

RIVERVIEW RECREATION COMPLEX

COUNCIL MEETING

PROJECT UPDATE
OCTOBER 23, 2023

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- PROCESS
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2. SITE MASTERPLAN & SKATEPARK

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1. WHERE WE ARE

+WHERE WE ARE - PROCESS

- **CONSTRUCTION DOCUMENTS**

- REFINED DESIGN REVIEW W/ STAKEHOLDERS
- FINE LEVEL OF COORDINATION BETWEEN CONSULTANTS
- SPECIFICATION DEVELOPMENT
- CONSTRUCTION DRAWINGS

- **BUILDING PERMIT ISSUANCE**

- **COST OPTIMIZATION INITIATIVES**

- **CLASS A COSTING**

- **COUNCIL MEETING (TODAY)**



- **NEXT STEPS:**

- **TENDER PERIOD** (LATE FALL / EARLY WINTER)
- **CONTRACT AWARD** (WINTER/SPRING 2024)
- **CONSTRUCTION** (APPROX. 2 YEARS)

+WHERE WE ARE - COSTING

	DD (APR.2023)	CD (OCT. 2023)
AREA	61,700 sft	63,248 sft (2 x pool lanes added)
COST ESTIMATE	<u>\$39.1M</u> \$45.9M (+/- 8%)	\$45.6M (+/- 5%)

+WHERE WE ARE - COST OPTIMIZATION

ARCHITECTURAL

- Optimized GFA (approx. 40-60sqm)
- Reduced wood ceiling area at MP room and lobby
- Reduced size of lobby skylight
- Simplified cladding geometry

STRUCTURAL

- Optimized structural design with less steel tonnage and foundation reinforcing and sizing

MECHANICAL

- HVAC optimization while maintaining performance (VRF to VAV system)

ELECTRICAL

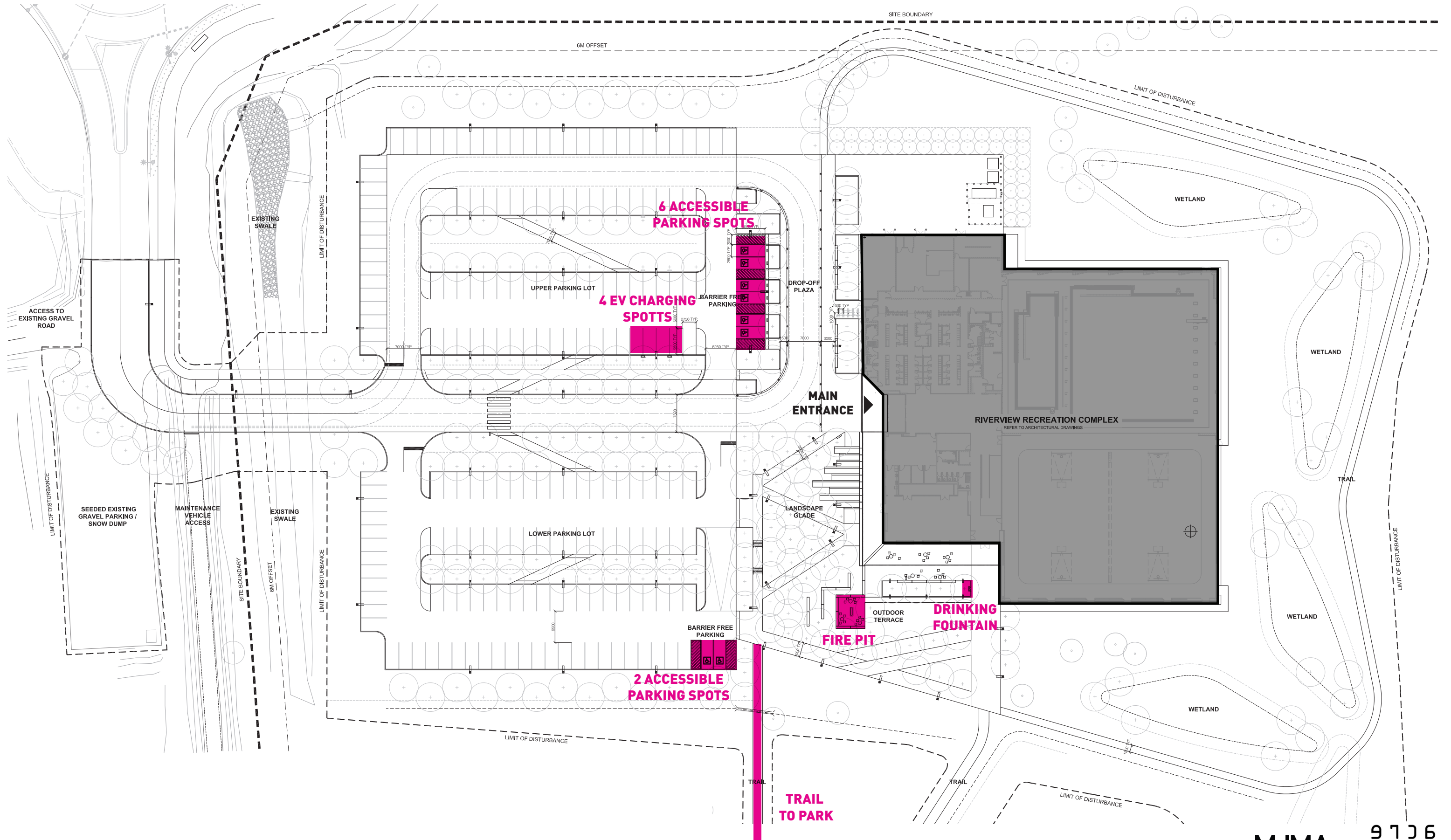
- Optimized emergency electrical loads to code standards

LANDSCAPE

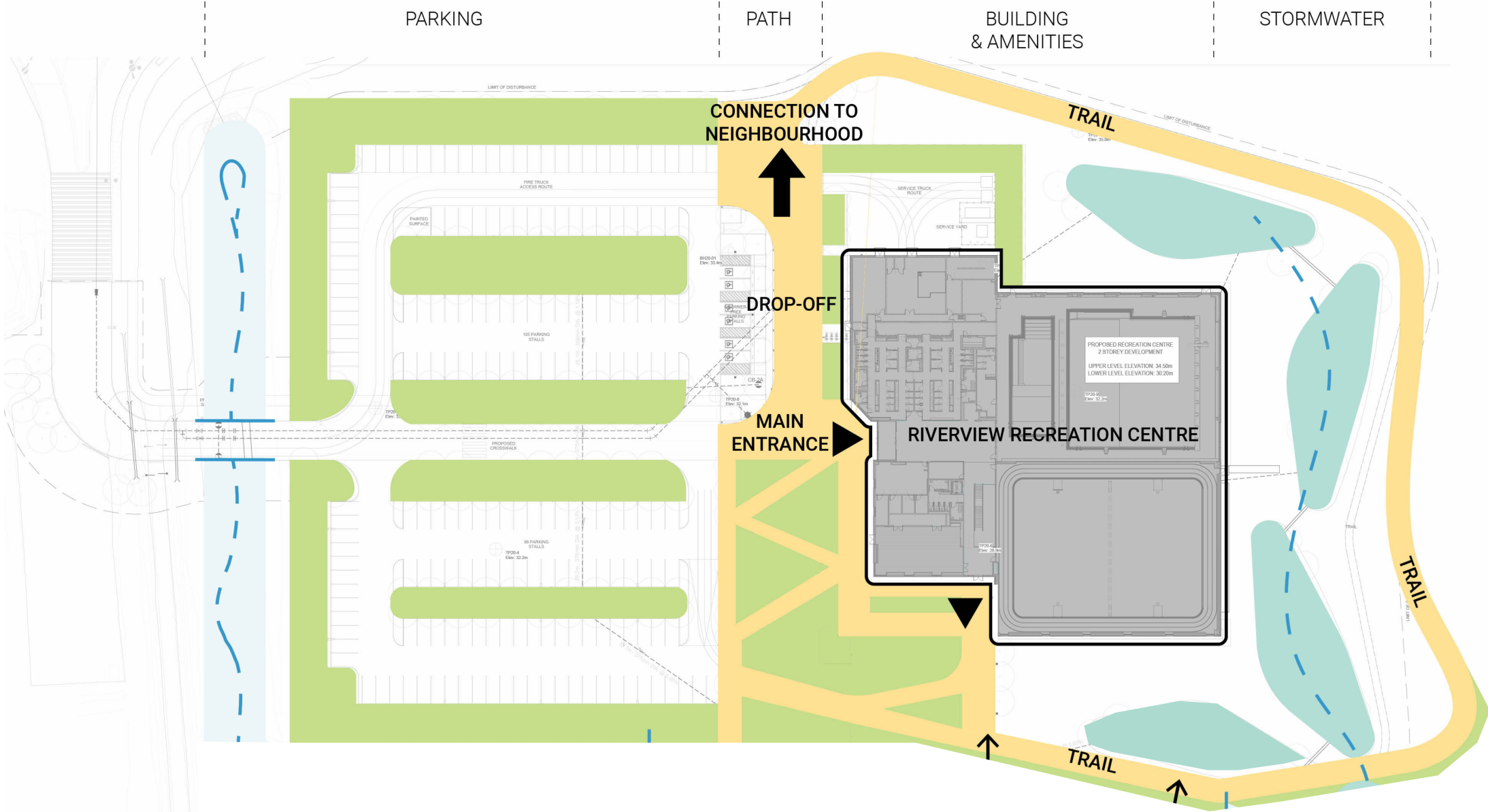
- Refined planting distribution throughout site
- Simplified external bench design
- Re-organization of trails around wetland areas to reduce number of required trail crossings / culvert connections

2. SITE MASTERPLAN & SKATEPARK

+SITE PLAN

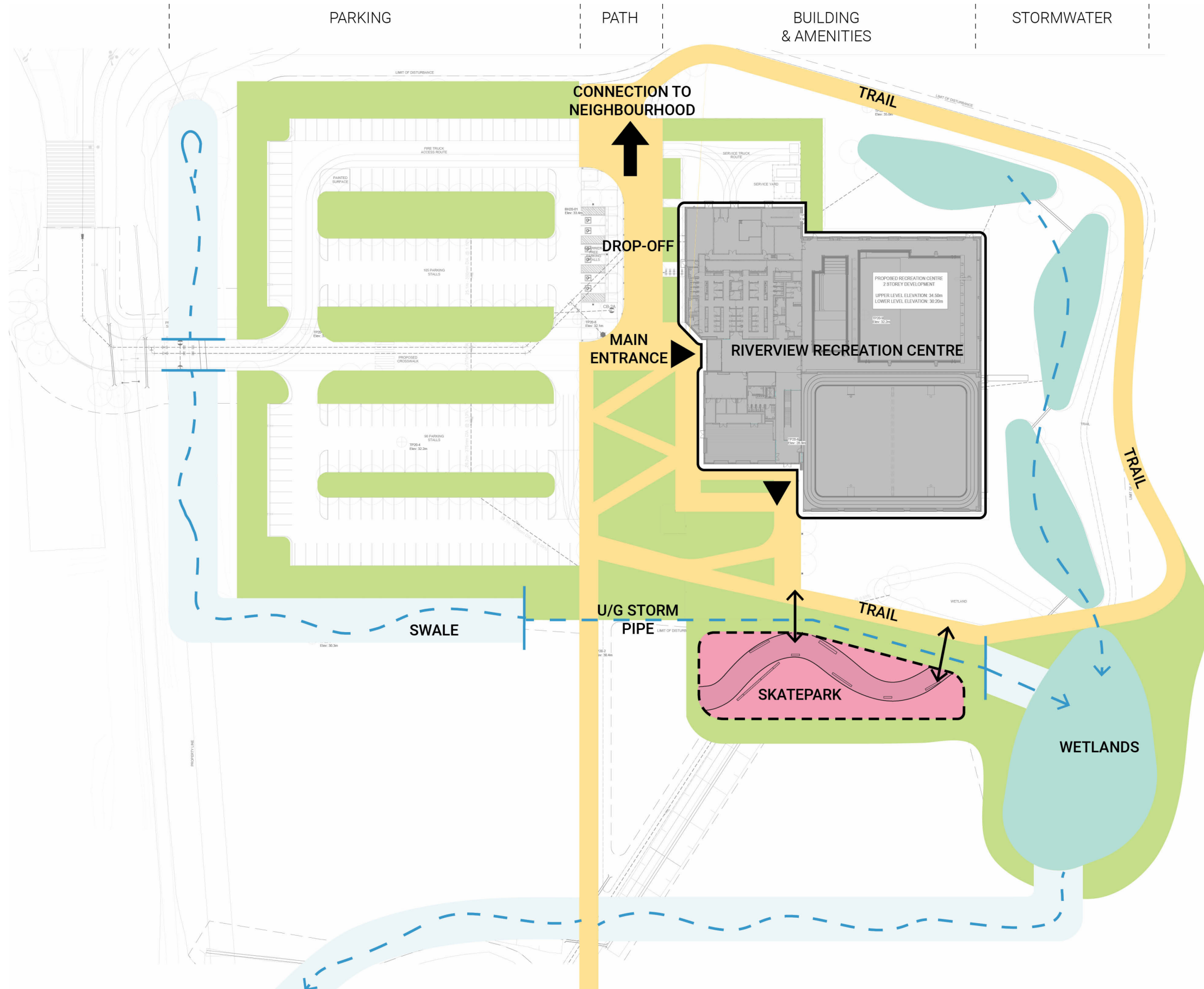


+PREVIOUS SITE PLAN

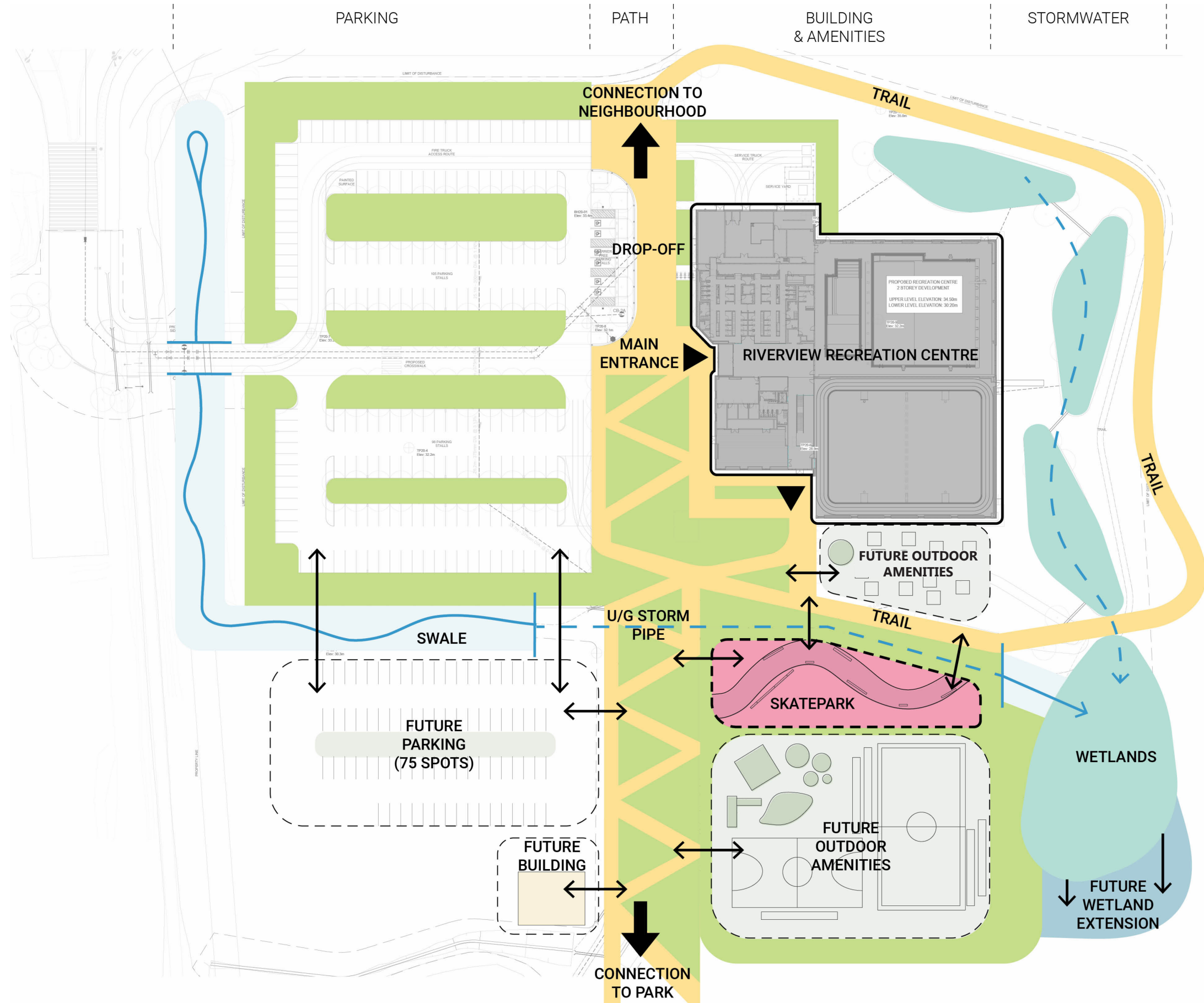


+SKATEPARK ADDITION - CURRENT

(UNDER DEVELOPMENT ON SEPARATE CONTRACT)

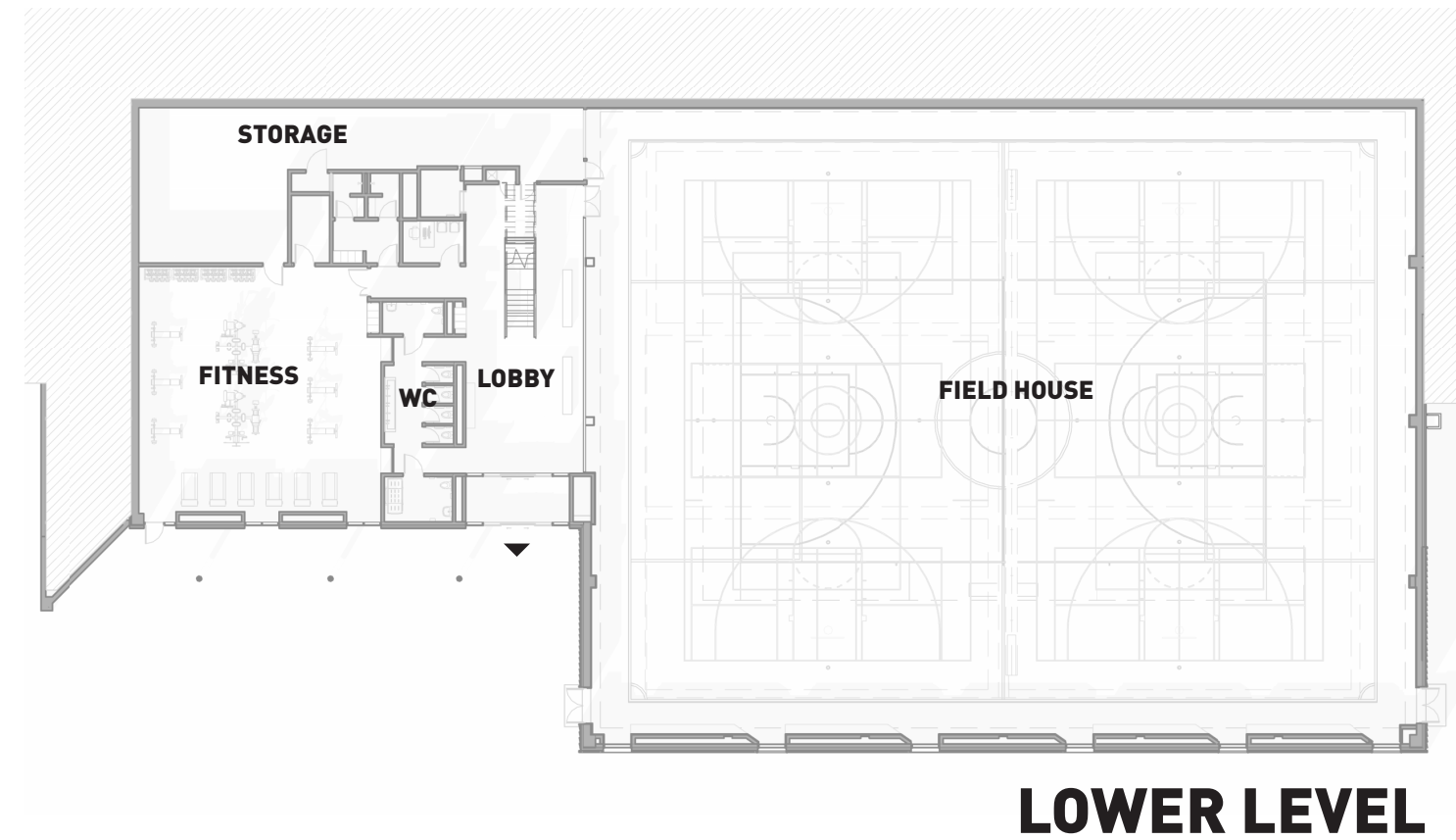
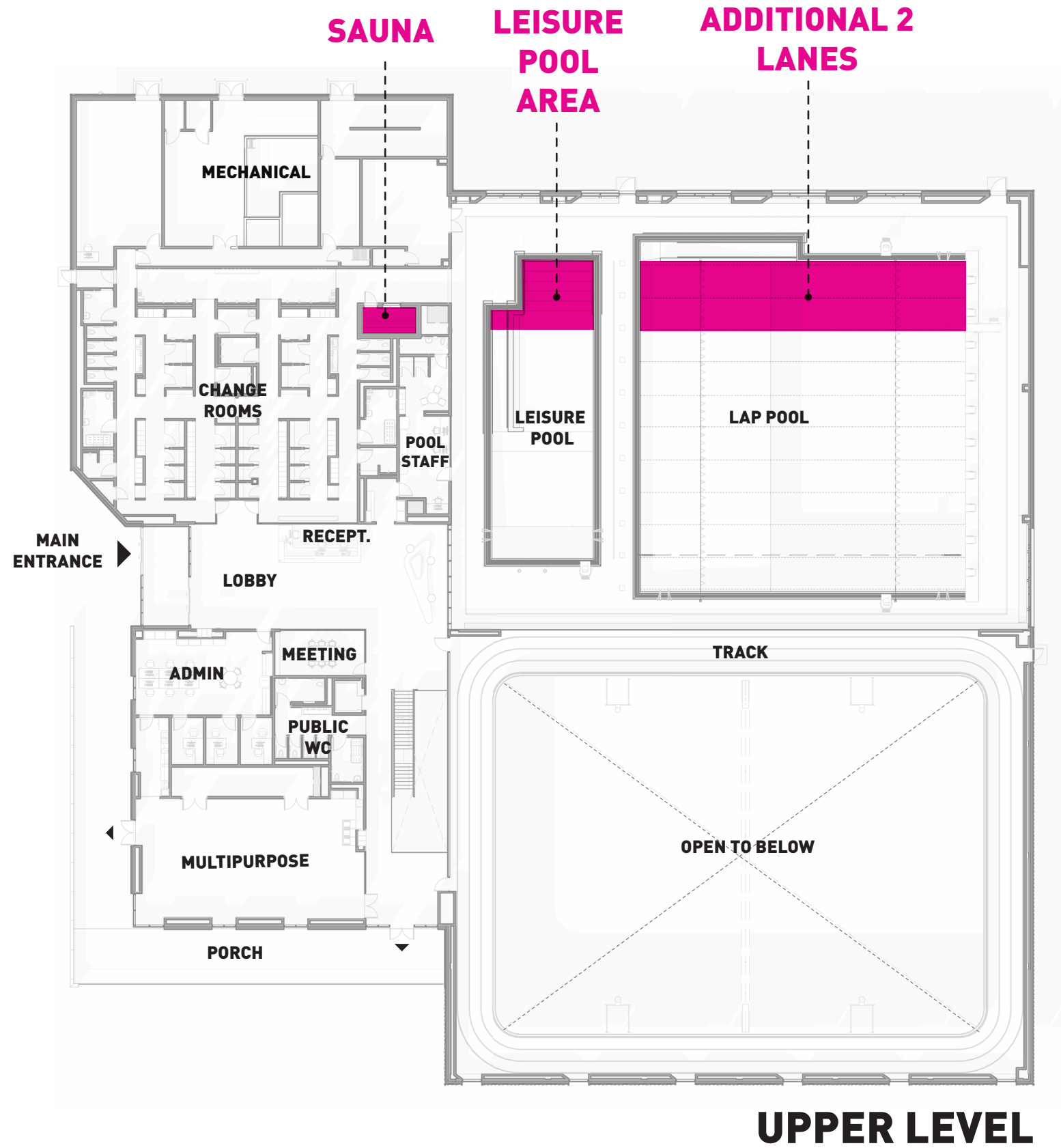


+MASTERPLAN FOR FUTURE EXTENSIONS

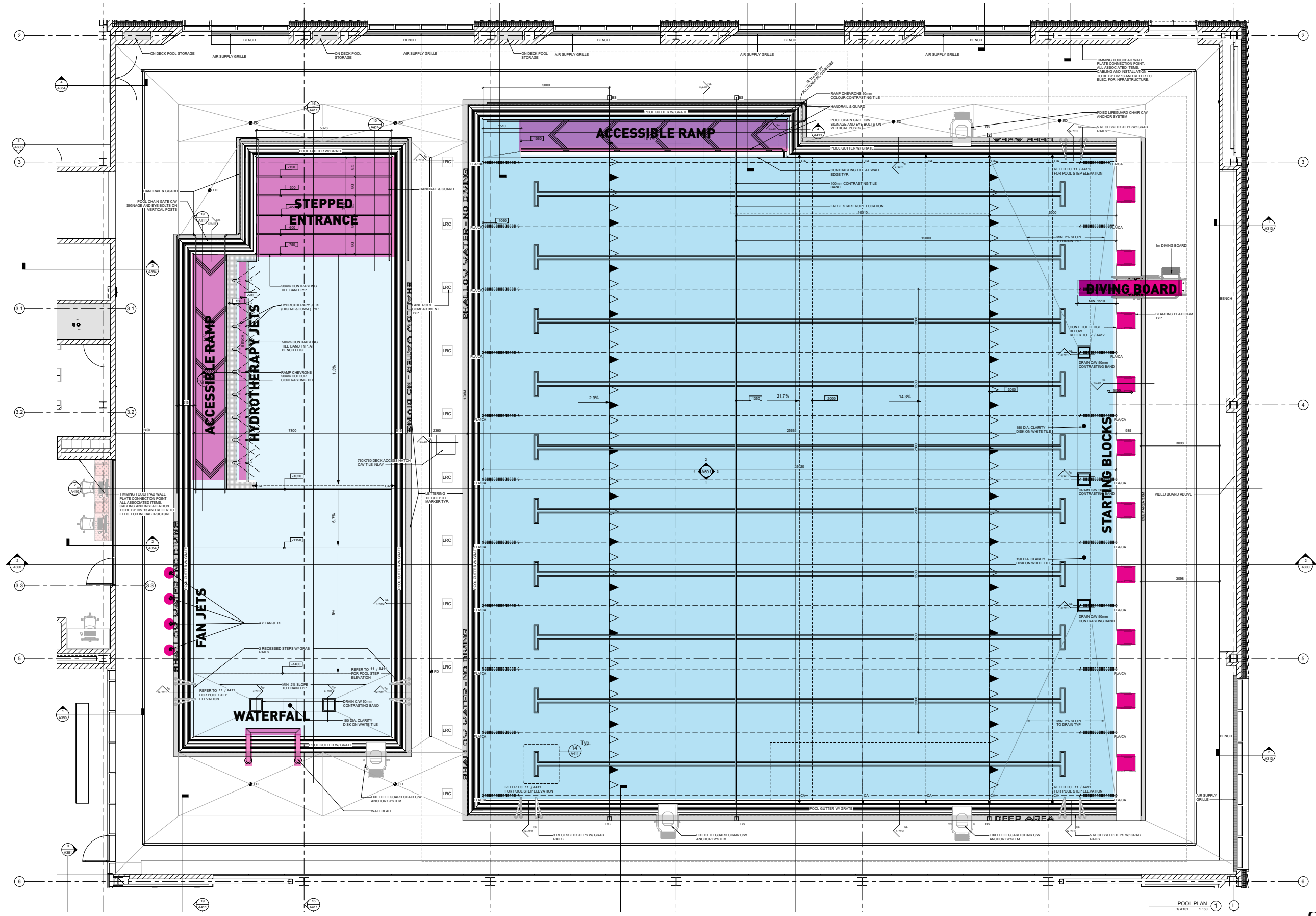


3. INTERNAL LAYOUT UPDATES

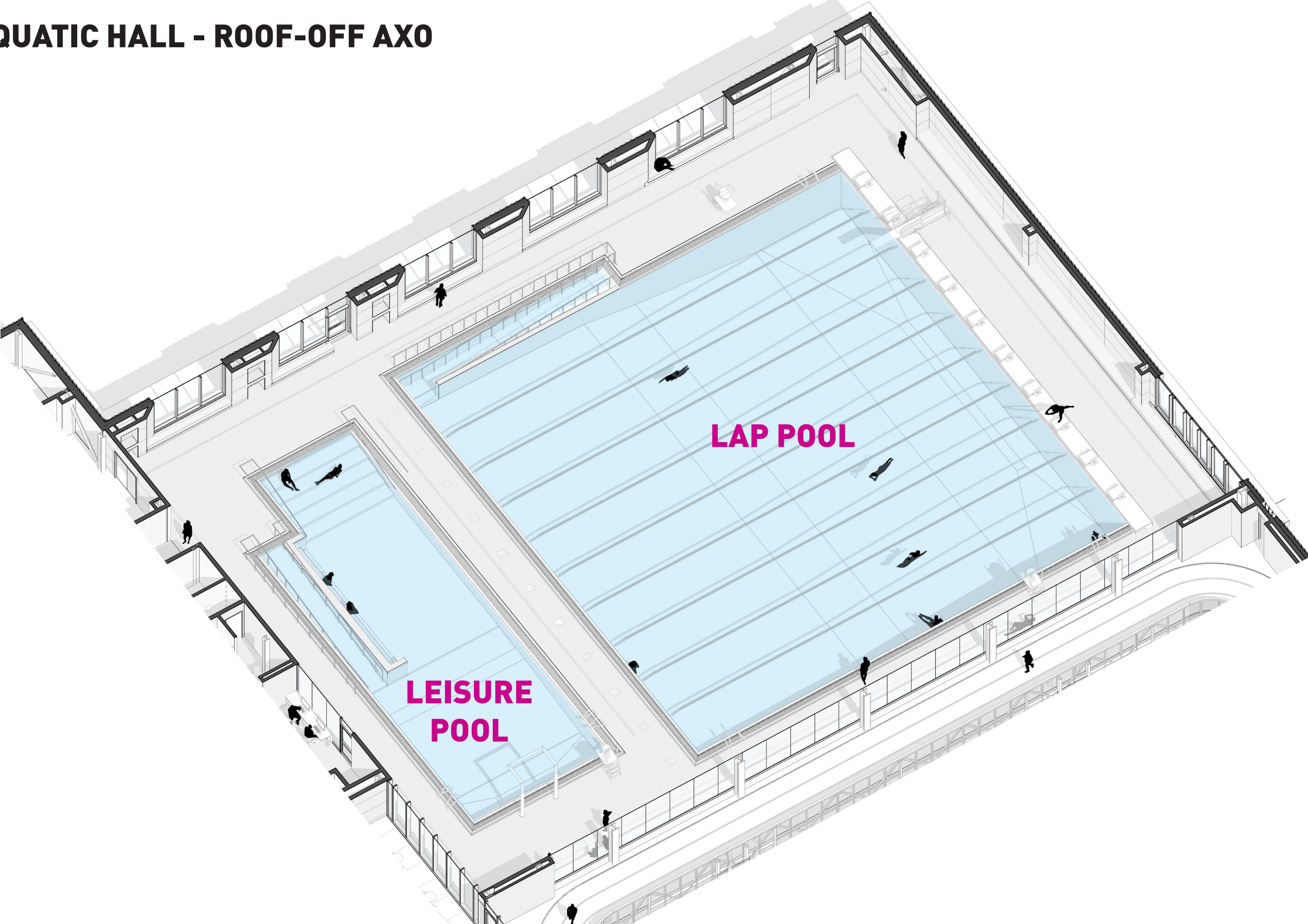
+INTERNAL LAYOUT UPDATES



+UPDATED AQUATIC HALL



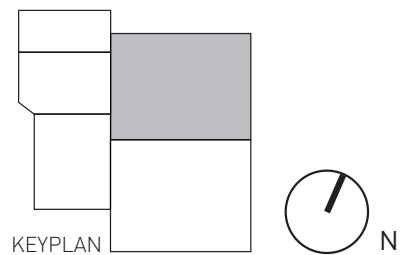
+AQUATIC HALL - ROOF-OFF AXO



LEISURE
POOL

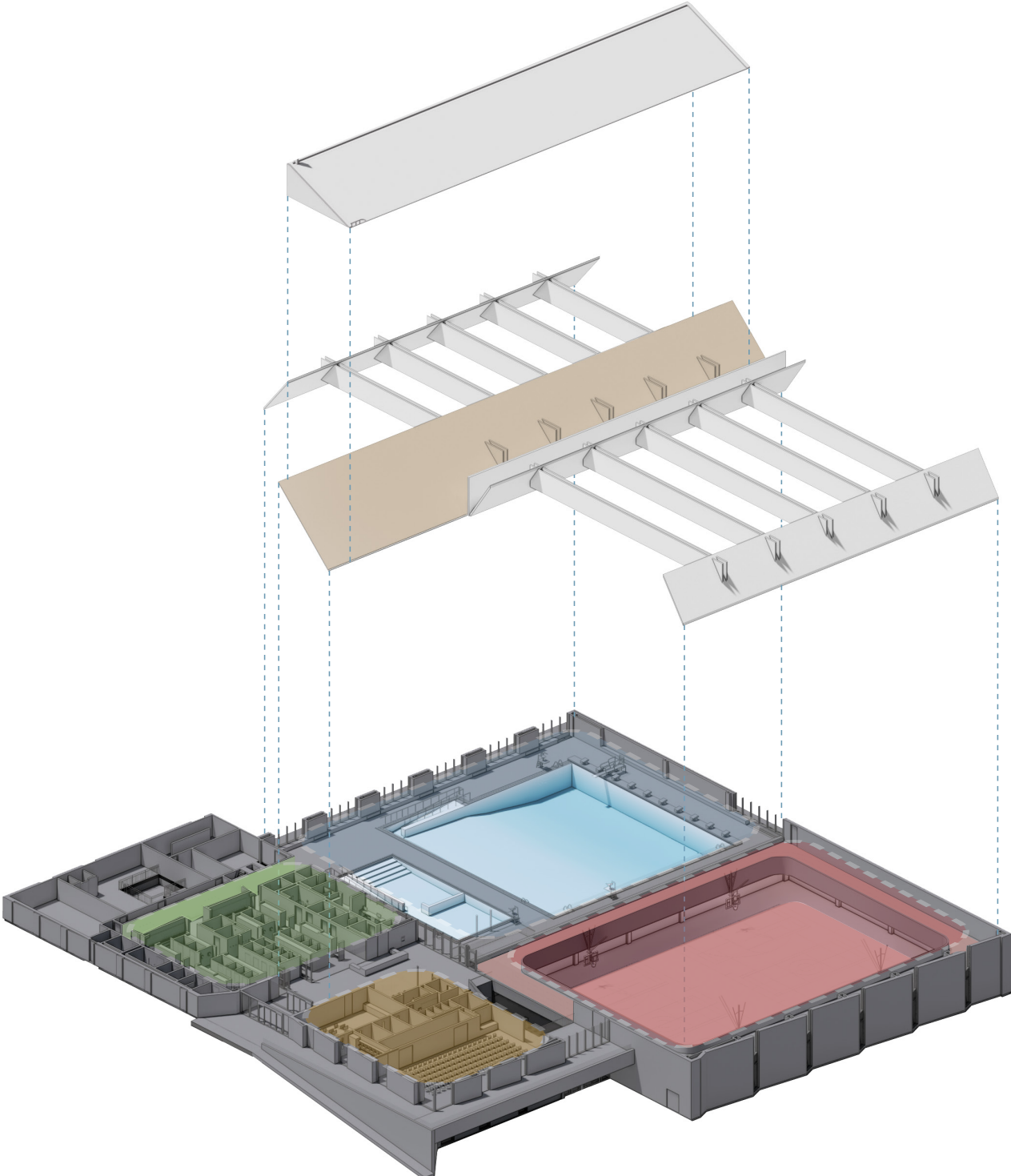
LAP POOL

+ POOL HALL



4. INTERIOR FINISHES

+PERFORMANCE DATUMS - AXONOMETRIC



LEGEND

PROGRAMMES:

- AQUATIC HALL
- CHANGEROOMS
- OFFICES / MULTIPURPOSE ROOM
- FIELDHOUSE / TRACK

MATERIAL CONCEPT:

- LIGHT UPPER DATUM
- ROBUST LOWER DATUM

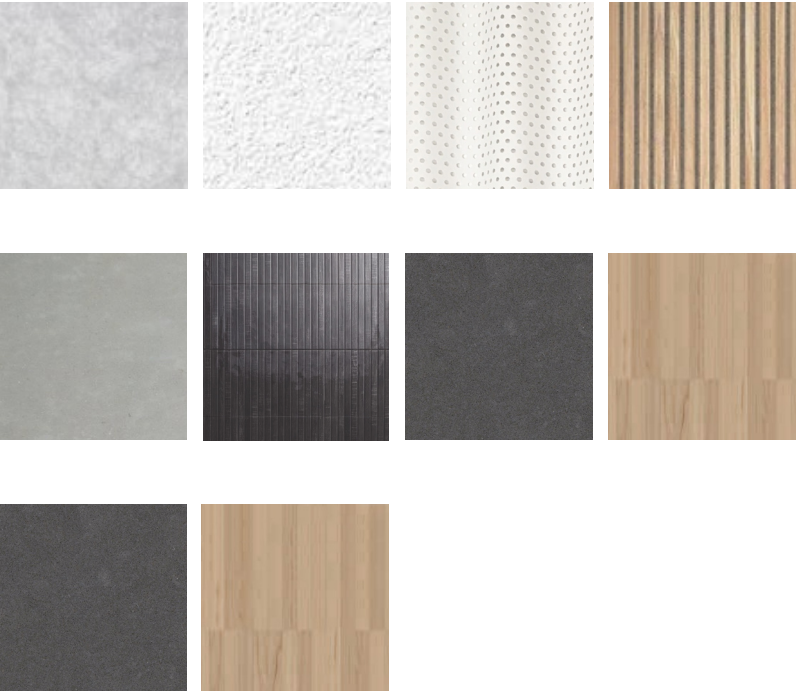
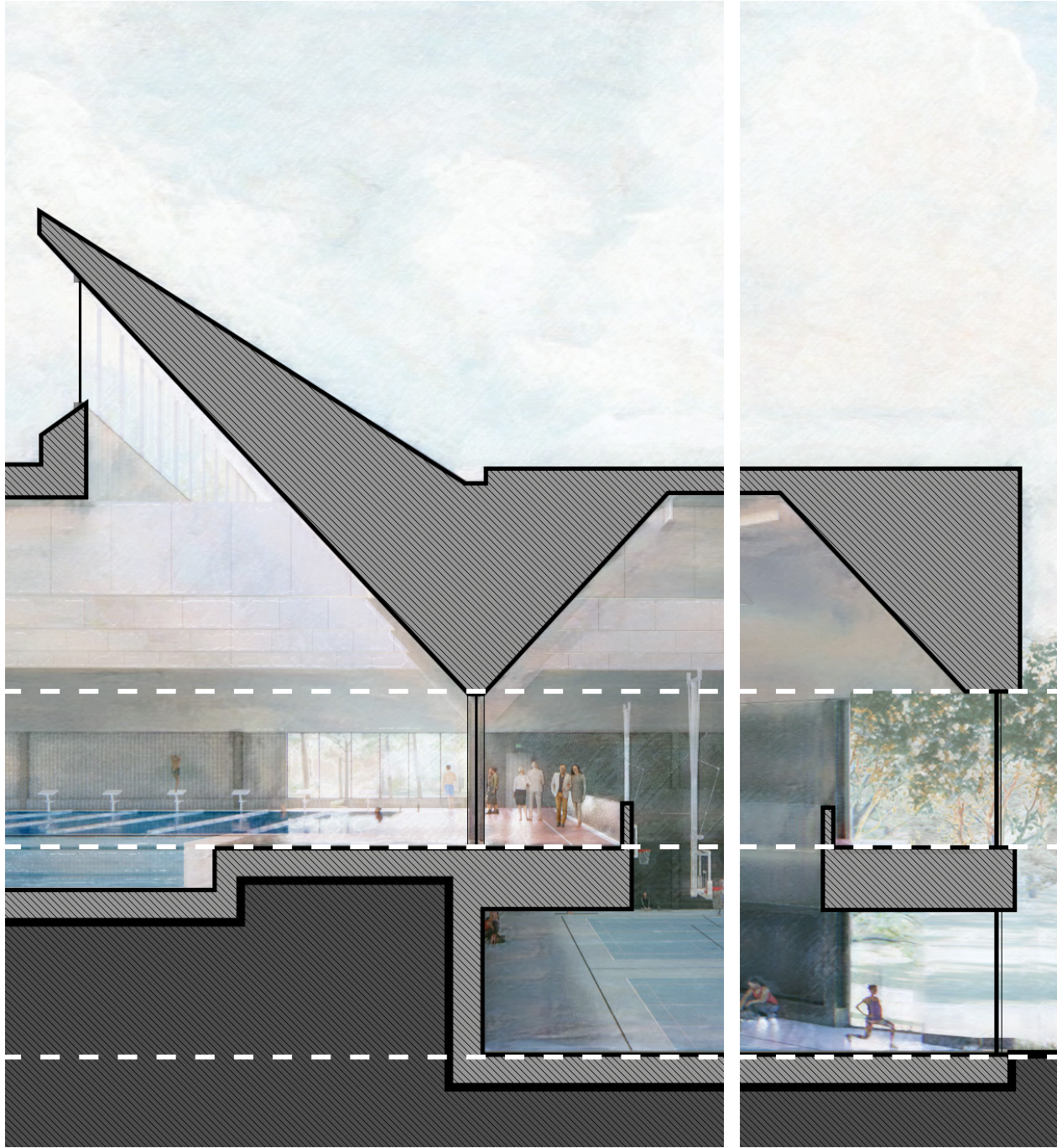
+PERFORMANCE DATUMS - SECTION AND AXONOMETRIC



ACOUSTIC
UPPER DATUM

ROBUST
LOWER DATUM
UPPER LEVEL

ROBUST
LOWER DATUM
LOWER LEVEL



+COLOURS DEFINED BY NATURE



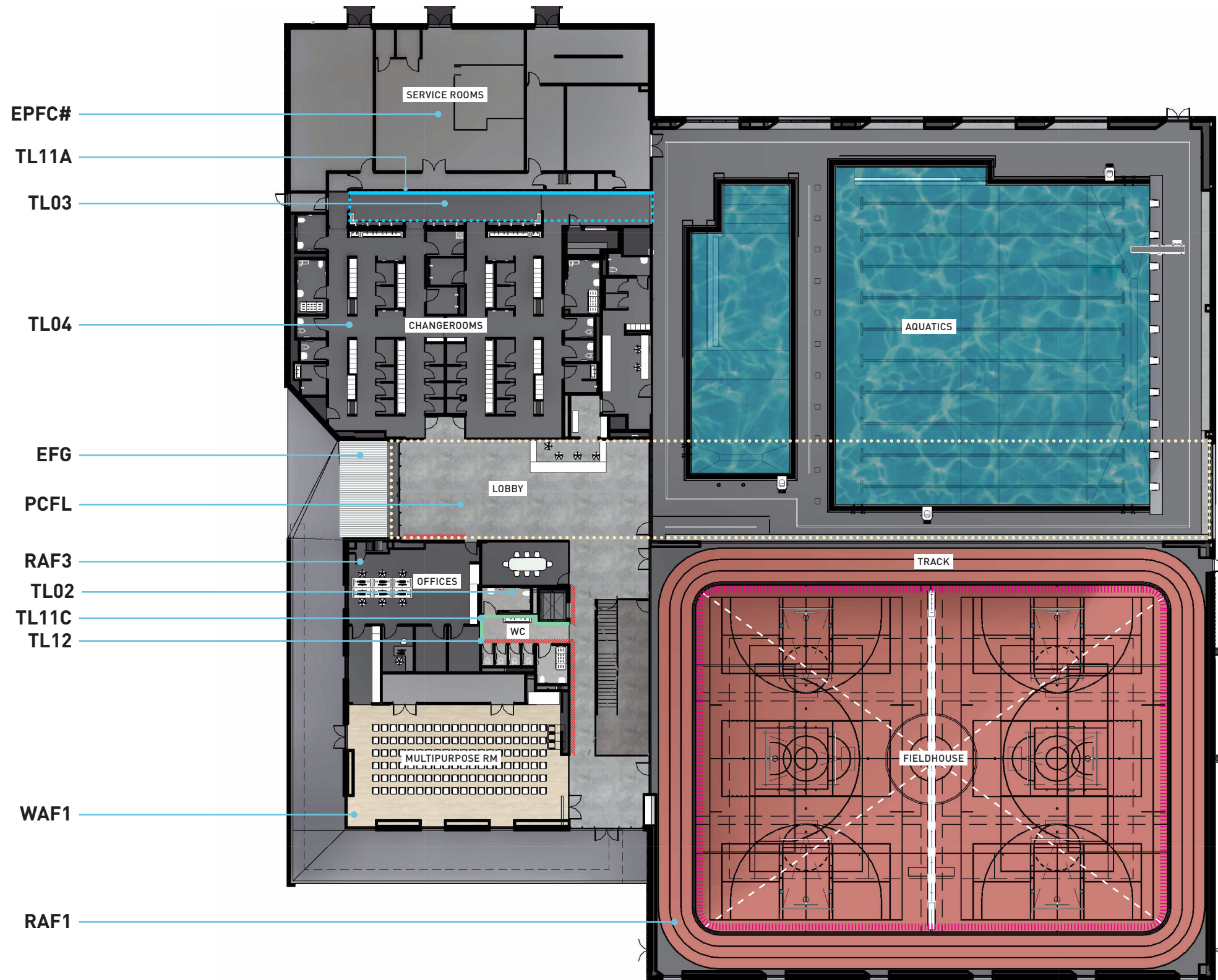
+ MATERIAL BOARD



LEGEND

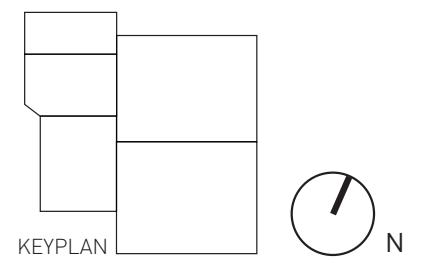
- C-WD#** WOOD SLAT CEILING
- ACT1/2H/3** ACOUSTIC TILE CEILING
- AWP1** ACOUSTIC PANEL
- MWP1/2** METAL WALL PANEL
- PLAM1** PLASTIC LAMINATE (WHITE)
- PLAM2** PLASTIC LAMINATE (CHARCOAL)
- SSF1** SOLID SURFACE (VANITIES, BENCHES)
- SSF2** SOLID SURFACE (COUNTERTOPS)
- EPFC1/2/3/4** EPOXY FLOOR COATINGS
- MIR** MIRROR
- GLBP1/2** BACK PAINTED GLASS
- TKS1** TACKABLE SURFACE
- RAF1/2** RESILIENT ATHLETIC FLOORING
- RAF3** MULTI-FUNCTIONAL RUBBER TILE
- TURF1** REMOVABLE TURF
- TL02** PORCELAIN TILE (WASHROOMS)
- TL03/04** MOSAIC TILE (POOL, CHANGEROOMS)
- TL10** SUBWAY TILE (CHANGEROOM, SHOWERS, BATHROOMS)
- TL11A** FEATURE TILE (BLUE)
- TL11B** FEATURE TILE (YELLOW)
- TL11C** FEATURE TILE (GREENS)
- TL12** LARGE FORMAT TILE (CHARCOAL)
- TL13** FEATURE TILE (CHARCOAL)
- PCFL** POLISHED CONCRETE FLOORING
- SDF1** STATIC DISSIPATIVE FLOORING (AV, IT)
- WAF1** WOOD ATHLETIC FLOORING
- RB1/2** RUBBER BASE
- ALUM BASE1** ALUMINUM BASE
- IMP1** MESH PANEL

+ RENDERED PLAN - UPPER LEVEL

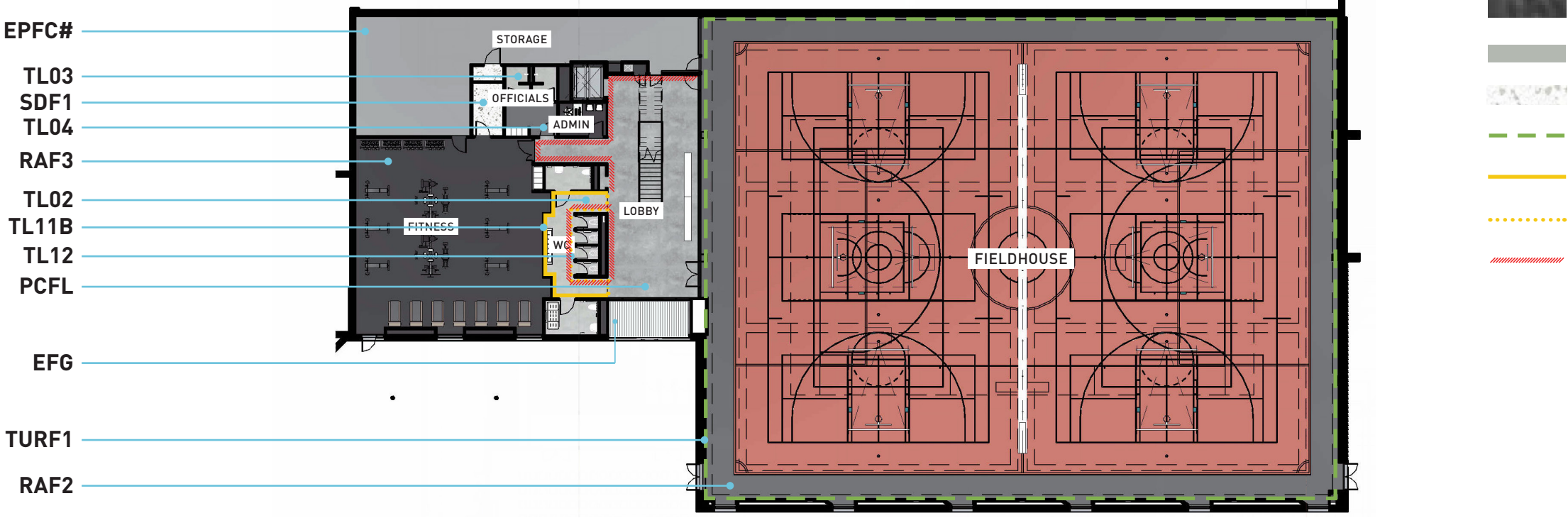


LEGEND

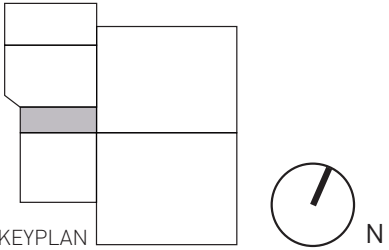
-  1 ENTRANCE FLOOR GRILLE
-  PCFL POLISHED CONCRETE FLOORING
-  RAF1 RESILIENT ATHLETIC FLOORING
-  RAF3 RESILIENT ATHLETIC FLOORING
-  TL02 LOBBY/WASHROOM TILE
-  TL03/04 MOSAIC TILE
-  EPFC# SERVICE RM FLOORING
-  WAF1 WOOD ATHLETIC FLOORING
-  TL11A FEATURE WALL TILE
-  TL11A FEATURE CEILING TILE
-  TL11C FEATURE WALL TILE
-  TL12 LARGE FORMAT TILE (CHARCOAL)
-  C-WD# WOOD SLAT CEILING
-  IMP1 MESH PANEL



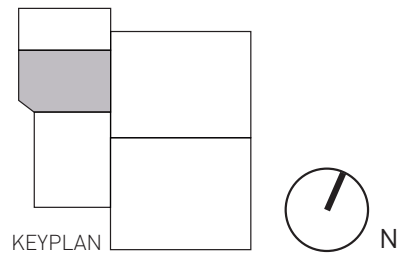
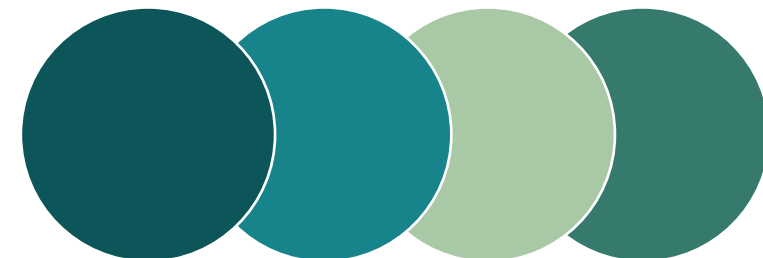
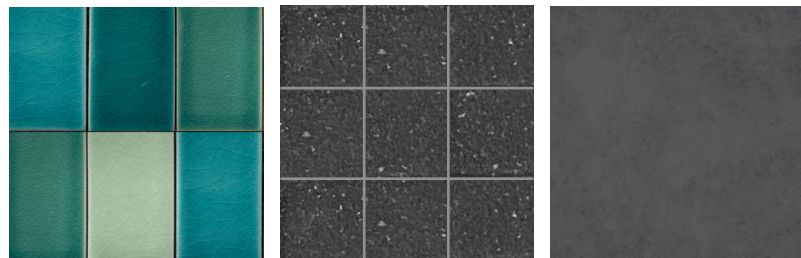
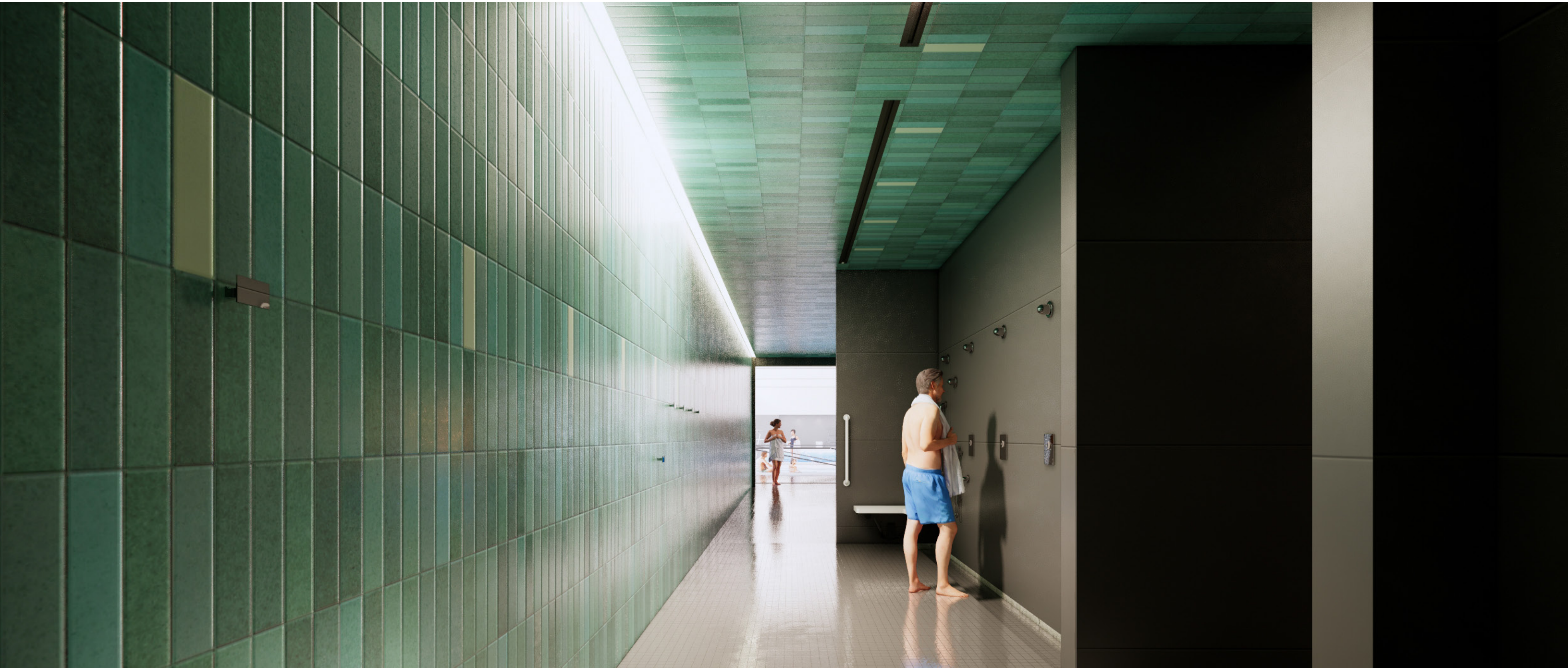
+ RENDERED PLAN - LOWER LEVEL



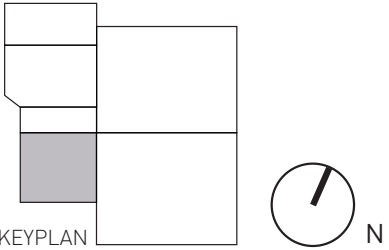
+ ENTRANCE LOBBY



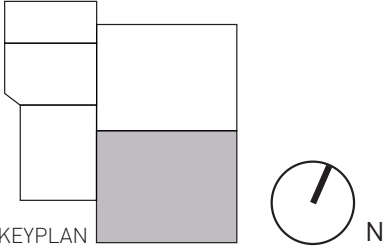
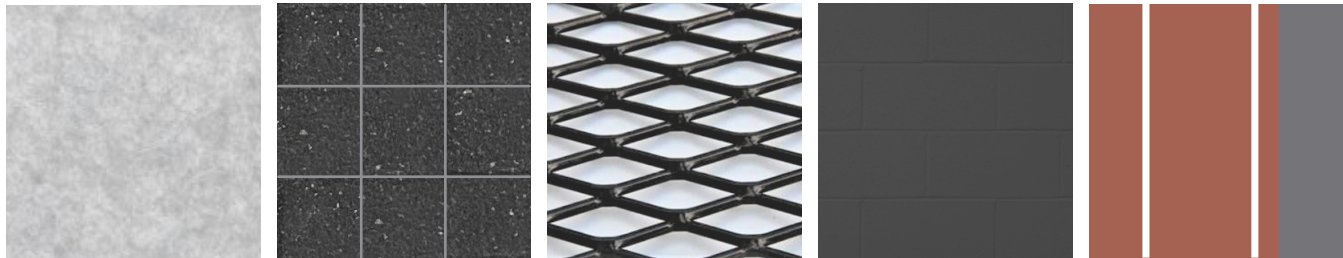
+ COLOUR - UNIVERSAL CHANGEROOMS



+ MULTIPURPOSE ROOM



+ THE 'BIG ROOM'

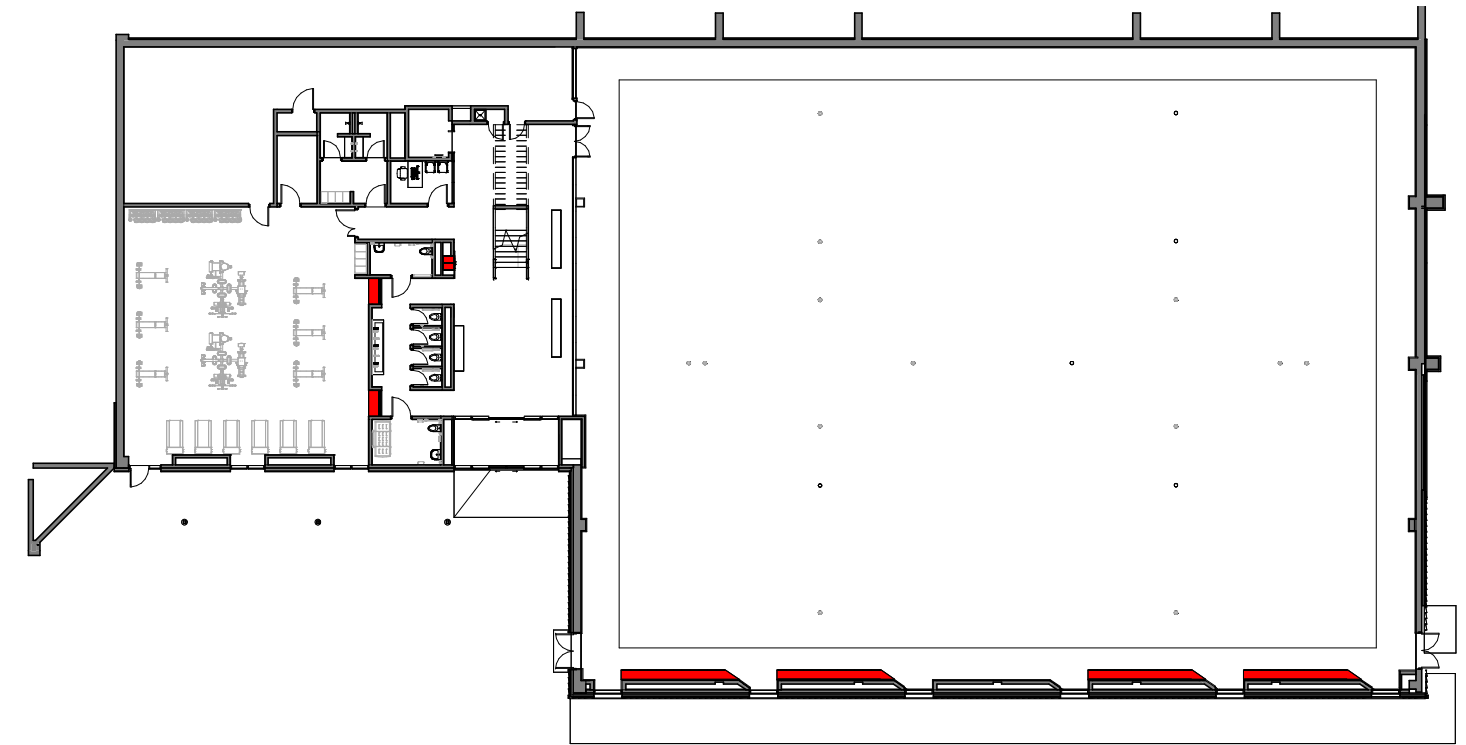
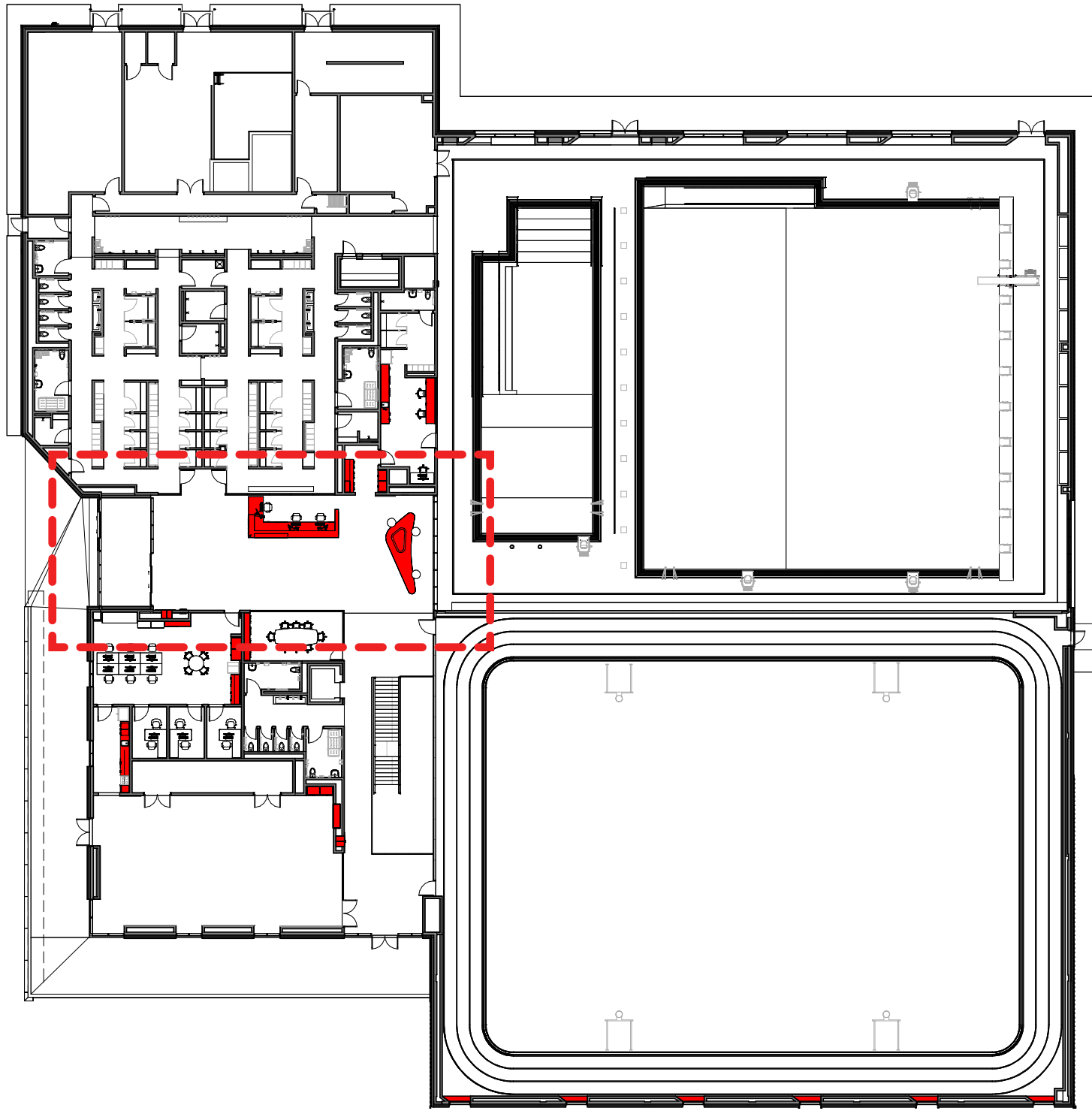


5. MILLWORK & FURNITURE

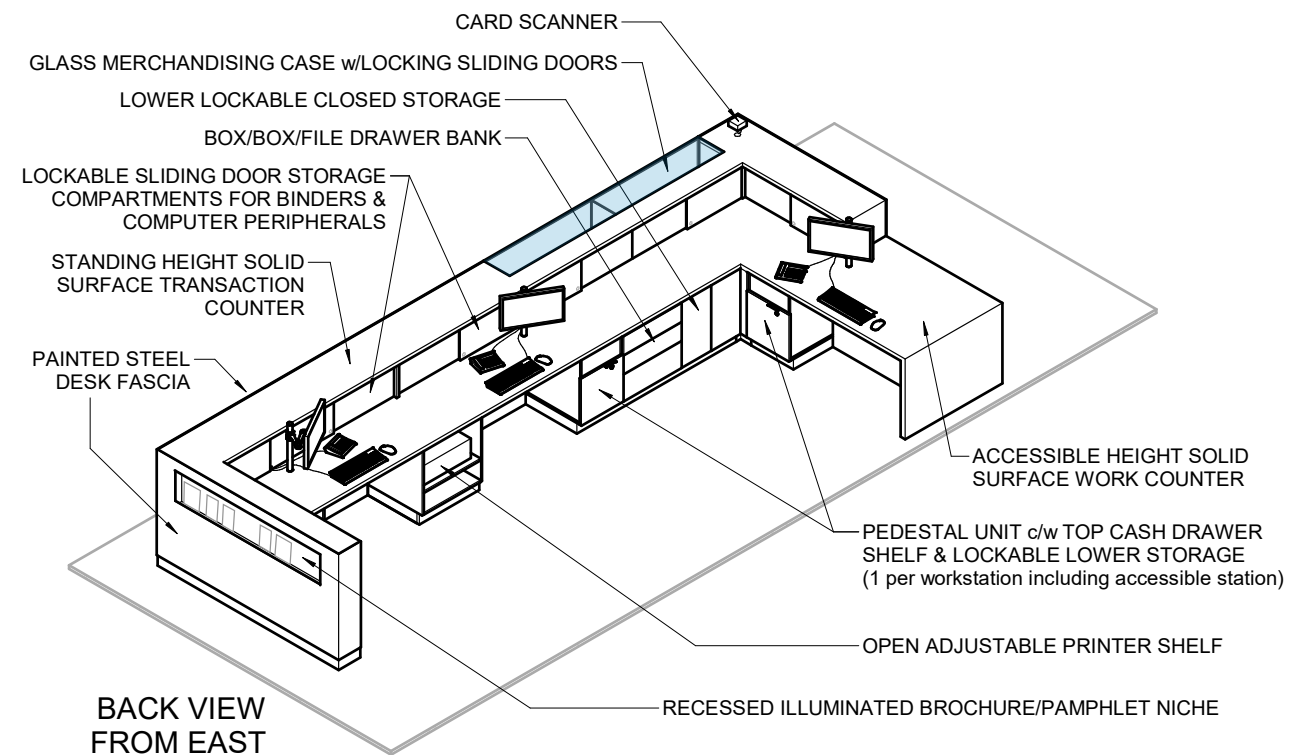
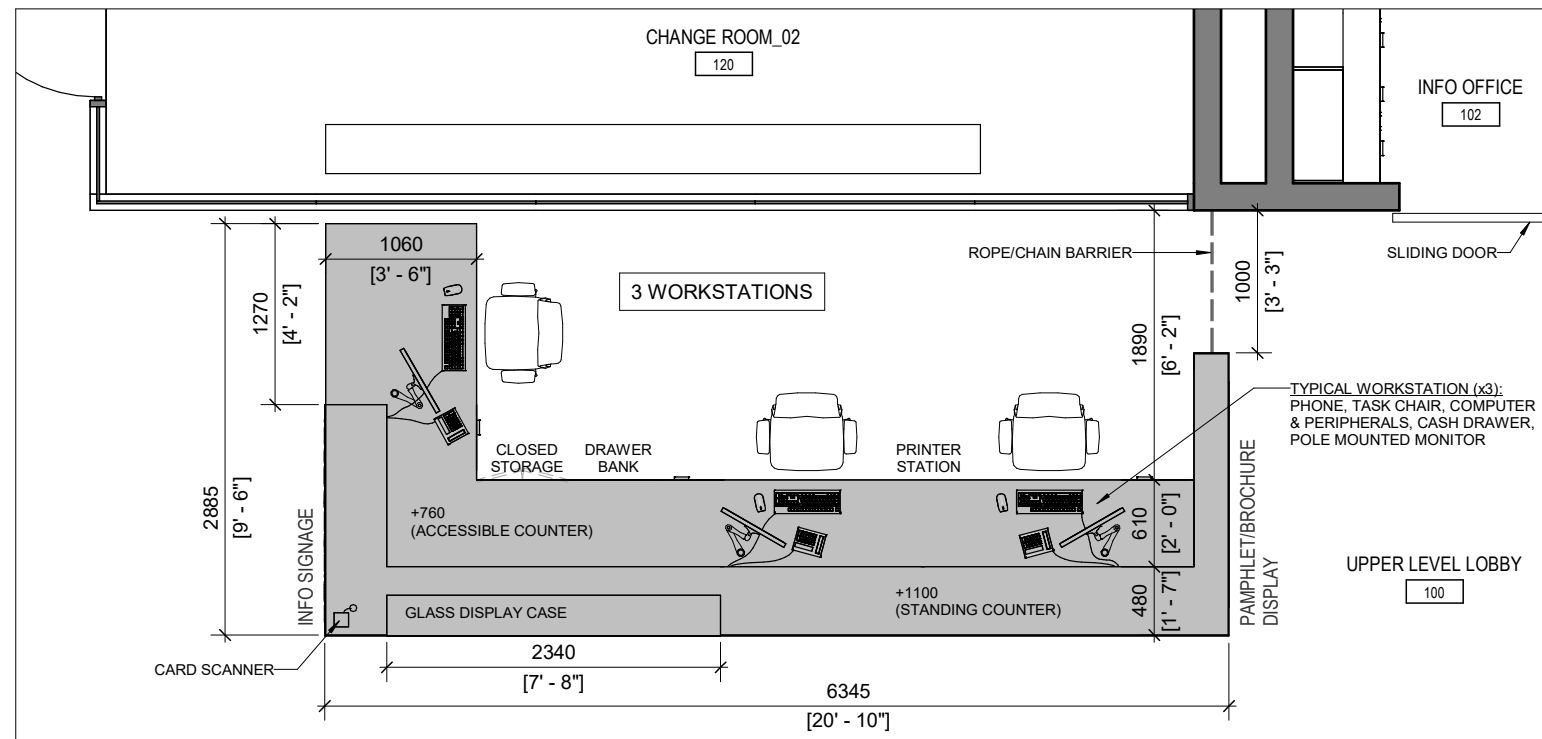
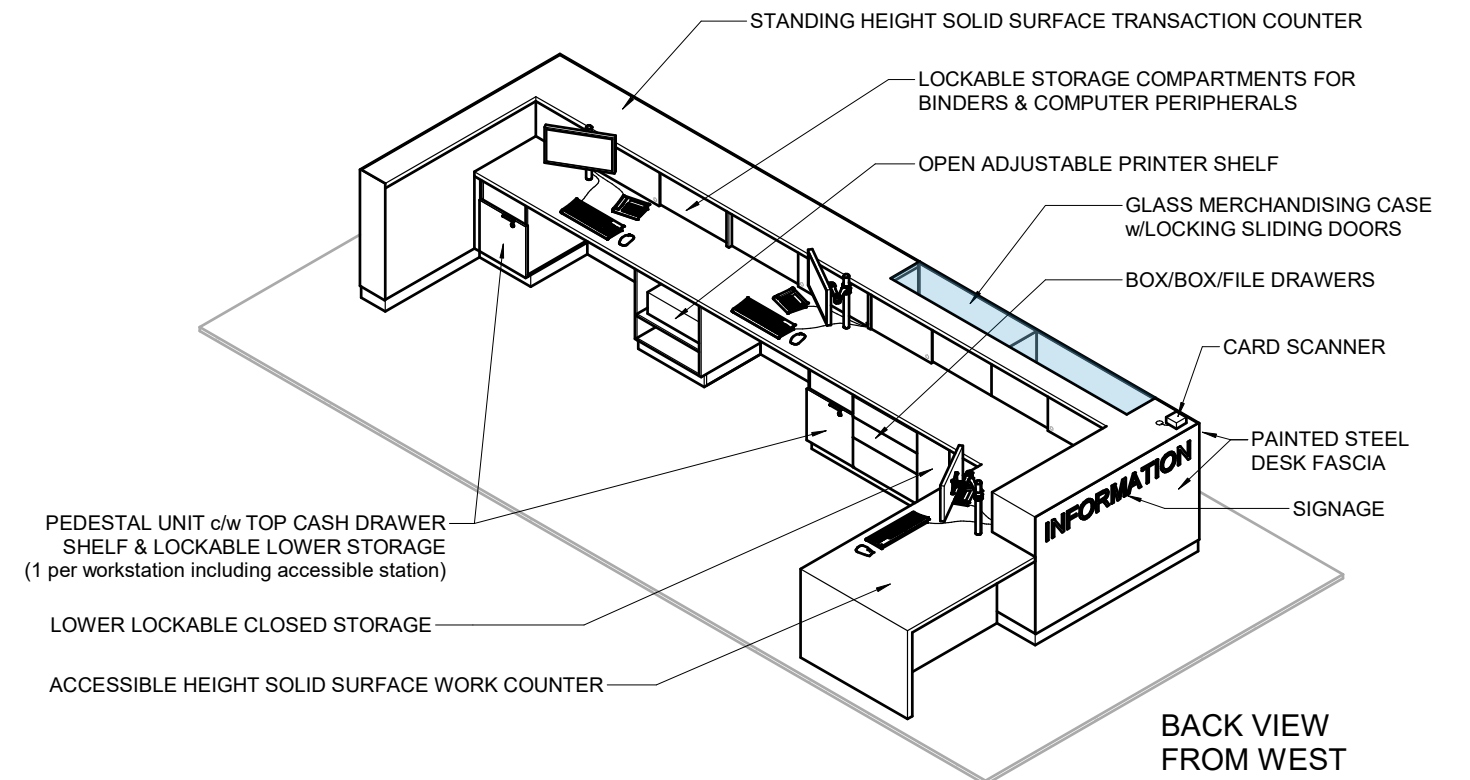
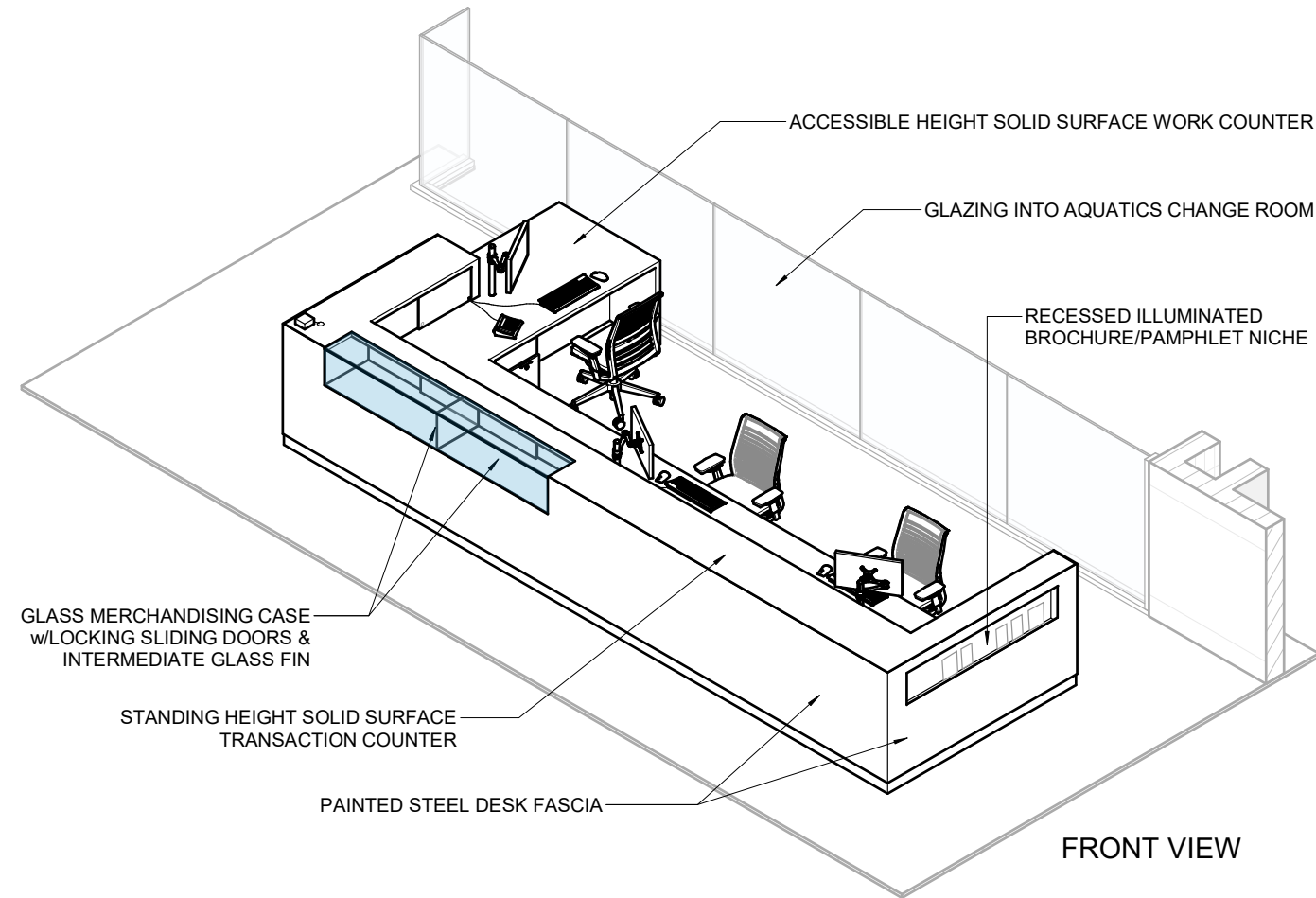
+MILLWORK LAYOUT

MILLWORK DEVELOPMENT PACKAGE 27 SEPTEMBER 2023

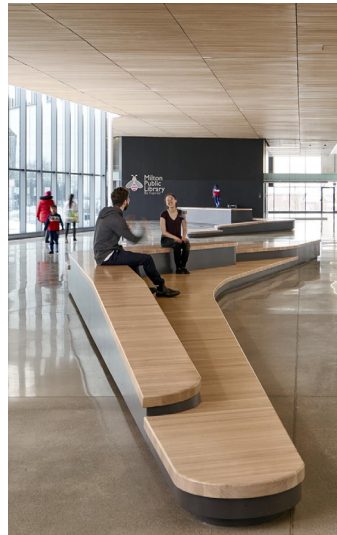
- M.0** MILLWORK KEY PLANS
- M.1** RECEPTION DESK
- M.2** INFO OFFICE MILLWORK
- M.3** GUARD STATION/FIRST AID
- M.4** MEETING ROOM CREDENZA
- M.5** OPEN OFFICE MILLWORK
- M.6** MULTI-PURPOSE KITCHEN
- M.7** MULTI-PURPOSE STORAGE
- M.8** WASTE/RECYCLING STATIONS
- M.9** UPPER LOBBY BENCH
- M.10** FITNESS BENCHES
- M.11** GYMNASIUM BENCHES/CUBBIES
- M.12** TRACK BENCHES



+RECEPTION DESK MILLWORK

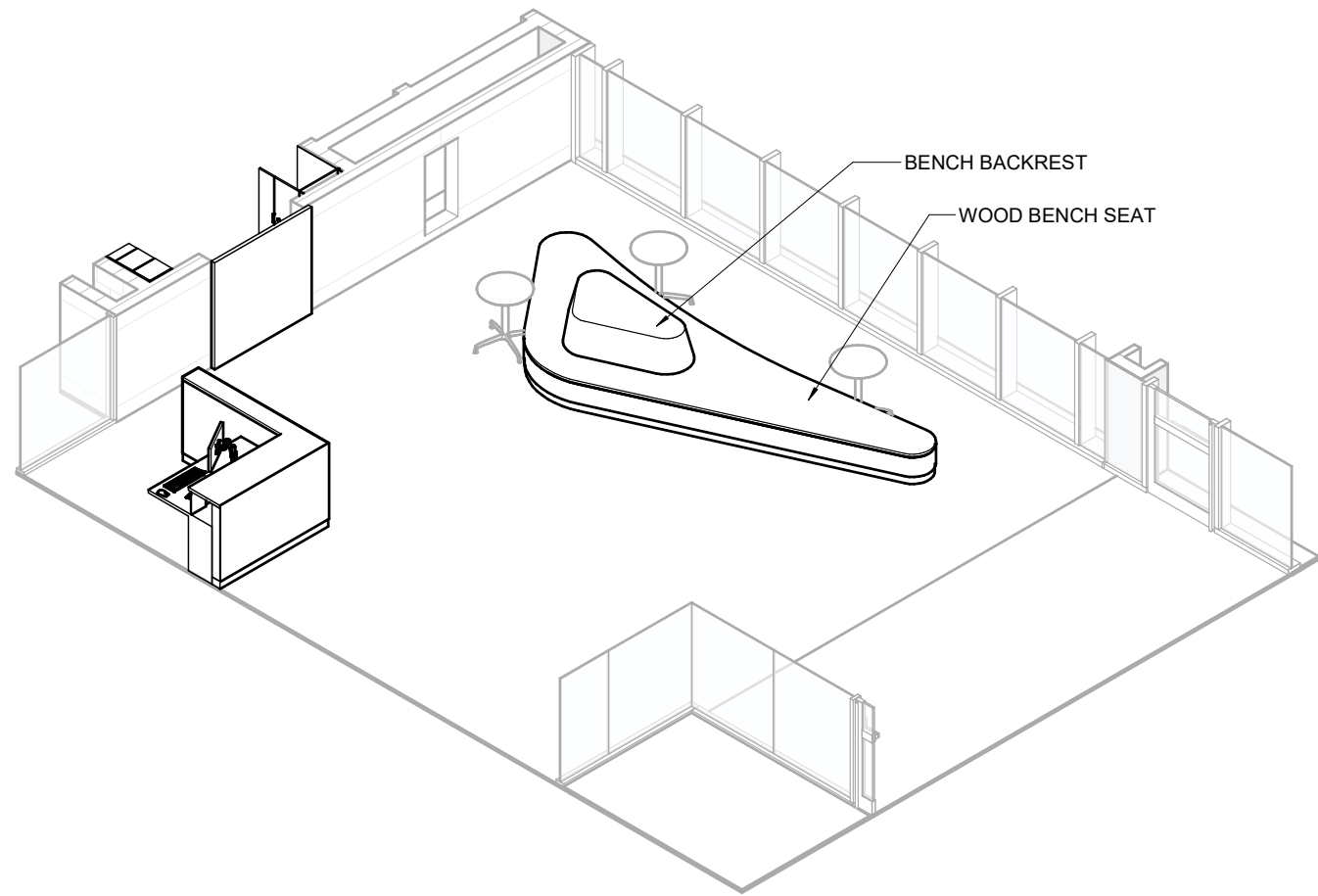
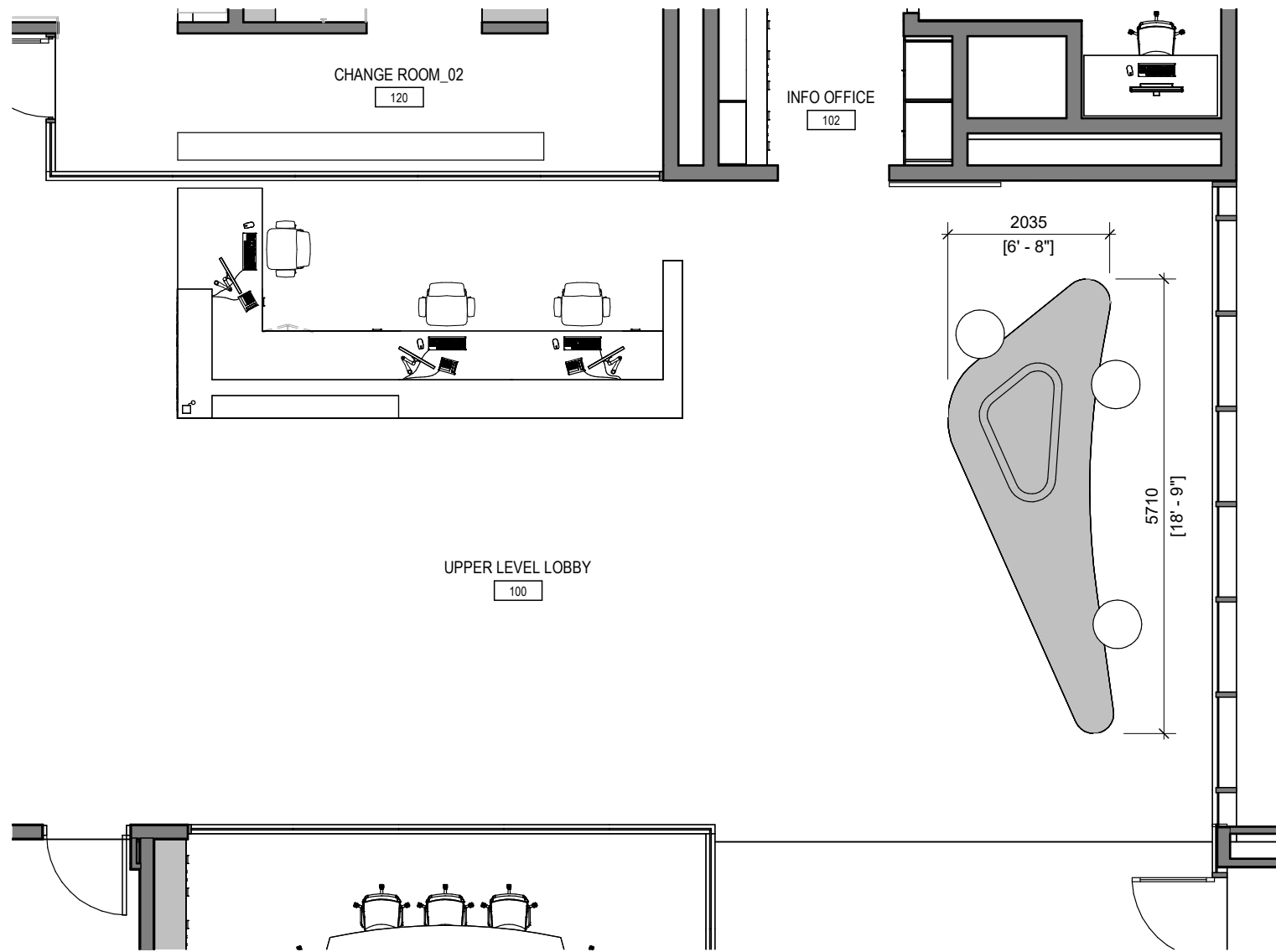


+LOBBY SEATING MILLWORK



PRECEDENT: MILTON SHERWOOD CC - CONCOURSE BENCHES

PRECEDENT: TOWNSHIP OF KING RC - POOL VIEWING BENCH



6. QUESTIONS?