documents	\$15,000.00

Total Cost	\$15,000 or 3% of budget
GST & PST	
Grand Total	

Customer Name:

Billing Address:

Phone Number:

Fax Number:

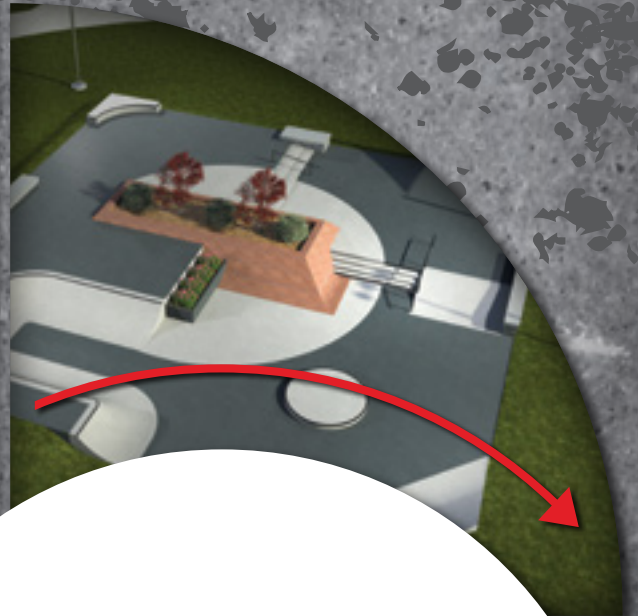
Email Address:

Approved By:

Signature

Date

Print Name / Title



**CANADIAN
RAMP
COMPANY**

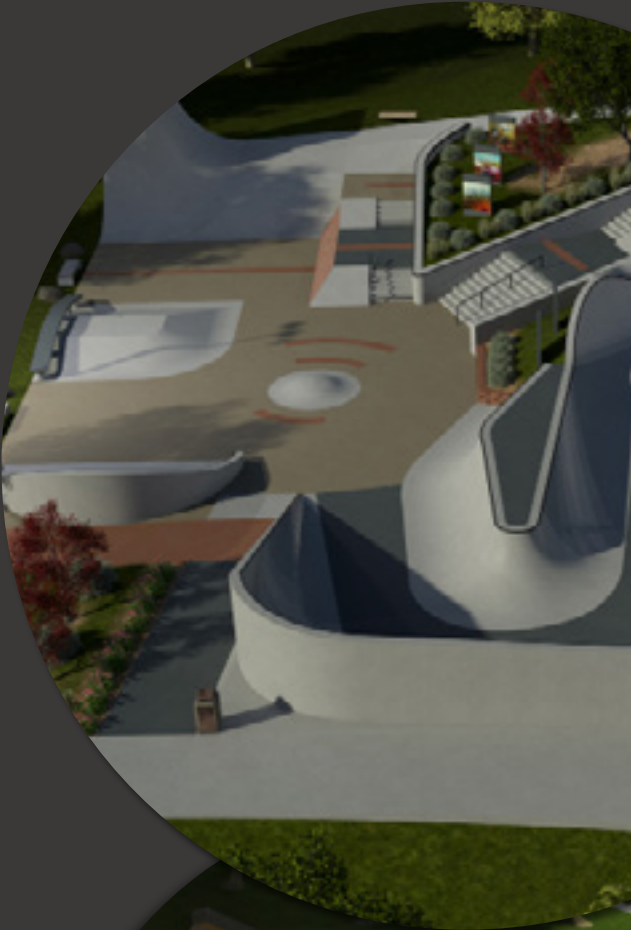
CUSTOM SKATEPARK DESIGN SERVICES

CUSTOM DESIGN SERVICES →

**Just starting your skatepark project?
Let us help...**

CANADIAN RAMP COMPANY provides professional design services geared to create a completely custom skatepark design that is unique to your community. Our team of professional Skateboarders, BMX Riders, Landscape Architects, and Graphic Artists will work directly with your community to generate ideas and develop your dream park. We then provide you high quality renderings of your design along with a fly-through video and a breakdown listing the quantities of different materials needed to build your park. This package gives you everything you need to obtain community support, solicit donations, and apply for grant funding.

The Professional Design Services package is perfect for the community who is at the fund raising stage and just needs a little help to take their efforts to the next level.



BENEFITS:



PROJECT VISION →

Be able to portray a clear vision of your skatepark to potential donors and community members.



REALISTIC BUDGETS →

Be able to plan funding for a target budget based on your concept design.



GRANTS →

Use your design and cost estimate to apply for grant funding.



PRIVATE DONATIONS →

Have a clear understanding of materials and quantities required to approach donors.



MOTIVATION →

Use designs to gain support and generate momentum for the project.



OWNERSHIP →

Involving community throughout the design and fundraising process creates a sense of ownership in the project.

CUSTOM DESIGN SERVICE INCLUDES:



1. COMMUNITY ENGAGEMENT →

Canadian Ramp Company will host a live meeting with your local riders to shape a design that is unique to your community. Our team specializes in translating community ideas into a workable plan that meets your budget.

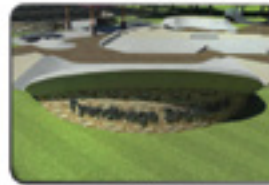
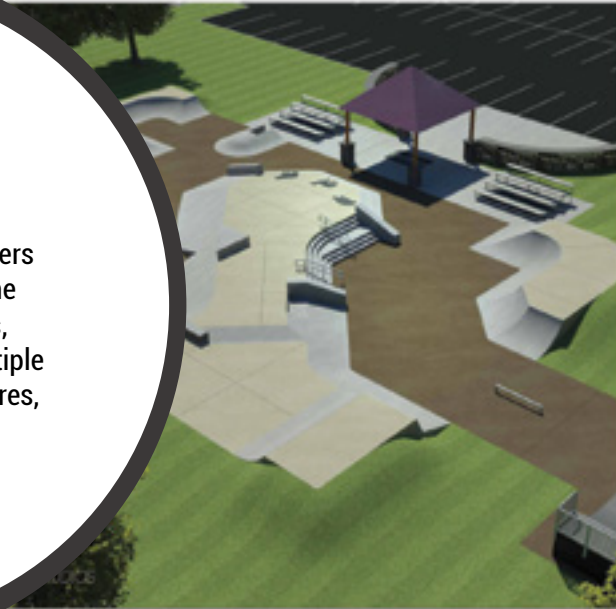


2. SITE REVIEW →

We will review your project site to determine opportunities and constraints and discuss the best placement for the skatepark features. Additionally our team will consider items such as adjacent land use, drainage flow, and the best locations for spectators to view the skatepark activity.

3. 3D ILLUSTRATIONS →

Our team of professional Skateboarders and BMX Riders will create a 3D design based on the feedback from the community meeting. We will provide hard-copy prints, posters, digital files of your 3-D design including multiple perspective and top views, zoom-ins of specific features, and superimposed site views.



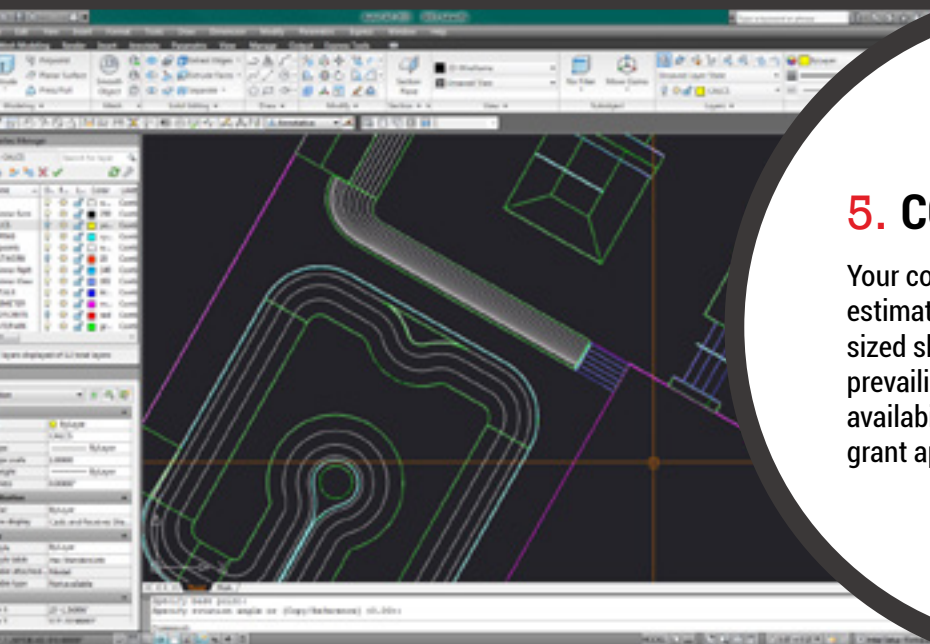
4. VIDEO FLY-THROUGH →

We also will create a video fly through of your final design concept provided to you on a DVD. This video can be easily uploaded to your Facebook or YouTube page to share the progress and build excitement for your project.



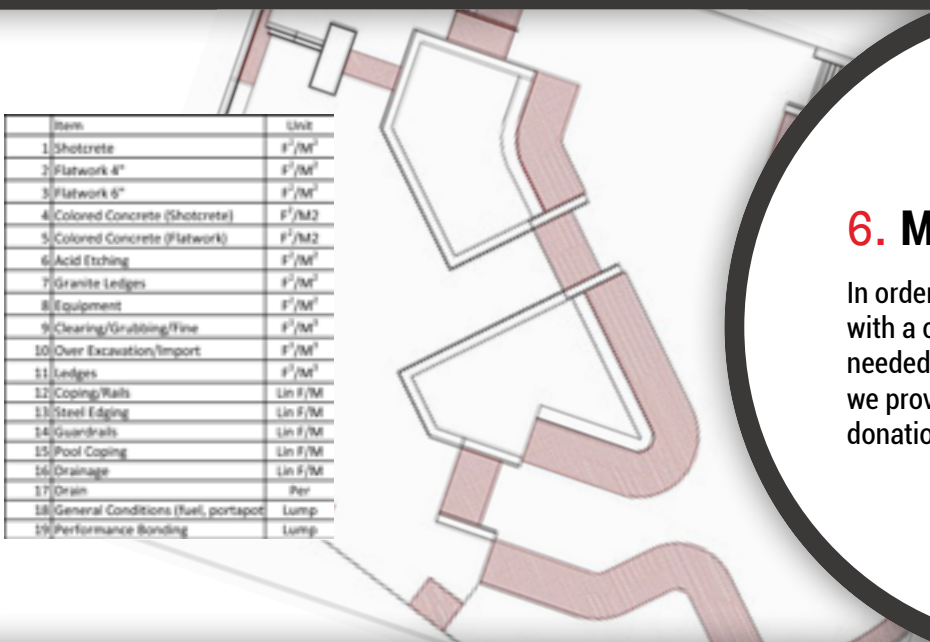
YouTube





5. COST ESTIMATE →

Your concept design package also includes a cost estimate based on recent construction costs of similar sized skateparks. Our estimates account for State prevailing wage requirements and regional material availability while providing a clear goal for fundraising and grant applications.



6. MATERIAL QUANTITIES →

In order to approach local donors you need to be prepared with a clear description of the materials and quantities needed to build the skatepark. With your concept package we provide you an itemized list to use for soliciting in-kind donations for your project.

CUSTOM DESIGN SERVICE INCLUDES:

7. LANDSCAPE ARCHITECTURE →

Our Landscape Architect will review the designs aesthetic appeal and incorporate integral color, stamped concrete textures, landforms, and solar lighting to the skatepark. Our goal is that your skatepark not only be highly functional but also visually spectacular.



8. SUSTAINABLE APPROACH →

Canadian Ramp Company supports an integrated team approach to skatepark design. Potential environmental impacts are analyzed throughout the process in an effort to conserve habitats, control stormwater, and create a long lasting and sustainable skatepark. Our team includes LEED Green Associates to assist in environmental stewardship from design through construction.



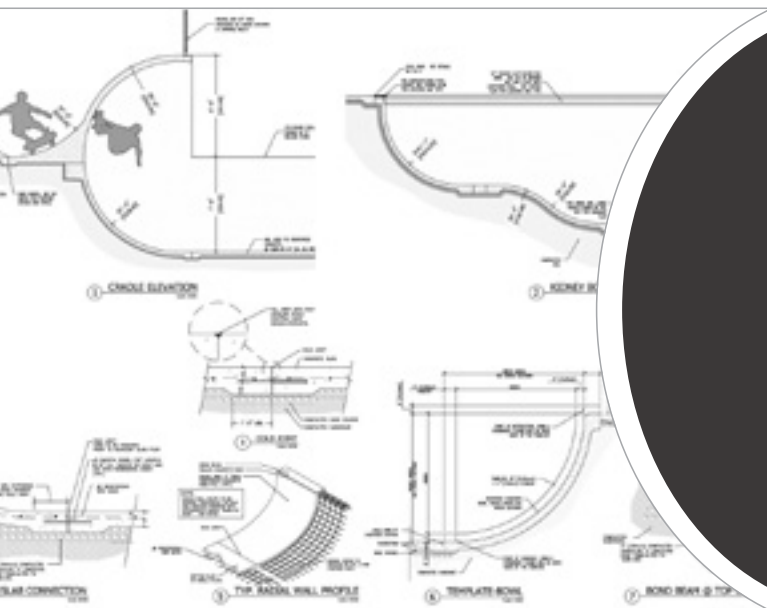
CONSTRUCTION DOCUMENT PACKAGE

Upgrade to the CD package for all technical drawings and specifications required to pull permits.

Construction Document Package

READY TO BUILD?

The final step in planning your skatepark is to have your concept design detailed into a comprehensive set of permit-ready construction documents. Our team of engineers has over a decade of experience in creating workable construction drawings and specifications. All drawings can be sealed with a state-specific Engineers stamp (extra fee may apply) upon completion and are delivered to you in both digital form and large format paper prints. These drawings will be required by your City for permitting and are necessary to advertise for competitive bids. In addition we provide all the insurance, bonding, and experience requirements you will need to pre-qualify skatepark contractors to ensure your skatepark is constructed by an experienced and reputable skatepark builder. You have spent a lot of effort creating a design that is unique to your community; our Construction Document Package ensures that your skatepark vision is translated though to completion.

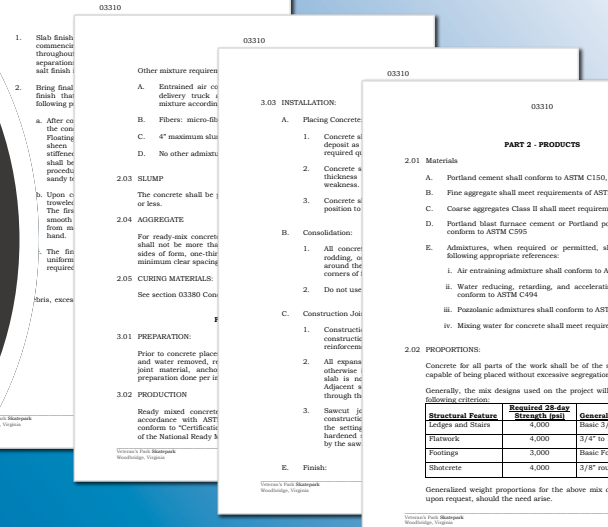


DETAILED DRAWINGS →

Skatepark construction requires very detailed plans outlining how every inch of the park is to be built. We engineer and depict the size, length, radius, material, and dimension of every element in the skatepark. All surface area slope calculations are provided along with drawings detailing every connection in the park. These drawings are the blueprints to ensure your projects success.

SPECIFICATIONS →

In addition to the detailed drawings, a book of written specifications is necessary to complete the level of detail needed to relay all project information to your builder. Our skatepark specification book includes all concrete mix designs, metal fabrication charts, and reinforcement strength requirements to ensure your skatepark is built to the highest standard.



PREQUALIFICATION FORMS →

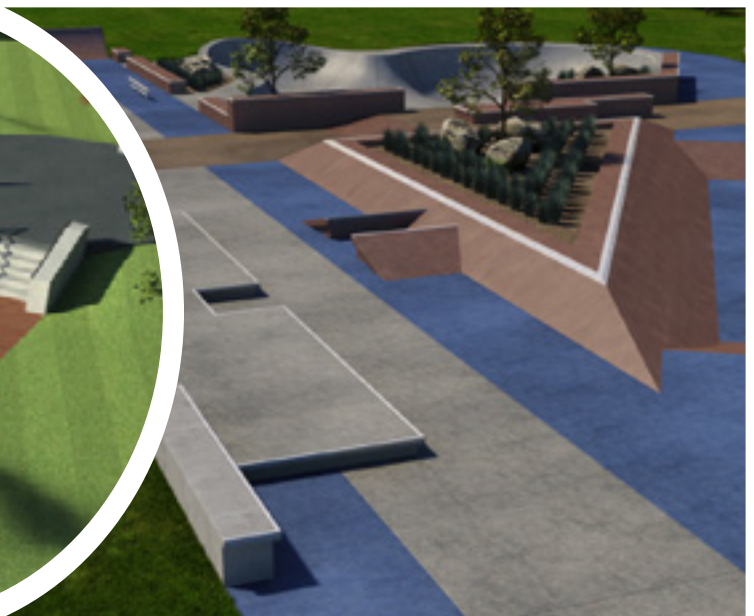
Skatepark construction requires very specific material types, sizes, and placement tolerances in order to achieve the optimum skating experience. By prequalifying contractors you get the peace of mind knowing that the builder of your skatepark is experienced and motivated to make your skatepark project a success.



BID ASSISTANCE →

The last step is to solicit bids for the construction of your skatepark. By advertising for competitive bids with our Construction Document Package, you are assured to get true "apples to apples" bids from qualified skatepark builders.







Canadian Ramp Company strives to meet all Green Skate Initiatives: location selection, site development, partners and suppliers, responsible build methods, and sustainable products.

Green Skate is an initiative set forth to create baseline standards for sustainability in the production and maintenance of skateparks. Skatepark design, manufacturing, and construction should be innovative and highly functional with consideration to sustainability and environmental preservation.

888.557.7091 | toll free
905.777.1758 | local
43 Curtis St, Innerkip, ON N0J 1M0
sales@canadianrampcompany.ca





CANADIAN RAMP COMPANY



Concrete Skatepark References

PROJECT REFERENCES



SARNIA SKATEPARK SARNIA, ON

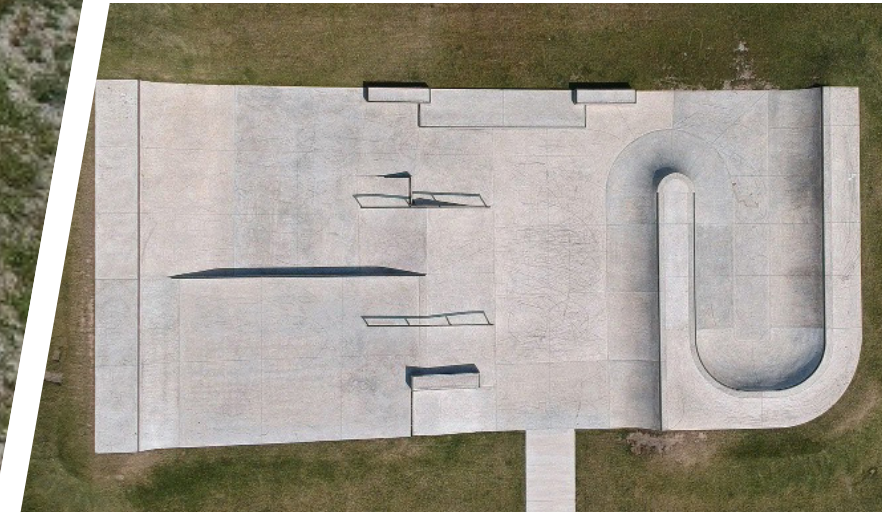
Scope: Design and Build of pour-in-place skatepark

Cost: \$600,000 CAD

Completed: December 2022

Contact:
David Alvarez
519-332-0330
david.alvarez@sarnia.ca

PROJECT REFERENCES



INNISFIL SKATEPARK INNISFIL, ON

Scope: Design and Build of pour-in-place skatepark

Cost: \$400,000 CAD

Completed: Spring 2023

Contact:
Shelly Robinson
705-436-3740
srobinson@innisfil.ca

PROJECT REFERENCES



STRATHROY SKATEPARK STRATHROY, ON

Scope: Design and Build of pour-in-place skatepark and asphalt pump track
Cost: \$900,000 CAD
Completed: September 2022
Contact:
Rob Lilbourne
519-245-1105 ext226
rlilbourne@strathroy-caradoc.ca

PROJECT REFERENCES



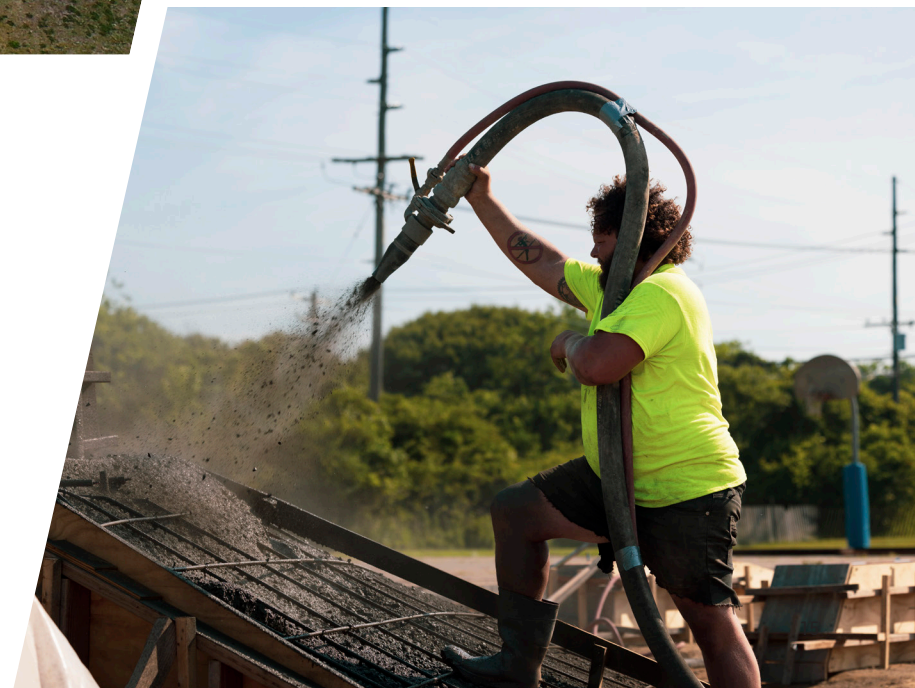
LARS SIMENSON SKATEPARK MONTAUK, NY

Scope: Design and Build of pour-in-place skatepark

Cost: \$2,100,000 CAD

Completed: October 2022

Contact:
John Britton
Montauk Skate Coalition
917-319-2482
jbritton07@mac.com



PROJECT REFERENCES



MILVERTON SKATEPARK MILVERTON, ON

Scope: Design and Build of pour-in-place skatepark

Cost: \$260,000 CAD

Completed: August 2023

Contact:
Becky Westman
519-595-2244
bwestman@pertheast.an.ca





**CANADIAN
RAMP
COMPANY**

43 Curtis Street.
Innerkip, ON N0J 1M0



OUTDOOR RINK + WASHROOM BUILDING

Design + Class C Costing Report

Location:

Wrangler Way (Grounds of South Cariboo Recreation Centre)

Prepared for:

District of 100 Mile House

Prepared by:

Bluegreen Architecture Inc.

January 9, 2025



DISTRICT OF
100 Mile House

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- 2.1 Project Team
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- 4.1 Proposed Design of outdoor rink + washrooms
- 4.2 Proposed Materials
- 5.1 3d views of proposed design
- 6.1 Washroom + Lace Up Area

Appendix A

Class C Estimate of Probable Costs (61 pages)

Appendix B

Consultant Team's Drawings (14 sheets)

- Architectural
- Civil
- Structural
- Mechanical
- Electrical



1.1 Executive Summary

The district of 100 Mile House contracted BlueGreen Architecture and their team of consultants to provide a schematic design and Class C costing package for a new outdoor skating rink to be located on the grounds of the South Cariboo Recreation Centre. The design was to provide a covered skating area at the southwest corner of the property and within a current gravel parking area located between the existing baseball and rodeo areas. The roof structure of the rink consists of a pre-engineered steel structure.

The rink is to be situated at the south end of the property next to the existing walking trail. Parking will be available adjacent to the building and a new washroom building will provide the required washrooms. The southern exposure will ensure ample winter sun during the day and suspended high bay lights would be utilized to light the rink in low light or evening operating hours. The siting of the new rink at this location is important to avoid the existing low points of the site which are just west of the existing summer washroom building. The skating surface is not refrigerated.

Bluegreen Architecture has enlisted LTA Consultants to provide the cost estimate component of this package which will include an estimate for the entire project including, both hard and soft costs. Bluegreen has met with district staff in order to better understand and document the program requirements and site conditions.



Google image of site indicating proposed rink location



2.1 Project Team

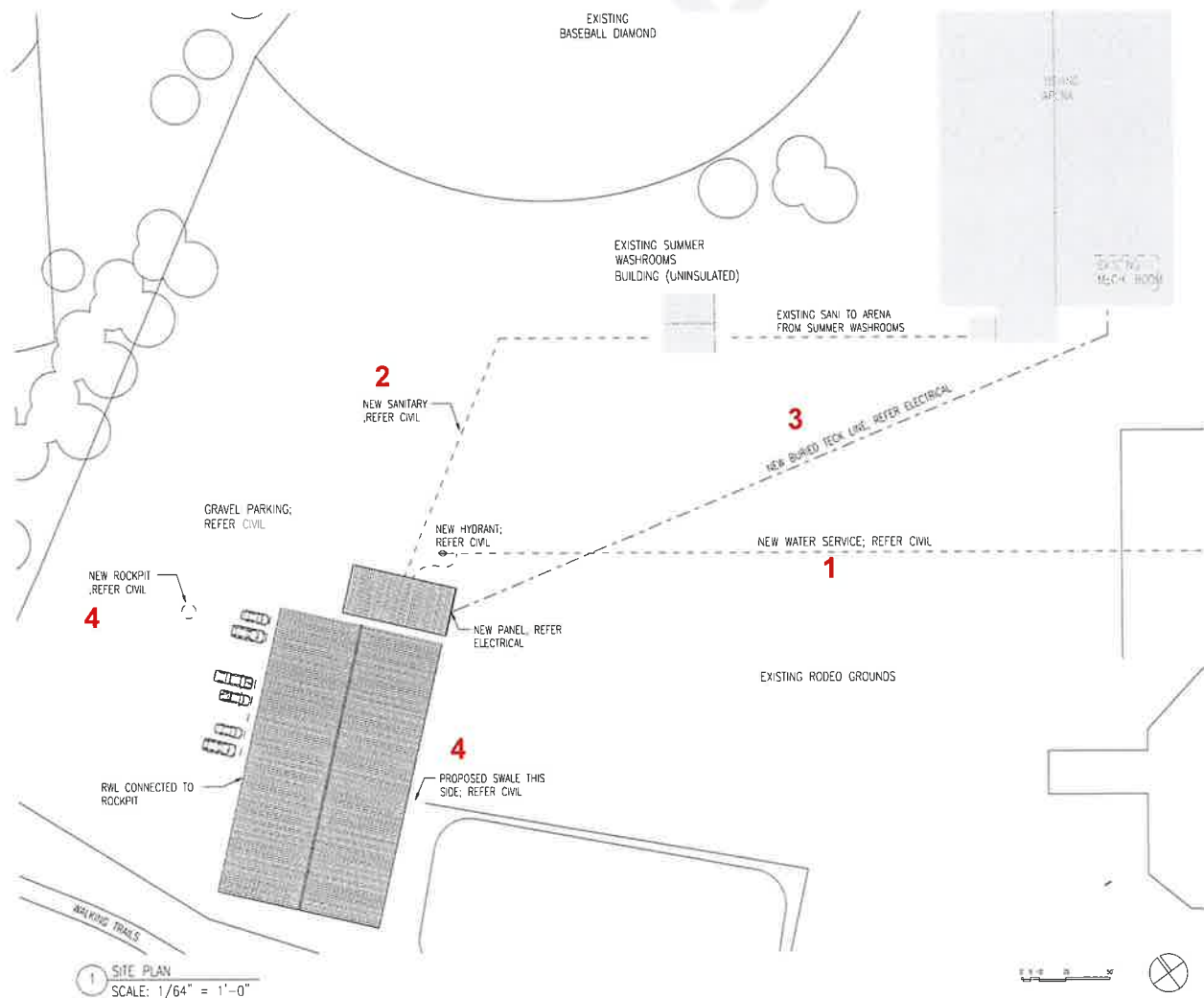
<p>ARCHITECTURAL BLUEGREEN ARCHITECTURE INC. JOSHUA LUNN, ARCHITECT AIBC 3004 29TH ST. VERNON, BC V1T 5A7 jlunn@bluegreenarch.com 778-506-4567</p>	
<p>CIVIL TRUE CONSULTING CHAD BEAULIEU 452 BORLAND ST, WILLIAMS LAKE, BC V2G 1R7 cbeaulieu@true.bc.ca 250 305 6605</p>	
<p>STRUCTURAL RA STRUCTURAL ENGINEERING MATTHEW DERKACH 452 BORLAND ST, WILLIAMS LAKE, BC V2G 1R7 cbeaulieu@true.bc.ca 250 305 6605</p>	
<p>MECHANICAL DELTA-T CONSULTANTS LTD. ERIC SCHREDL #101-1449 ST. PAUL STREET, KELOWNA, BC V1Y 2E5 eric@delta-t.ca 250 860 5550</p>	
<p>ELECTRICAL EXCEED ENGINEERING JOSHUA LAYE 301 VICTORIA ST, KAMLOOPS, BC V2C 2A3 josh@exceedeng.com 250 819 6282</p>	
<p>LTA Consultants Inc. Lyndon Thomas 905-1708 Dolphin Ave, Kelowna, BC V1Y 9S4 250 868 8800 lyndon@ltaconsultants.com</p>	



3.1 Existing Arena and Rodeo Grounds Utilities

To accommodate the new rink and washrooms, existing services are to be extended out from the existing arena. This include water, power and sanitary. A survey and geotechnical testing & report would be completed as part of the next phase of the project by the District.

1. New water service will be run to the rink, tying into the existing main at the east side of the property. This is to provide water for an additional hydrant at the rink and for water to the building and a hose bib for purpose of rink flooding.
2. New sanitary line is to run back to the existing summer washroom building where there is currently a lift station. An upgrade or replacement of the lift station is planned for within this project to accommodate the additional fixtures.
3. New Electrical service will be run for lighting and power for the rink, washrooms and some lighting for the parking area. Baseboard heaters will provide heating for the washrooms and zamboni storage. There is no rink refrigeration planned for as part of this project scope.
4. Water from the new roof would be handled via a rockpiti in the parking area along with a swale to the east of the new rink.



4.1 Proposed Design of outdoor rink + washrooms

BC Building Code 2024 Edition

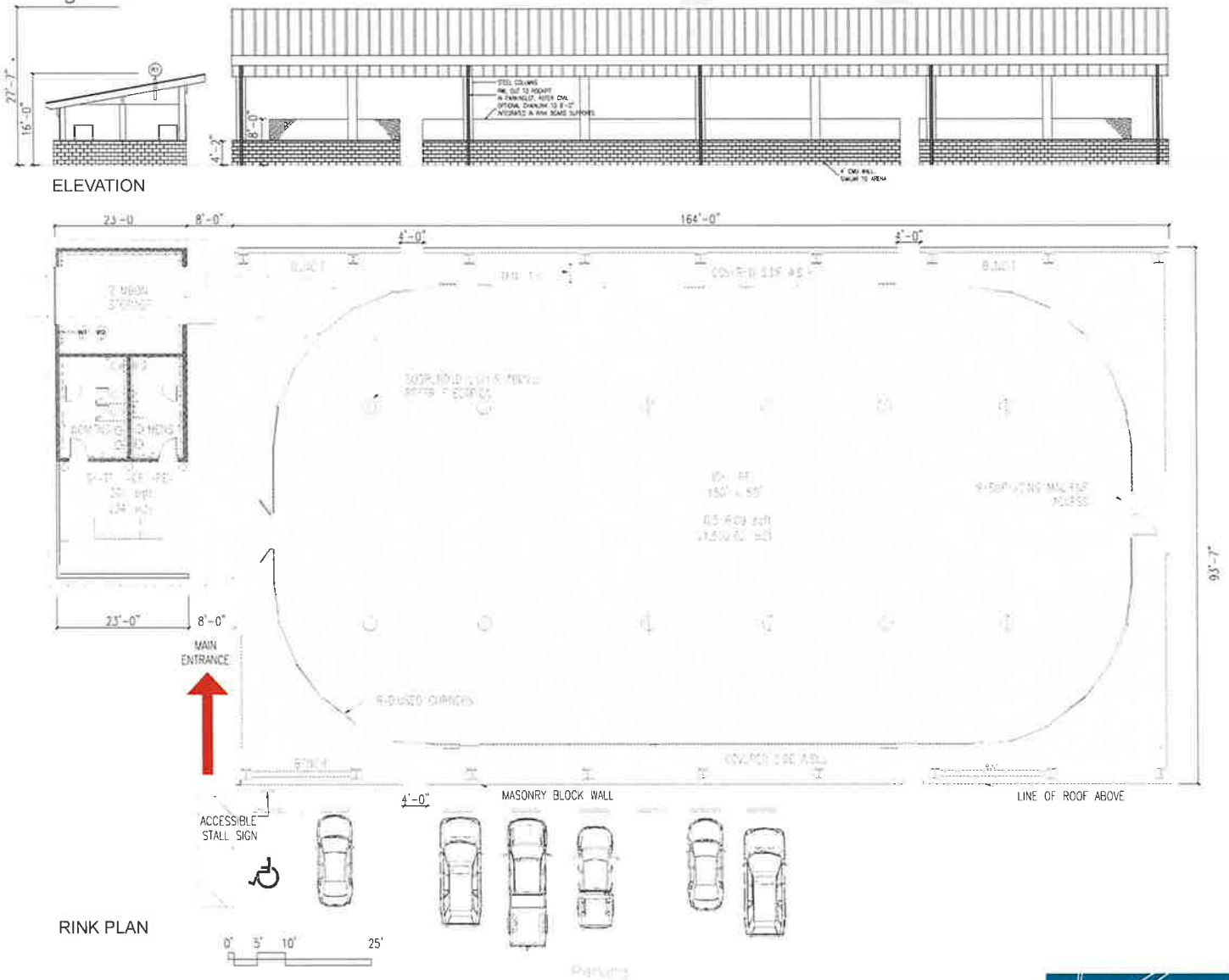
This outdoor rink building is an A3 use, facing (1) street and is to be classified as non-cumbustible construction per classification 3.2.2.30 under the 2024 BC Building Code which allows up to 4,000 m2 as one storey. This classification permits roof assemblies as either having an FRR of 45 min, or be of heavy timber construction. It is proposed the washroom + zamboni storage building have a timber structure.

Washroom Building + Zamboni Storage

As an assembly building the provisions for washrooms are provided in a new standalone cmu block building. The number of water closets, per the 2024 BC Building Code, could accommodate a total occupant load of 150 persons. There would be a fire separation between the washrooms and the vehicle storage space.

Rink Size

The skating area is to be 150' X 80' with standard rounded corners. In order to ensure adequate coverage of the ice portion, this design proposes clear space around the perimeter. There is no refrigeration planned but there will be a hosebib for re-flooding purposes. The design is not required to accommodate league hockey games.



4.1 Proposed Materials

Drawing inspiration from the existing arena building, the rink is proposed to be a pre-engineered steel structure with open sides. The materials are to follow the existing arena building with metal roofing and siding and a partial height block wall at the perimeter. The skate change/ boot area is proposed as a large timber structure, also in keeping with the palette of the arena. The pre-engineered steel structure is presented in a medium grey with columns sitting on a raised concrete base. For safety at the top of the boards, a chain-link screen could be an affordable option to ensure extra level of safety.



Existing Arena Front Entry

- Red metal cladding
- Heavy Timber Supports
- CMU Block - split faced



Option for Chainlink fencing on top of rink boards: (48")



View of rink approaching from the walking path side



5.1 3d Views of Proposed Design



View of rink approached from the arena



View of skate lacing area and washroom building designed as an independent structure from the rink.



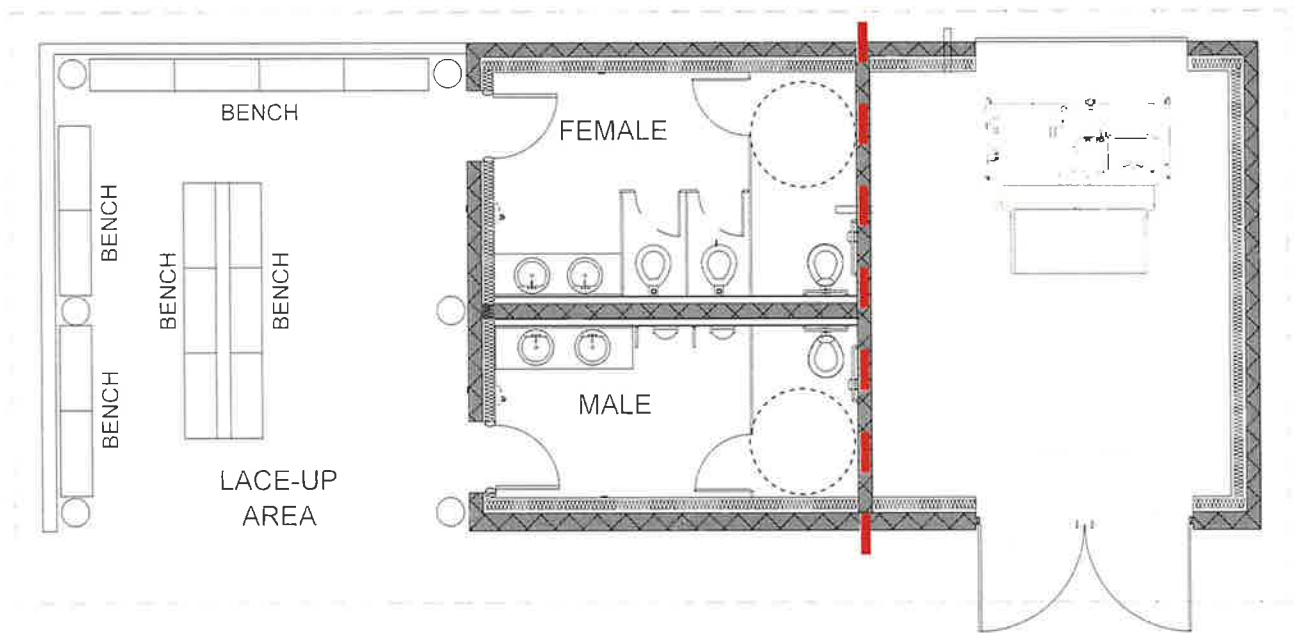
Sectional view inside rink looking north



6.1 Washroom + Storage Garage + Lace Up Area

The lace-up area is proposed as semi-enclosed only with partial height walls to block wind and snow. The Washrooms and optional zamboni storage would be a semi-heated space with mechanical ventilation and baseboard heaters to prevent freezing. Proposed construction is cmu block (insulation on inside) with a non-combustible structure and heavy timber roof supports.

Heating and ventilation and plumbing is to be provided for the washroom & storage garage spaces. The washrooms could also be utilized year-round with skating in winter and rodeo and baseball tournaments in summer. It is assumed that these can be considered semi-heated in order to maintain above freezing temperatures via electric baseboard heaters. Ventilation for the optional zamboni garage would be provided for a gas-run zamboni unless noted otherwise. There would also be a 1.5 hr fire separation between the washrooms and the storage garage.



Enlarged Plan of Washroom and Lace-Up Building with optional Zamboni Garage





**DISTRICT OF 100 MILE HOUSE –
OUTDOOR RINK PROJECT,
175B WRANGLER WAY,
100 MILE HOUSE, BC**

**CLASS 'C' SCHEMATIC DESIGN
ESTIMATE – REVISION 1**

January 17th, 2025

LTA Consultants Inc
Professional Quantity Surveyors
& Construction Cost Consultants
905 – 1708 Dolphin Avenue
Kelowna, BC V1Y 9S4
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BASIS OF THE ESTIMATE..... 4-5

MAIN COST SUMMARY..... A1

ELEMENTAL SUMMARY & ESTIMATE DETAIL.....A2-A55

INTRODUCTION

The district of 100 Mile House is planning to construct an exterior ice sheet facility, located in 100 Mile House, BC.

The project comprises the construction of a covered exterior single ice sheet with a washroom building. The washroom building has a total gross floor area of approximately 805ft² (75m²). The building includes a men's washroom, a women's washroom, and a Zamboni storage room.

The outdoor rink structure will be comprised of cast-in-place concrete footings, an ice rink slab, and a typical apron slab. The foundations will support the pre-manufactured structural steel superstructure which includes columns, beams, and purlins. The exterior envelope of the rink superstructure comprises an uninsulated sheet metal roof finish.

The change room substructure comprises cast-in-place concrete footings, foundation walls, and a slab-on-grade. Construction of the change room building will include load bearing masonry walls and structural steel beams and columns to support the wood framed roof structure. The exterior envelope comprises painted masonry walls, aluminum framed windows, and an insulated sheet metal roof finish.

Site development work includes general site clearance, bulk earthworks, gravel-paved parking area and access road, new concrete sidewalks around the building and pole barn structure, minor landscaping, and full site servicing.

LTA Consultants Inc. (LTA) has been retained as part of the Bluegreen Architecture consultant team to prepare a class 'C' schematic design estimate for the project's hard costs and associated soft costs. For further information, please refer to the 'Main Summary of Estimated Project Costs' (Page A1).

We have separately identified the additional estimated construction costs if the project schedule for tender is moved from the summer of 2025 to January 2026. Please refer to separate price number 1 on the 'Main Summary of Estimated Project Costs' (Page A1). *Please note, the baseline estimate assumes a summer 2025 tender.*

DOCUMENTATION & INFORMATION

We have been provided with the following documentation and information for the preparation of this class 'C' schematic design estimate:

- Schematic Design Package, issued for class C, dated December 11th, 2024, prepared by Bluegreen Architecture Inc.
- Civil Drawing 1, issued for Class 'C' Costing, dated December 2024, prepared by True Engineering.
- Electrical Drawings E01 & E02, issued for class 'C' costing, dated January 6th, 2025, prepared by Exceed Electrical Engineering.

- Mechanical Drawings M0.00, M1.01, & M2.01, issued for pricing, dated December 28th, 2024, prepared by Delta-T Consultants Ltd.
- Structural Drawings S101, S102, S201, S202, S301, & S401, issued for class 'C' estimate, dated January 7th, 2025, prepared by R & A Engineering Ltd.

BASIS OF THE ESTIMATE

Budget Estimate

We have met with the architect and reviewed the drawing documentation and information provided to establish the scope and extent of the work.

From the documentation and information provided, we have prepared the enclosed class 'C' schematic design estimate by measuring quantities from the drawings and applying unit rates to the measured work elements. Where no information was available, we have made reasonable assumptions and stated this in the backup to this report.

Project Procurement and Pricing

Pricing for this project is based upon our opinion of the current January 2025 standard construction industry market costs for this size and type of institutional project in 100 Mile House, BC. It has been assumed that the project will be procured on a fixed stipulated 'lump sum' contract basis, from a competitive bidding field of at least five competent General Contractors. It has also been assumed that a competitive bidding field of at least four competent sub-contractors for each trade will tender for the work and that there will be no 'sole source' bids.

This class 'C' schematic design estimate attempts to establish a fair and reasonable price for the proposed work and is not intended to be a prediction of a 'low bid'.

Contingency Reserves

A Design Contingency Allowance of 10% has been included in this estimate. This allowance is a reserve of funds in the construction estimate to cover unforeseen items during the design phase that do not change the project scope. This allowance is ultimately absorbed into the designed and quantified work as more detailed information becomes available and is, therefore, normally reduced to zero at the tender stage.

An Escalation Contingency Allowance of 5% has been included in this estimate. This allowance is a reserve of funds in the construction estimate to cover price increases in construction costs due to changes in market conditions between the date the estimate is prepared and the date the tender is called (***assumed Summer 2025***).

A Construction Contingency of 5% is included in this estimate. This allowance is a reserve of funds in the construction estimate to cover unforeseen items during the construction period

which will result in change orders. This contingency is not intended to cover changes in the scope of the work.

Level of Accuracy

This is a class 'C' schematic design estimate with a level of accuracy of +/-20% 18 times out of 20.

Market Conditions

The current Construction Market in British Columbia is very active to the extent that many projects, at the tender stage, are suffering from a lack of interest from General Contractors as well as Sub-trades. A lack of competitive interest will have an effect on the tendered bottom line and will very likely not reflect the estimated value contained in this report.

GST

GST has been **excluded** from the estimate.

Excluded Items

The following items are **specifically excluded** from this class 'C' schematic design estimate:

- GST.
- Development Cost Charges.
- Financing Costs.
- Effects on Materials Pricing due to Border Tariffs, Duties, and Trade Embargoes.
- Bonding Costs (if Applicable) relating to Off-Site Servicing Work.
- Separate Price Item #1.
- Future Ice Making Plant and Associated Building.
- Special Foundations and/or Ground Improvement Work.
- Portering and Relocation Costs.
- Loose Furnishings, fittings, and equipment.
- Items listed as Excluded in the detailed Backup.
- Cost Escalation past Allowance Included.

This estimate has been derived using generally accepted principles on method of measurement as per the Canadian Institute of Quantity Surveyors Elemental Cost Analysis.

MAIN COST SUMMARY

MAIN SUMMARY OF ESTIMATED CONSTRUCTION COSTS - REVISION 1			
Description	Gross Floor Area	m ²	ft ²
		Estimated Value	1,501.80
		\$/m ²	\$/ft ²
Net Building Cost	\$3,261,233	\$2,171.55	\$202
Site Development	\$636,877	\$424.08	\$39
ESTIMATED CONSTRUCTION COSTS (Excluding GST)	\$3,898,111	\$2,595.63	\$241
Design Contingency Allowance	10.00% \$389,811	\$259.56	\$24
Escalation Contingency Allowance (Assumed Summer 2025)	5.00% \$214,396	\$142.76	\$13
Construction Contingency Allowance	5.00% \$225,116	\$149.90	\$14
ESTIMATED CONSTRUCTION COSTS (Excluding GST)	\$4,727,434	\$3,147.85	\$292
GST	5.00% Excluded	\$0.00	\$0
ESTIMATED CONSTRUCTION COSTS (Excluding GST)	\$4,727,434	\$3,147.85	\$292
<u>SOFT COST</u>			
<u>Design Consultants Fees</u>			
Architects Fees	\$171,517	\$114.21	\$11
Structural Engineers Fees	\$43,665	\$29.08	\$3
Mechanical Engineers Fees	\$15,000	\$9.99	\$1
Electrical Engineers Fees	\$15,000	\$9.99	\$1
Civil Consultants Fees	\$17,500	\$11.65	\$1
Landscaping Consultant Fees	\$10,000	\$6.66	\$1
Geotechnical Engineers Fees	\$20,000	\$13.32	\$1
Miscellaneous Consultants Fees	\$38,981	\$25.96	\$2
Quantity Surveying Fees	\$32,159	\$21.41	\$2
<u>Owners Costs</u>			
Owners Project Management Fees	5.00% \$236,372	\$157.39	\$15
Development Cost Charges (If Applicable)	Excluded	\$0.00	\$0
Building Permit Fees (assumed \$11 per \$1,000)	\$49,525	\$32.98	\$3
Course of Construction Insurance - allowance	\$54,028	\$35.98	\$3
Finance Costs (If Applicable)	Excluded	\$0.00	\$0
<u>Equipment</u>			
Loose Furniture, Furnishings and Equipment	Excluded	\$0.00	\$0
ESTIMATED SOFT COSTS (Excluding GST)	\$703,748	\$468.60	\$44
GST	5.00% Excluded	\$0.00	\$0
ESTIMATED SOFT COSTS (Excluding GST)	\$703,748	\$468.60	\$44
ESTIMATED PROJECT COSTS (Excluding GST)	\$5,431,181	\$3,616.45	\$336
<u>SEPARATE PRICE - EXCLUDED FROM BASELINE ESTIMATE</u>			
1) Estimated Construction Cost Increase for a January 2026 Tender		\$135,070 (Excl. GST)	
<u>SPLIT OUT OF ESTIAMTED CONSTRUCTION COSTS BY FUNCTION</u>			
Change Room Building Cost Breakout		\$1,262,972 (Excl. GST)	
Outdoor Rink Structure Cost Breakout		\$3,464,461 (Excl. GST)	
Total Estimated Construction Costs		\$4,727,434 (Excl. GST)	
Note:			
The above noted separately priced items include an allowance for General Contractors Overhead and Fee, Design Contingency Allowance, Escalation Contingency Allowance and Construction Contingency Allowance, but exclude GST and all Project Soft Costs.			



BLUEGREEN
ARCHITECTS

PROJECT STATUS
ENTER HERE

100 MILE HOUSE
MEDIA BOOTH

DATE: 01/15/2014
SCALE: 1/8" = 1'-0"

PROJECT NO: 100MH-01

DATE: 01/15/2014

SCALE: 1/8" = 1'-0"

PROJECT NO: 100MH-01

DATE: 01/15/2014

SCALE: 1/8" = 1'-0"

PROJECT NO: 100MH-01

DATE: 01/15/2014

SCALE: 1/8" = 1'-0"

PROJECT NO: 100MH-01

DATE: 01/15/2014

SCALE: 1/8" = 1'-0"

PROJECT NO: 100MH-01

DATE: 01/15/2014

SCALE: 1/8" = 1'-0"

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PROJECT NO: 100MH-01

DATE: 01/15/2014

SCALE: 1/8" = 1'-0"

PROJECT NO: 100MH-01

DATE: 01/15/2014

SCALE: 1/8" = 1'-0"

PROJECT NO: 100MH-01

DATE: 01/15/2014

SCALE: 1/8" = 1'-0"

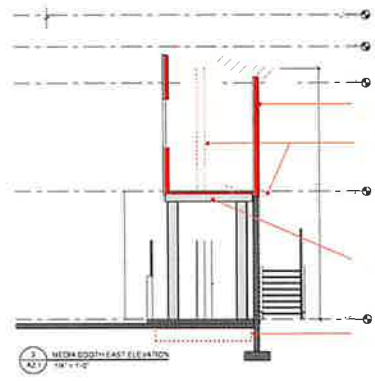
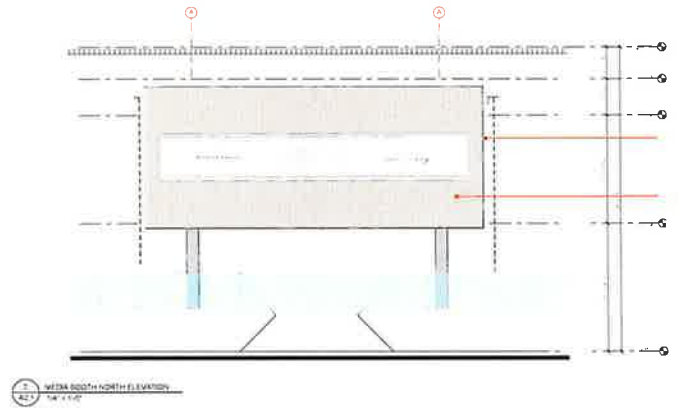
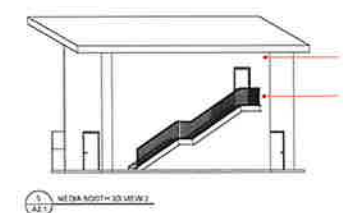
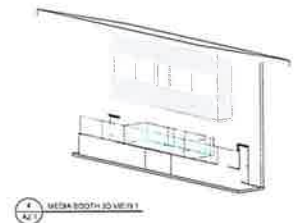
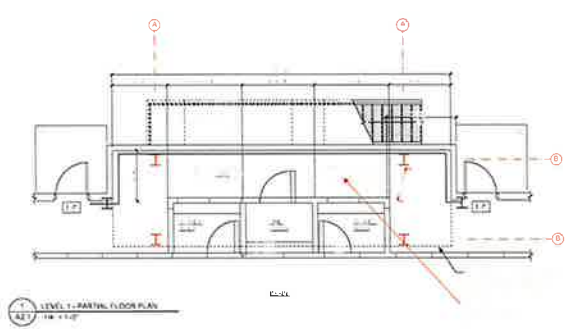
PROJECT NO: 100MH-01

DATE: 01/15/2014

SCALE: 1/8" = 1'-0"

PROJECT NO: 100MH-01

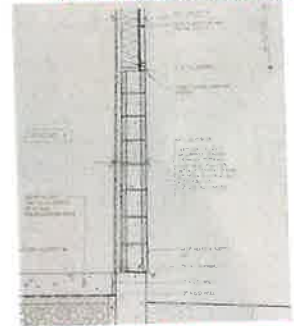
DATE: 01/15/2014



A2.1



MADE OF DETAIL OF EXISTING FIRE ENGINEERED ROOF - RFI, GALL SYSTEM



MADE OF DETAIL OF EXISTING ROLL-UP STEEL DOOR ASSEMBLY

100 WALK HOUSE
W/OA BUDTH

LEVEL 1 FLOOR
PLAN & ELEVATIONS

DATE: 12/15/2023

SCALE: 1/8" = 1'-0"

PROJECT LOCATION: 12345678

PROJECT DESCRIPTION: 12345678

PROJECT OWNER: 12345678

PROJECT ARCHITECT: 12345678

PROJECT ENGINEER: 12345678

PROJECT CONTRACTOR: 12345678

PROJECT STATUS: 12345678

PROJECT NO. 12345678

DATE: 12/15/2023

SCALE: 1/8" = 1'-0"

PROJECT LOCATION: 12345678

PROJECT DESCRIPTION: 12345678

PROJECT OWNER: 12345678

PROJECT ARCHITECT: 12345678

PROJECT ENGINEER: 12345678

PROJECT CONTRACTOR: 12345678



**DISTRICT OF 100 MILE HOUSE –
SOUTH CARIBOO RECREATION
CENTRE – MEDIA BOOTH
PROJECT, 175B WRANGLER
WAY,
100 MILE HOUSE, BC**

CLASS 'D' CONCEPTUAL ESTIMATE

January 23rd, 2025

LTA Consultants Inc

Professional Quantity Surveyors
& Construction Cost Consultants
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BASIS OF THE ESTIMATE..... 4-5

MAIN COST SUMMARY..... A1

ESTIMATE DETAIL.....A2-A10

INTRODUCTION

The district of 100 Mile House is looking at the feasibility of constructing a new media booth at the South Cariboo Recreation Centre.

The project comprises construction of a new mezzanine structure above the existing penalty boxes to house the media booth. The structure will have a gross floor area of approximately 287ft² (27m²), and will be accessed via a new exterior steel staircase.

The new media booth mezzanine structure will need to be supported by an independent superstructure from the pre-engineered arena building. The new support columns will be founded on new pad footings that will need to be cast between the existing rink slab and the existing perimeter building foundations. Modifications to the existing pre-engineered roof structure and building envelope will be required to accommodate the new media booth. We have assumed that the interior finishes to the media booth will be basic comprising painted drywall finishes with sheet goods to the floor. All loose furniture, fixtures, and equipment to the media booth, including all Audio-Visual equipment has been specifically excluded.

Site development work is limited to patching and repairing existing hard paving to accommodate the exterior access stair.

LTA Consultants Inc. (LTA) has been retained as part of the Bluegreen Architecture to prepare a class 'D' conceptual estimate for the project's hard costs and associated soft costs. For further information, please refer to the 'Main Summary of Estimated Project Costs' (Page A1).

DOCUMENTATION & INFORMATION

We have been provided with the following documentation and information for the preparation of this class 'D' conceptual estimate:

- Concept plans A2.1 and A2.2, dated December 4th, 2024, prepared by Bluegreen Architecture Inc.

As the project is at a very preliminary design stage, engineering sub-consultant reports are not available at this time.

BASIS OF THE ESTIMATE

Budget Estimate

We have reviewed the drawing documentation and information provided to establish the scope and extent of the work.

From the documentation and information provided, we have prepared the enclosed class 'D' conceptual estimate by measuring quantities from the drawings and applying unit rates to the

measured work elements. Where no information was available, we have made reasonable assumptions and stated this in the backup to this report.

Project Procurement and Pricing

Pricing for this project is based upon our opinion of the current January 2025 standard construction industry market costs for this size and type of institutional project in 100 Mile House, BC. It has been assumed that the project will be procured on a fixed stipulated 'lump sum' contract basis, from a competitive bidding field of at least five competent General Contractors. It has also been assumed that a competitive bidding field of at least four competent sub-contractors for each trade will tender for the work and that there will be no 'sole source' bids.

This class 'D' conceptual estimate attempts to establish a fair and reasonable price for the proposed work and is not intended to be a prediction of a 'low bid'.

Contingency Reserves

A Design Contingency Allowance of 10% has been included in this estimate. This allowance is a reserve of funds in the construction estimate to cover unforeseen items during the design phase that do not change the project scope. This allowance is ultimately absorbed into the designed and quantified work as more detailed information becomes available and is, therefore, normally reduced to zero at the tender stage.

An Escalation Contingency Allowance of 5% has been included in this estimate. This allowance is a reserve of funds in the construction estimate to cover price increases in construction costs due to changes in market conditions between the date the estimate is prepared and the date the tender is called (***assumed Summer 2025***).

A Construction Contingency of 10% is included in this estimate. This allowance is a reserve of funds in the construction estimate to cover unforeseen items during the construction period which will result in change orders. This contingency is not intended to cover changes in the scope of the work.

Level of Accuracy

This is a class 'D' schematic design estimate with a level of accuracy of +/-30% 18 times out of 20.

Market Conditions

The current Construction Market in British Columbia is very active to the extent that many projects, at the tender stage, are suffering from a lack of interest from General Contractors as well as Sub-trades. A lack of competitive interest will have an effect on the tendered bottom line and will very likely not reflect the estimated value contained in this report.

GST

GST has been **excluded** from the estimate.

Excluded Items

The following items are **specifically excluded** from this class 'D' conceptual estimate:

- GST.
- Development Cost Charges.
- Financing Costs.
- Owners Project Management Costs.
- Effects on Materials Pricing due to Border Tariffs, Duties, and Trade Embargoes.
- Special Foundations and/or Ground Improvement Work.
- Portering and Relocation Costs.
- Audio Visual Equipment.
- Loose Furnishings, fittings, and equipment.
- Items listed as Excluded in the detailed Backup.
- Cost Escalation past Allowance Included.

This estimate has been derived using generally accepted principles on method of measurement as per the Canadian Institute of Quantity Surveyors Elemental Cost Analysis.

MAIN COST SUMMARY

MAIN SUMMARY OF ESTIMATED CONSTRUCTION COSTS			
Description	Gross Floor Area	m ²	ft ²
		26.64	287
	Estimated Value	\$/m ²	\$/ft ²
Demolition	\$20,000	\$750.86	\$70
Structural	\$128,000	\$4,805.54	\$446
Architectural	\$98,500	\$3,698.01	\$344
Mechanical	\$6,000	\$225.26	\$21
Electrical	\$21,000	\$788.41	\$73
Site Development	\$6,500	\$244.03	\$23
Sub-total	\$280,000	\$10,512.11	\$977
General Contractors Overhead	16.00%	\$44,800	\$1,681.94
Construction Managers Fees	12.00%	\$38,976	\$1,463.29
Sub-total		\$363,776	\$13,657.34
Design Contingency Allowance	10.00%	\$36,378	\$1,365.73
Escalation Contingency Allowance (Assumed Summer 2025)	5.00%	\$20,008	\$751.15
Construction Contingency Allowance	10.00%	\$42,016	\$1,577.42
ESTIMATED CONSTRUCTION COSTS (Excluding GST)		\$462,177	\$17,351.65
GST	5.00%	Excluded	\$0.00
ESTIMATED CONSTRUCTION COSTS (Excluding GST)		\$462,177	\$17,351.65
SOFT COST			
<u>Design Consultants Fees</u>			
Architects Fees		\$32,012	\$1,201.85
Structural Engineers Fees		\$15,000	\$563.15
Mechanical Engineers Fees		\$5,000	\$187.72
Electrical Engineers Fees		\$7,500	\$281.57
Civil Consultants Fees		\$0	\$0.00
Landscaping Consultant Fees		\$0	\$0.00
Geotechnical Engineers Fees		\$7,500	\$281.57
Miscellaneous Consultants Fees		\$4,002	\$150.23
Quantity Surveying Fees		\$8,000	\$300.35
<u>Owners Costs</u>			
Owners Project Management Fees	10.00%	Excluded	\$0.00
Development Cost Charges (If Applicable)		Excluded	\$0.00
Building Permit Fees (assumed \$11 per \$1,000)		\$4,622	\$173.52
Course of Construction Insurance - allowance		\$5,042	\$189.29
Finance Costs (If Applicable)		Excluded	\$0.00
<u>Equipment</u>			
Loose Furniture, Furnishings and Equipment		Excluded	\$0.00
ESTIMATED SOFT COSTS (Excluding GST)		\$88,678	\$3,329.24
GST	0.00%	Excluded	\$0.00
ESTIMATED SOFT COSTS (Excluding GST)		\$88,678	\$3,329.24
ESTIMATED PROJECT COSTS (Excluding GST)		\$550,855	\$20,680.89