

Williams Lake Youth Soccer Association

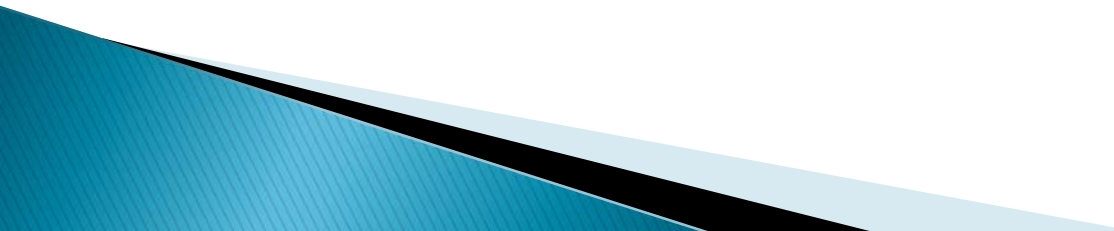
INDOOR TURF FACILITY UPDATE

June 19, 2019

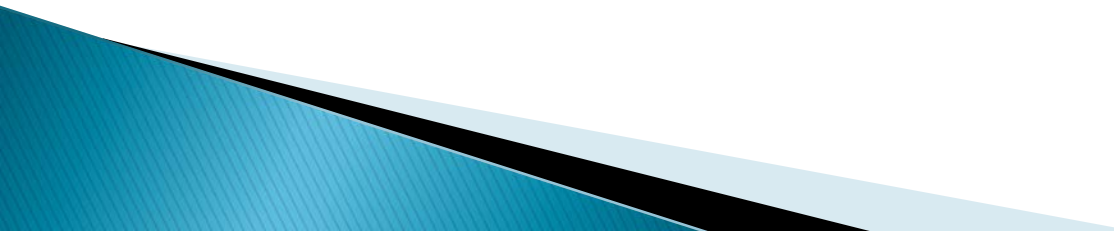
Presented By Kirk Dressler

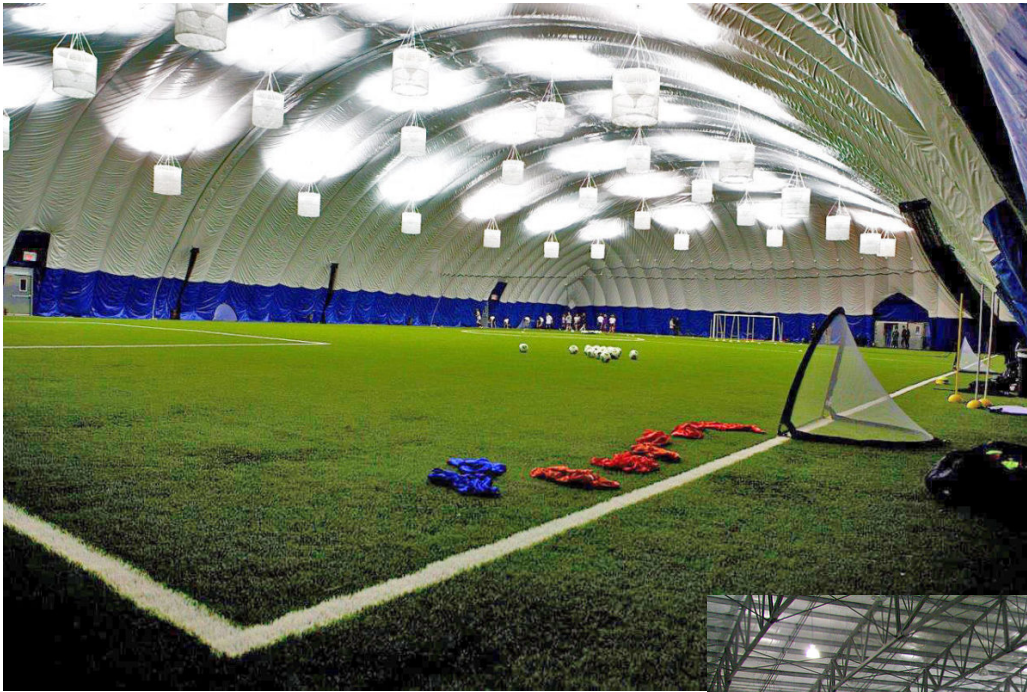
WLYSA Treasurer

Purpose of the Presentation

1. Discuss the background and current status of the indoor turf facility project
 2. Review siting and ownership options.
 3. Discuss next steps for moving the project forward.
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Background

- ▶ The Williams Lake Youth Soccer Association has been pursuing an indoor turf facility for nearly a decade.
 - ▶ The WLYSA has more than a thousand members and soccer is the largest sport in the region, but the outdoor season is too short for proper player development.
 - ▶ Having an indoor facility that allows for soccer and other uses (like walking/running track, possibly gymnastics or other uses) would be immensely beneficial to the community.
- 





Williams Lake Youth Soccer Association president Curt Levens (from left)

Hope resurrected for indoor sports facility

The dream of constructing a multi-purpose indoor field sport facility in Williams Lake has been given new life.

GREG SABATINO / Dec. 1, 2016 3:00 p.m. / [SPORTS](#)



The dream of constructing a multi-purpose indoor field sport facility in Williams Lake has been given new life.

Williams Lake City Council gave its support in principle Tuesday at its committee of the whole meeting for the idea of Williams Lake Youth Soccer Association to pursue plans to build a facility at Comer Park, located across from Thompson Rivers University in Williams Lake.

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Curt Levens, on behalf of the Williams Lake Soccer Association (left) and Kelly Goertz from the Williams Lake Gymnastics Club appeared at a committee of the whole meeting to give council an update on the indoor sports facility complex project. Monica Lamb-Yorski photo

Tender to go out on concept for indoor soccer turf and gymnastics facility

MONICA LAMB-YORSKI / Mar. 23, 2018 1:30 p.m. / LOCAL SPORTS / SPORTS



The dream of building an indoor soccer turf and gymnastics facility in Williams Lake is still in the works, said proponents of the project during a recent committee of the whole meeting with city council and staff.

"We have a grant from the Cariboo Chilcotin Beetle Action Coalition for \$80,000 and will be putting out a request for proposals for a basic concept design," said Kelly Goertz of the Cariboo Chilcotin Gymnastics Association who is working with the Williams Lake Youth Soccer Association on the project.

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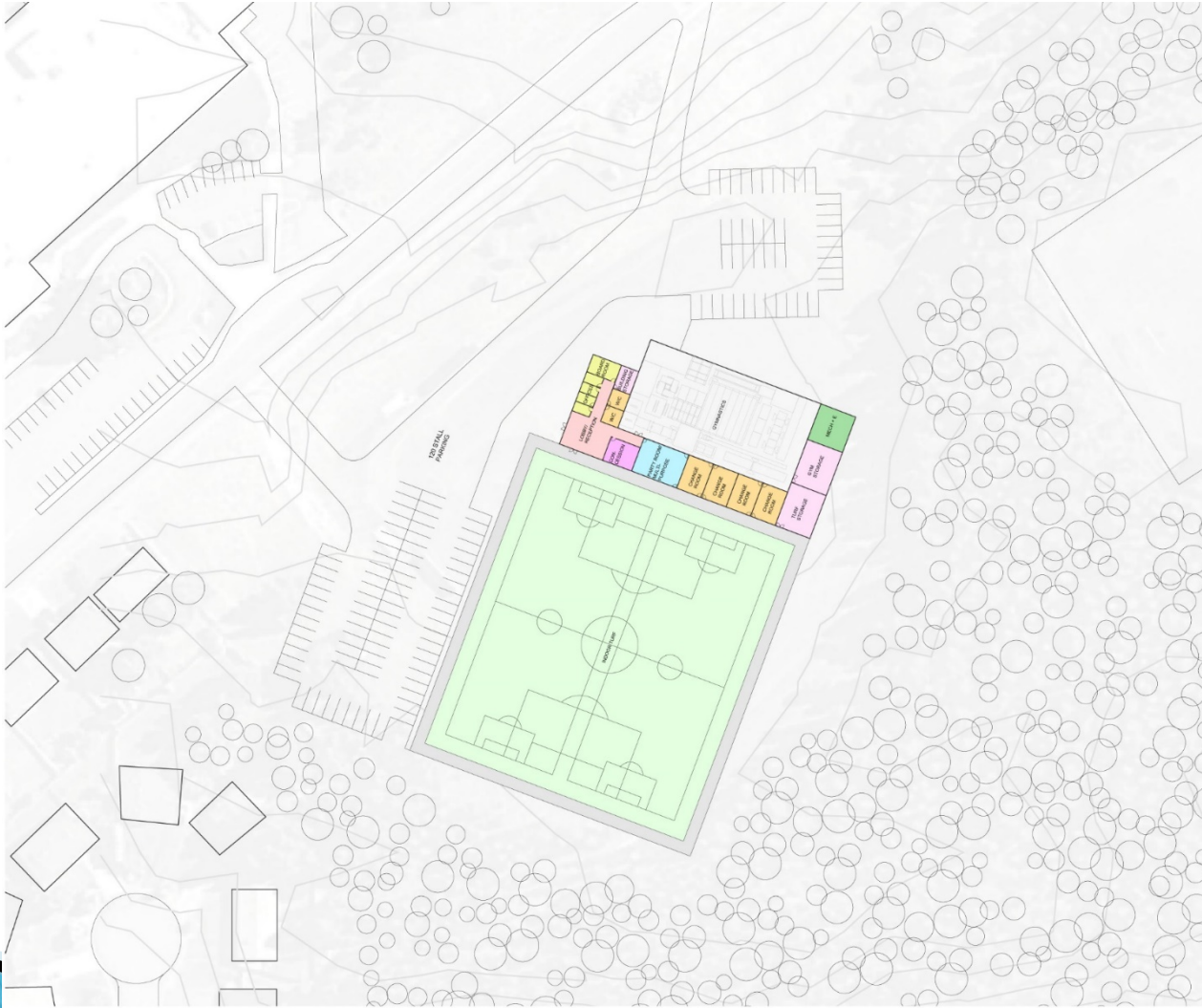
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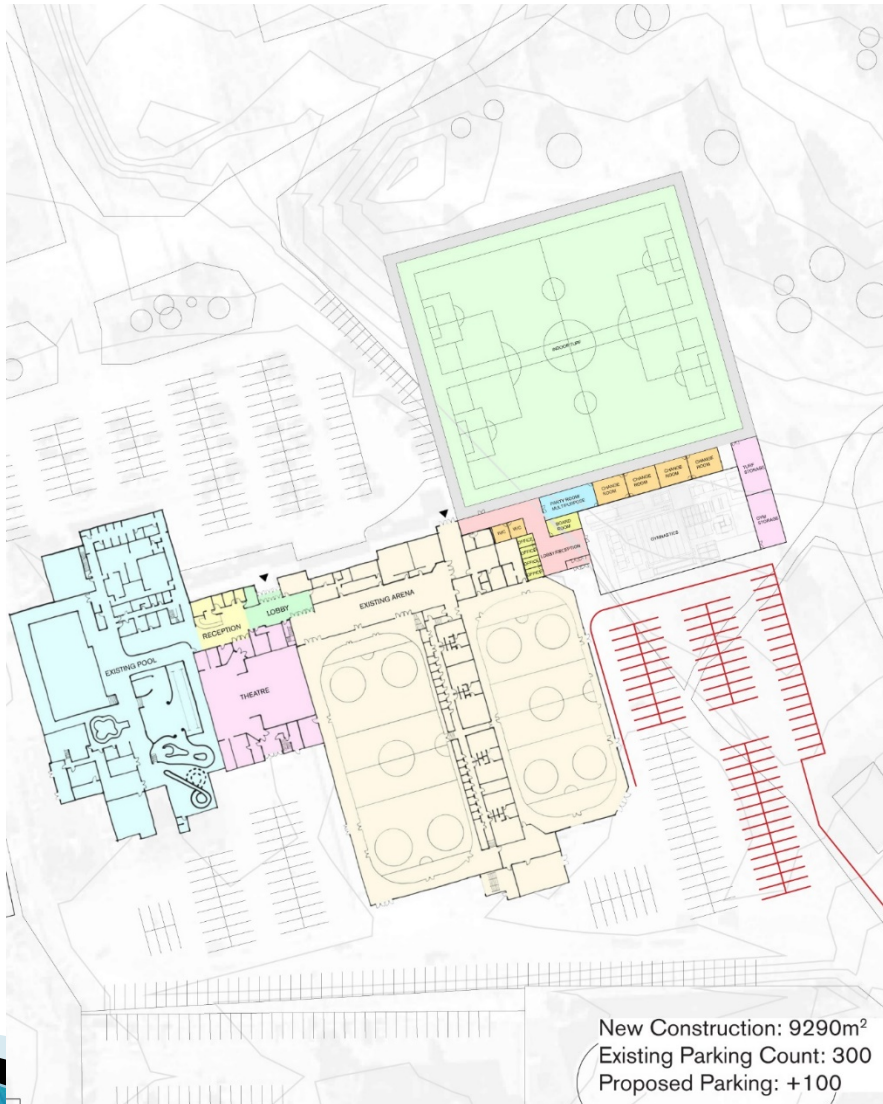
Siting Options

- ▶ The focus of the discussion in recent years has been on two possible locations:
 1. Comer Park, across from TRU
 2. In proximity to the existing Cariboo Memorial Recreation Complex.

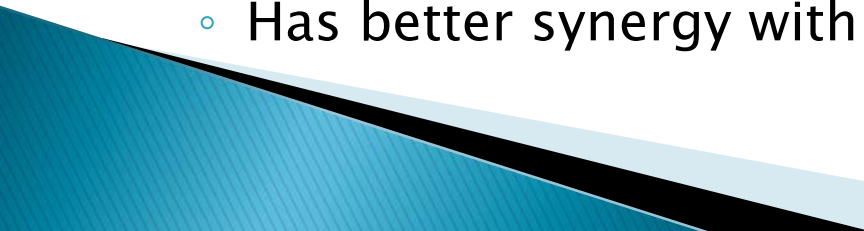
Comer Park Option



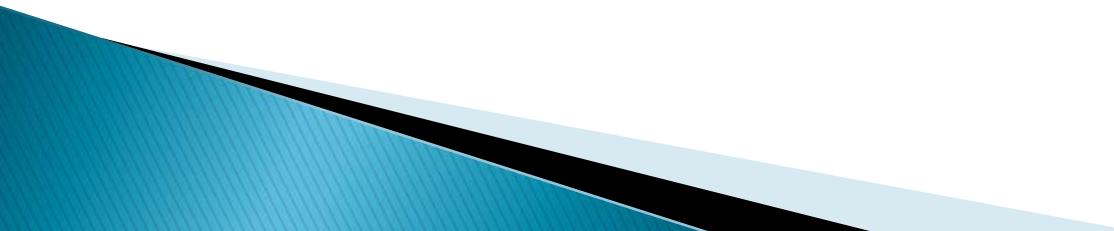
Cariboo Recreation Complex Option



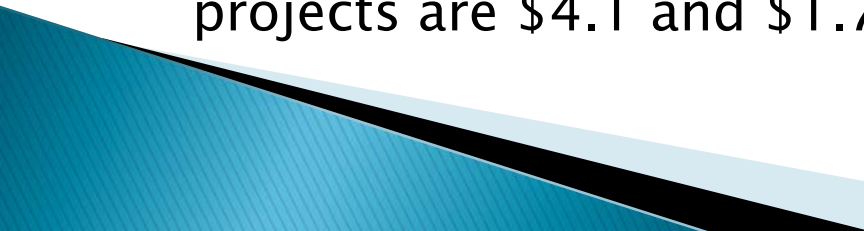
Siting Options, cont.

- ▶ There are pros and cons with either site.
 - ▶ Site 1 (Comer Park):
 - Is more constructible
 - Has less impact on parking and existing operations
 - Has fewer archaeological issues
 - Is less ideal from a programming/staffing perspective
 - ▶ Site 2 (Cariboo Recreation Complex):
 - Would require more site work (especially when impact on parking is considered)
 - Has greater archaeological issues
 - Has better synergy with existing City operations.
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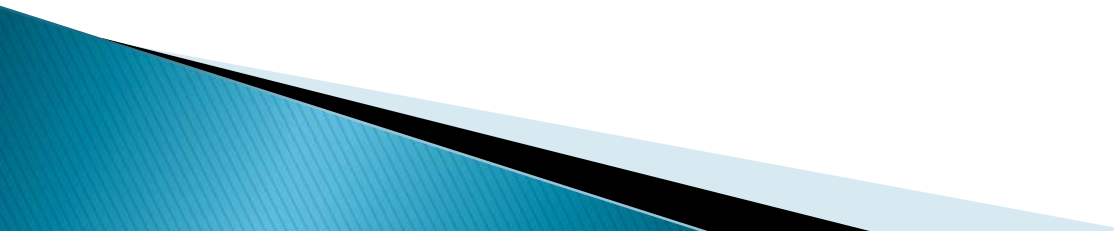
Ownership

- ▶ Historically, the WLYSA has expressed a desire to be the owner of the indoor turf facility.
 - ▶ More recently, there has been reconsideration.
 - ▶ Probably not realistic for the WLYSA to own and operate a seven or eight figure facility.
 - ▶ Having the building as a City-owned facility is more realistic, and would afford the opportunity to access more grant funding.
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Budget

- ▶ A feasibility study and Class “D” estimate of possible construction costs was prepared by HCMA Architecture and Design in 2018. Unfortunately, it was not a terribly useful exercise.
 - ▶ It indicates a facility can be built for \$40–\$45 million, which is not a realistic budget for a small community.
 - ▶ Additional research and planning has indicated that a serviceable facility can be constructed for \$10 million or less (depending on the site selected and method of construction).
 - ▶ As a reference, indoor turf facilities are being planned for West Kelowna and Cranbrook and the estimated budgets for those projects are \$4.1 and \$1.7 million, respectively.
- 

The Current Community Context

- ▶ In the wake of the 2017 wildfires, it's more critical than ever to have infrastructure in place which makes the Cariboo a desirable place to live and invest.
 - ▶ Key community assets like hospitals, schools and recreation facilities are critical to resident and business attraction.
 - ▶ In the wake of the 2017 wildfires, the pine beetle epidemic and the Mount Polley disaster there continues to be recognition by both the federal and provincial government that the Cariboo is in need of support.
- 

Let's Get Moving!

- ▶ There are opportunities to advance this project using local resources.
- ▶ A design build concept based on a realistic budget would allow the community to move this project forward.

Suggested Next Steps

- ▶ We would suggest the following:
 - The City and CRD reaffirm their support in principle for the indoor turf facility, and identify the facility as a priority for capital projects.
 - A technical committee be created consisting of a representative (or representatives) from the City of WL, the CRD and Williams Lake Indian Band.
 - The Committee further discusses options for:
 - Siting
 - Ownership structure
 - Funding/financing
 - Construction and procurement
 - The Committee as quickly as possible brings back recommendations to the elected bodies for consideration.

Thank you /Kukstemc



Questions and comments?



Avion Developments Inc.

980-1200 West 73rd Ave

Vancouver, BC V6P 6G5

Williams Lake Indoor Soccer Facility

June 17, 2019

Executive Summary:

The objective of the outline and discussion is to propose a design build arrangement to build an Indoor Soccer Facility that is financially feasible and will serve the residence of Williams Lake in an excellent manner for years to come. The design build proposal is led by Avion Developments Inc./Lake Excavating Ltd. in partnership with Lauren Brothers Construction and the Williams Lake Indian Band.

Objectives of Meeting Outline:

- Articulate to the committee the proposal team's history and capacity at successfully executing on similar projects.
- Set a goal to construct and open an Indoor Soccer Facility in Williams Lake by October of 2020
- Agree upon budget parameters of \$9.5 to \$10.0 million
- To outline next steps of an agreement and progress forward with clear objectives.
- To share some conceptual designs and discuss the preferred location for the facility.

Design Build:

Avion has successfully executed on several design build projects over the last 10 years, particularly in projects that had stalled, been delayed, lost direction or faced insurmountable uncertainty and budget challenges. The strength of our design build approach is to take set budgets and time frames, have central control of all disciplines ranging from architectural design, engineering, approval, project costing, project scheduling, site and building construction. To provide the proper skills and resources in a single group that can bring projects from a concept stage to a completion stage.

Historical Projects:

The projects below are some examples of the similar situations where a focused, well executed, financially controlled project was required to bring a project vision to reality:



Wal-Mart/Prosperity Site – Williams Lake, BC: Avion partnered with the local landowner to bring the opportunity back to life after a major Vancouver developer felt the project could not be successful. Avion/Lake managed the project from design through construction including final contractual agreements with Wal-Mart and the sale of the adjacent land to Platform Properties.





WLIB Highway Frontage Commercial and Residential Lots – Williams Lake, BC: Avion/Lake and the Williams Lake Indian Band worked as partners to bring to life the new frontage road project near Sugar Cane that includes Hwy Commercial Lots and a Residential Development.





Area 27 Private Membership Road Course – Oliver, BC: Avion/Lake, designed, engineered, project managed and constructed the \$15 million private facility in Oliver B.C. This project was only a “dream” for car enthusiast until Avion committed itself to make the project a reality. Within 6 months of opening the Private Membership facility was sold out and is thriving today bringing in millions in economic growth to the region.





Hilltop Industrial Park – Whitecourt, AB: Avion purchased a distressed piece of land from the Town of Whitecourt in order to develop a much-needed Industrial Park and Highway Commercial Hotel sites on what was previously a swamp. With 24 months Lake Excavating had designed and constructed 90 acres of property and Avion had sold 90% of the inventory.



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