



# CONCEPT PLAN

## Spruce Grove

### Sports and Recreation Facility

Presented by the City of Spruce Grove  
April 10, 2013





# executive summary

The City of Spruce Grove is considering the construction of the Sports and Recreation Facility to act as the administrative centre for recreation/sport groups and City Recreation Staff. The primary drivers of this project have been the need for new gymnastics and community-based multi-use activity spaces.

In 2011, City Council partnered with the Aerials Gymnastics Club to do preliminary design work on a new stand-alone gymnastics-based facility. After a number of other community needs were determined through a component evaluation process, the original designs were revised to incorporate other priorities, such as community group office, storage space and a sports museum. The revised community-based concept changed the operating model and created a big-picture approach to the project.

The facility has the potential for significant community benefit by providing a logistical flagship location for recreation and not-for-profit activities within the community. It will be a gathering point for community groups, offer unique opportunities for knowledge sharing, networking, and relationship building, and provide much needed office and storage space, administrative services, and meeting rooms. It will offer the Aerials Gymnastics Club critical space for their programs, as well as house some Sport Museum and Art Display spaces. To meet future demands, a 3rd Floor option exists to be developed when additional space is required and funding is available.

This concept proposes the City of Spruce Grove operate the facility, lease specific spaces to not-for-profit community groups, and control the rental allocation of the multi-purpose activity areas.

The Sports and Recreation Facility is envisioned to be a vibrant dynamic place — a vital enhancement for the health and wellbeing of the City of Spruce Grove, while accommodating administrative support infrastructure for many important not-for-profit groups.

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# overview

The City of Spruce Grove is a highly vibrant and active community. The population is younger than the provincial average and the influx of young families into the community, along with recent growth in the overall population, is putting pressure on the municipality to ensure there is adequate infrastructure in place to meet the current recreation needs of the citizens.

In August of 2009, the Tri Municipal Region undertook the Recreation and Culture Indoor Facility Strategy with RC Strategies Inc. The report, which was approved as information by Spruce Grove City Council, identified twenty-seven facility components as priorities that would help guide future decision making with respect to investments in new indoor recreation and culture infrastructure. The strategy undertook an extensive assessment of regional demographics, trends in recreation and culture participation, and comparisons to the infrastructure investments in other communities.

Planning has commenced by the City of Spruce Grove to address the priorities identified in the 2009 Recreation and Culture Indoor Facility Strategy. To achieve some of the goals outlined in the strategy, Council and Administration are considering the construction of the Spruce Grove Sports and Recreation Facility, and to include a set of urgent, and complimentary, facility components within this project. One of the key drivers of this project has been the need for new gymnastics spaces. In 2011, City Council partnered with the Aerials Gymnastics Club to do preliminary design work on a new stand-alone gymnastics-based facility (January 2011, ONPA Architects). The original concept involved the Aerials Gymnastics Club operating the facility independently through a long-term lease agreement with the City. A "New Facility Business Plan" that outlined the operating strategy and budget projections was presented to City Council.

In addition to the gymnastics spaces, the Sports and Recreation Facility will provide the City's not-for-profit sector with an administrative centre, with access to office and storage space, program space, and a community resource centre. An excellent opportunity exists to create a recreation and sports community hub—a vibrant and lively facility that fosters opportunities for community groups and City staff to network, build relationships, and advance. The components offered within the facility will have a broad appeal to residents, and are complimentary to each other, complimentary to the overall site plan, and complimentary to the needs outlined in the 2009 Recreation and Culture Indoor Facility Strategy.

## **Overall Project Goals**

- Be consistent with the 2009 Recreation and Culture Indoor Facility Strategy as accepted as information by City Council as the guiding document for new facility construction
- Balance cost effectiveness with community value
- Create synergies amongst the chosen components within the facility to maximize the value to the community
- Provide complimentary services within the neighbourhood and the region to avoid duplication of services
- Understand the operating impacts and costs to the City and work to program the facility to be as cost effective as possible

## **City of Spruce Grove Strategic Goals**

The Sports and Recreation Facility parallels two of the strategic goals outlined in Spruce Grove's 2013-2015 Strategic Plan. Those are:

*Goal Three - Partnerships* - The City of Spruce Grove will continue to seek partnerships that create opportunities for improved collaboration and enhancement of services, programs and facilities that benefit the community.

*Goal Four - Continuing to Enhance Services* - The City of Spruce Grove will continue to improve and enhance its services, promoting improvements and efficiencies in delivering services to the community and in the internal operations of the City itself.



## development and operations

# Vision

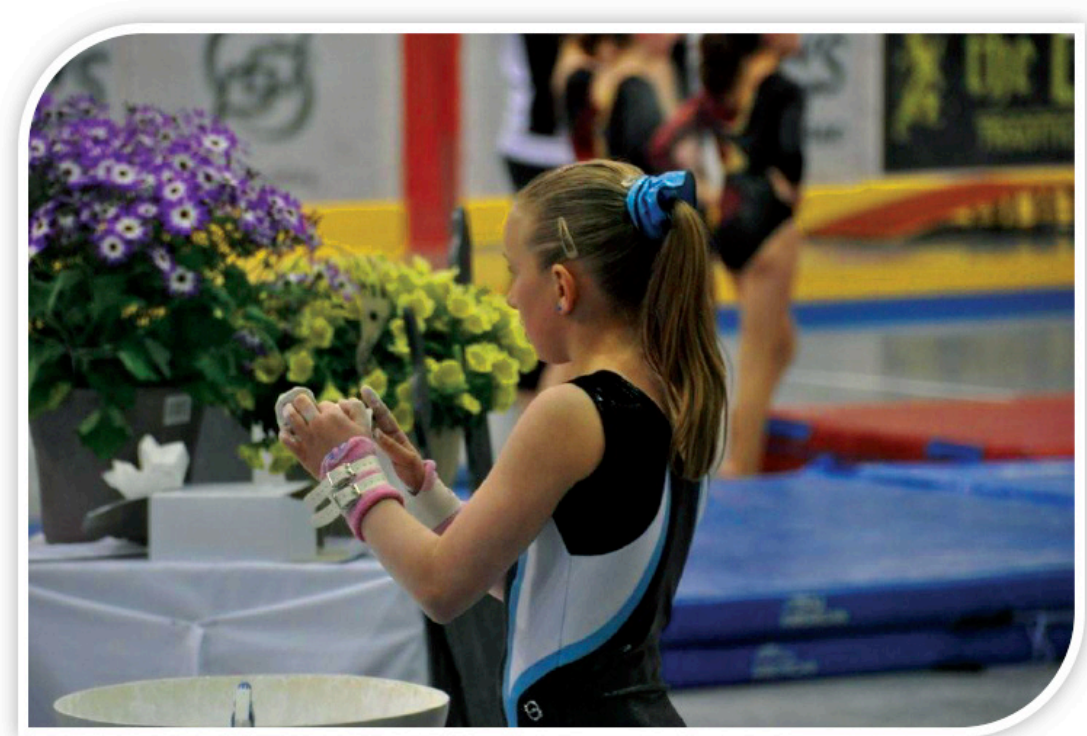
## of the City of Spruce Grove Recreation Department

1. The Spruce Grove Sports and Recreation Facility will be municipally owned and operated and will serve to enhance the overall quality of life for the residents of the City of Spruce Grove and its neighbours.
2. The development will act as the catalyst to bind the TransAlta Tri-Leisure Centre, Fuhr Sports Park, and the Tri-Village Commercial Development into a community hub for wellness and leisure pursuits.
3. The Facility will serve as a centre of excellence for the Aerials Gymnastics Club allowing for the growth and development of the association and providing a site for elite-level competition. It will also function as an administrative centre for other local community groups.
4. The City will define facility partners, facility tenants, and facility users, and establish agreements for each type of customer. Agreements will define fees, space allocation, and other requirements. Long-term agreements will guarantee stability with all facility partners.
5. The City will investigate and pursue various revenue-generating opportunities beyond the typical rent-for-space arrangement. Alternate revenue strategies will be utilized to reduce the overall tax support required to operate the facility. Success of the facility will be measured by the positive impact on facility partners, tenants, and residents; not strictly on financial performance.
6. The City will make decisions relating to the design, construction, and operation of the facility that are in the best interests of residents of the City of Spruce Grove, The Aerials Gymnastics Club, and other facility partners.

7. Programming in the Recreation Facility will be structured in a manner that provides the Aerials Gymnastics Club, as well as other facility partners, the opportunity to enhance their programs by providing a diverse menu of program options to the community. If partner-agencies are unable to provide the desired programming to meet an identified community need, recreation

staff may provide either direct or indirect programming to meet that need.

8. Recreation staff will be housed on site and will identify and provide resource support to assist tenants and the public, and will continually seek out additional community partnerships.





# project conditions

The Spruce Grove Sports and Recreation Facility is subject to the following conditions:

1. Land – There is a pre-defined area of land which the project may utilize (Lot 207) as part of the Tri Village Development. There are developments on all sides of the property that need to be taken into account and may prevent current or future expansion of the concept plan. The possibility exists to use more land on the north side where there are parking stalls designated, but it would require those stalls to be recovered elsewhere.



2. The Inclusion of Gymnastics Spaces – A significant portion of the project will involve a gymnastics activity area. Much of the equipment required for this activity is fixed to the structure and cannot be moved to accommodate other activities. Based on the drawings completed by ONPA, approximately 21,320 square feet, or 60% of developed space will be allocated for gymnastics while the remaining 14,100 square feet, or 40% will have other uses. The combination of gymnastics programming and additional community use will provide a broad-based appeal to a variety of demographic areas. The Aerials Gymnastics Club, which would occupy this space and provide gymnastics programming, provides a broad-based appeal to user groups in a wide variety of demographic areas.
3. Project Cost – The capital project cost of the original 2011 gymnastics-based design was estimated at roughly 8 million dollars. Revised capital cost estimates show the new design, with the added components to support the community’s not-for-profit and sports groups, to cost 10 million. Thus, the revised project design enhances the overall benefit to the community, meeting the needs for storage, office, and programming space, while only adding 25% to the original project capital cost.



# selection of components

Throughout the course of the planning process, the 27 facility components listed as priorities in the 2009 Recreation and Culture Indoor Facility Strategy were considered, along with a grouping of other needs identified by administration through consultations with the staff. The priorities listed in the strategy are as follows:

## **Rank Facility Component**

1	Fitness/Wellness	15	Field House
2	Gymnasium	16	School Gymnasiums
3	Child-Play Space	17	Art Display Spaces
4	Community Meeting Rooms	18	Museum Spaces
5	Social Banquet Spaces 500+	19	Outdoor Pools
6	Leisure Pools	20	Spectator Ice Arena
7	Climbing Wall	21	Arts and Crafts Studios
8	Gymnastics Facilities	22	Social Banquet Spaces <500
9	Performing Arts Theatre Space	23	Leisure Ice
10	Arenas/Ice Surfaces	24	Racquet Court Sports
11	Track	25	Agri-Recreation Spaces
12	Program/Combatives Rooms	26	Curling Rinks
13	Program Pools	27	50m Pools
14	Library Space		

Other facility components considered during the planning process that aren't listed in the 2009 Recreation and Culture Indoor Facility Strategy include:

1. Community group storage space
2. Not-for-profit office and program registration spaces
3. Office space for City recreation and community liaison staff
4. Dedicated preschool programming space
5. Viewing areas and common areas
6. Multi-purpose community spaces
7. Dedicated City programming spaces including Family & Community Support Services (FCSS)
8. Leasable food and beverage services
9. Walking/running/health focused leasable spaces
10. Indoor children's play-spaces/playground
11. Teen/youth Lounge
12. Indoor running track
13. Enforcement services satellite office
14. Library satellite office

These components were considered based on best practices research and recommendations from City Recreation Services staff.



# why gymnastics?

According to Canadian Sport for Life (CS4L), “young children need regular, vigorous, physical activity—active—play to develop and grow properly. A physically active lifestyle is crucial for life-long health and physical and emotional wellbeing.”

Both CS4L and the International Olympic Committee recognize athletics, swimming and gymnastics as the three foundation sports. Every child should learn to swim, run, jump and balance their body. Early participation in a gymnastics program is instrumental in developing fundamental sports skills and enhancing physical literacy in young children.

## **Benefits to children who participate in gymnastics or movement education programs:**

- Strength, flexibility, speed, balance, and coordination
- Increased bone density—these children may be less likely to suffer from osteoporosis as adults
- Reduced risk of diabetes
- Development of the body and mind simultaneously
- Development of social skills such as making friends, listening, following direction, taking turns, and respecting others
- Independence
- Increased attention span
- Improved communication
- Improved self esteem
- Healthy lifestyle habits

Gymnastics was listed as priority number 8 in the 2009 Recreation and Culture Indoor Facility Strategy. Gymnastics offers a tremendous amount of value to the broader community through diversified programming which meets various recreational and sport needs for participants of all ages. These needs range from high performance athletes, to those looking for basic opportunities to enhance their physical fitness. The gymnastics spaces in the Sports and Recreation Facility would strongly contribute to the physical, social, and emotional wellbeing of the residents of the City of Spruce Grove and surrounding areas. The direct benefits would include the improvement in physical health, social skills development, teamwork skills development, and many more. The physical skills developed in gymnastics are essential to movements in everyday life and in other sports. Some programs, such as fall prevention for older adults, can proactively prevent injuries that can affect people personally and strain the health care system.

Introductory recreation programs enable children and youth to participate in sport and recreation in a safe, supportive environment that teaches them the value of making healthy lifestyle choices. Beyond the physical benefits of gymnastics are the character-building aspects. Programs help to build confidence, provide opportunities for socialization and friendship, teach principles of teamwork and goal setting, and expose participants to the artistic aspect of movement.

## Why Aerials Gymnastics?

The Aerials Gymnastics Club has been a self-sustained, non-profit, parent-run community organization for over 30 years. People rely on the Aerials to provide quality programming from nationally certified coaches.

The Aerials' largest program is their recreational classes. Participants are often satisfied for the following reasons:

- Gymnastics is not a win or lose sport—there is an opportunity for all
- Both boys and girls can participate
- The sport is not season specific—Aerials offers gymnastics programming year-round
- Inexpensive and personal equipment is not necessary
- Frequent classes
- Flexible programs for all ages

## What else does Aerials offer?

### In current facility:

- Recreational Classes – 9 month to adult
- Competitive Classes
- Special Needs – Infinite Resources (Gym Buddies) Qualified coaches work with Infinite Resources to offer a unique program combining activities with gymnastics for behaviour and/or learning challenged individuals

- Can Gym Badge levels
- Home school programs
- Dryland Training – currently work with Jasper Ski Club and Tawatinaw Freeriders
- Birthday parties
- Drop in classes – Toddlers to adult
- Registered playschool
- School rentals

### Potential programming in new space:

- All Sport Conditioning
- Seniors classes
- Tramp & Tumbling – male/female
- Acro for dancers
- Parkour
- Zumba
- Yoga

## What do Aerials do in the community?

- Regular volunteers at The Grove Cruise: Participate in the Parade, Host the Pancake breakfast, Participate in the Henry Singer Park Activities
- Canada Day demonstration
- Farmers Day Parade
- Kustom Kaos Show and Shine –host/operate the concession
- Participate in the Parkland Children's Christmas Party
- Collect toy donations for Parkland Children's Christmas Party
- Working with the Lions Club on demonstrations at seniors homes in the Tri Region
- Pontiac Club Car Show in Edmonton – operate concession
- Member for over 5 years with the Spruce Grove Chamber of Commerce
- Employ over 17 staff, many live in Spruce Grove



# component evaluation

A great amount of time was taken to best understand how different designs will benefit the community. An objective evaluation exercise was undertaken to evaluate the various potential facility components based on the overall value each component offered to the community. Each criteria was assigned a scoring criteria to help assign points to the component.

There are several aspects to consider when evaluating the value of including or discluding certain facility components within the project. The evaluation process in this particular project was based on these criteria:

1. Was the facility component identified in the 2009 Recreation and Culture Indoor Facility Strategy?
2. Is the component listed as a high priority in the 2009 Recreation and Culture Indoor Facility Strategy?
3. Is the need for the component clearly noted by local community groups?
4. Does it create a duplication of an existing community service?
5. Does it have synergies with the other components offered within the facility?
6. Are the operating costs manageable relative to the revenue the component will generate?
7. Are the capital costs reasonable relative to the projected number of community users?
8. Will this be a well-utilized space?

The impacts of the potential components on other recreation facilities in the surrounding area and across the region were also considered. The component evaluation process was careful to minimize overlaps and duplication in services to ensure the best possible value for the project.

# Component Evaluation Matrix

Of the project components listed, all will be included in the project concept with the exception of the Gymnasium and the Children’s Indoor Playspace, which are being discluded due to the limitations on the space available. All other components will be incorporated into the option being presented for consideration.

## Components 1-7 are being included in the project concept

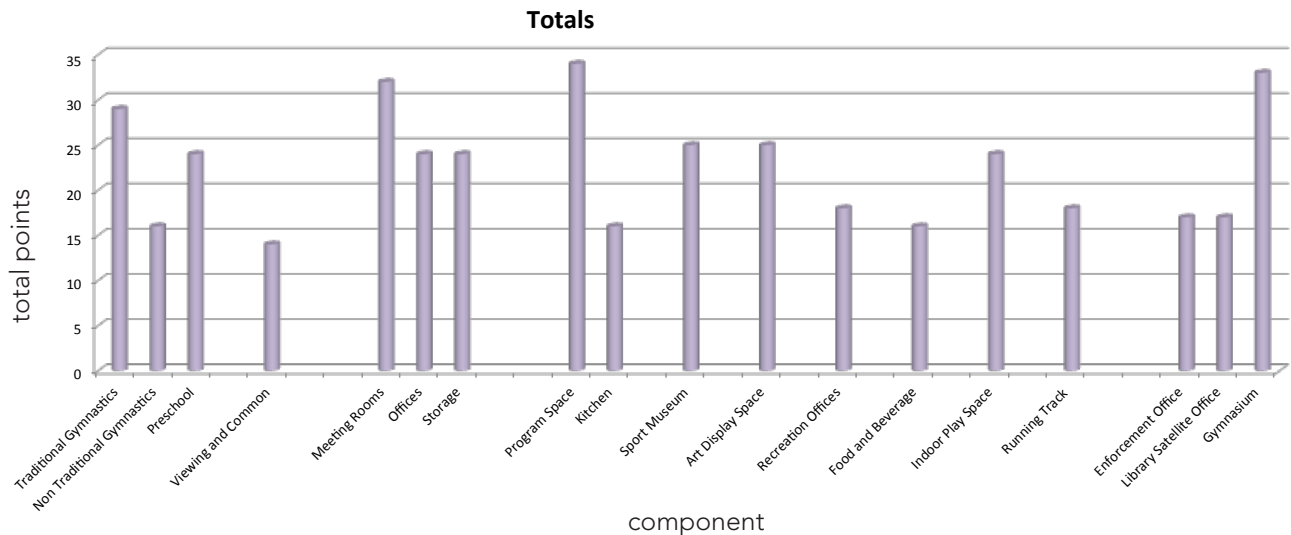
Component Evaluation Matrix										
Identified in the 2009 RCIFS?	Priority in the 2009 RCIFS?	Clearly needed?	Avoid	Operating Cost Recovery?	Capital Costs?	Community Usage				
			Duplication of Existing Service?				Synergies?	Totals	Rank	
Yes-5	High-5	Yes-5	Yes-5	Yes-5	High-5	High-0	High-5			
No-0	Medium-3	Somewhat-3	Somewhat-3	Somewhat-3	Medium-3	Medium-3	Medium-3			
	Low-0	No-0	No-0	No-0	Low-0	Low-5	Low-0			
<b>1. Gymnastics Centre:</b>										
a. Traditional Gymnastics Centre	5	5	5	5	3	3	0	3	29	5
b. Non-Traditional Gymnastics Program Space (e.g.Baton.Twirling, Cheerleading)	0	0	3	5	5	3	0	0	16	16
c. Pre-School Programming	3	3	3	3	3	3	3	3	24	8
<b>2. Viewing Areas and Common Areas</b>	0	0	3	5	3	0	0	3	14	19
<b>3. Community Space:</b>										
a. Meeting Room(s)	5	5	5	3	5	3	3	3	32	3
b. Administration (Offices)	0	0	5	5	5	5	1	3	24	8
c. Storage	0	0	5	5	5	3	3	3	24	8
<b>4. Program Space:</b>										
a. City Direct Program Space	5	3	5	5	5	5	3	3	34	1
b. Non-Commercial Kitchen	0	0	3	5	0	2	4	2	16	16
c. Community Program Space	5	3	5	5	5	3	3	3	32	3
<b>5. Sport Museum</b>	5	3	3	5	5	1	1	2	25	6
<b>6. Art Display Space</b>	5	3	3	5	5	1	1	2	25	6
<b>7. City of Spruce Grove Recreation Department Offices</b>	0	0	5	5	5	0	3	0	18	12
<b>8. Food &amp; Beverage Service (Leasable Space)</b>	0	0	3	0	3	5	3	2	16	16
<b>9. Indoor Children’s Playspace &amp; Playground and Teen Lounge</b>	5	5	2	2	2	2	3	3	24	8
<b>10. Indoor Running Track</b>	5	3	0	0	1	2	3	4	18	12
<b>Lower Priority Potential Items:</b>										
Enforcement Services	0	0	4	5	3	0	3	2	17	14
Satellite Office	0	0	4	5	3	0	3	2	17	14
Gymnasium	5	5	5	3	5	3	2	5	33	2





## Component Rating

The following graph is a visualization of the component evaluation.



## concept overview

Strong value to the community can be achieved by focusing on some of the community needs noted in the 2009 Recreation and Culture Indoor Facility Strategy requiring smaller activity spaces, and by creating a logistical flagship location for recreation and not-for-profit activities within the community. The Spruce Grove Sports and Recreation Facility will be a gathering point for not-for-profit groups by providing much needed office and storage spaces, administrative services, and meeting rooms. In addition, by providing office space for City Recreation Staff, opportunities exist to strengthen the relationship between Administration and important community stakeholders, and to provide more direct support for not-for-profit groups through improved networking and sharing.

Utilizing this facility as a not-for-profit flagship location gives it a broader appeal across various community organizations. It allows the City to explore other opportunities as well, such as pooling resources to support not-for-profit groups (e.g., by providing access to registration software, office support services, etc.). This unique connection will not only empower community groups to meet their goals, but also result in stronger relationships amongst not-for-profit groups and with City staff, ensuring the long-term sustainability of important community groups. Working under a philosophy such as this would support and advance the principals outlined in the 2010 Leisure Services Study.

In addition to the capacity-building benefits, some operating costs may also be reduced. Cleaning and upkeep of leased spaces can become partially the responsibility of the leaseholder, which should lower some of the City's operating costs per square foot.

Through continued consultations with City Staff and ONPA architects, the following list represents a set of facility components that can be built in a complimentary fashion and represent an incremental value to the community. It is likely that only components 1 through 7 will be included in the final design, while components 8 through 10 will be considered in future projects.

1. Gymnastics Centre:
  - a. Traditional Gymnastics Centre
  - b. Non-Traditional Gymnastics Program Space (E.g. Baton Twirling, Cheerleading)
  - c. Pre-School Programming
2. Viewing Areas and Common Areas
3. Community Space:
  - a. Meeting Room(s)
  - b. Not-for-Profit Community Group and Administration (Offices)
  - c. Community Group Storage
  - d. Community Resource Centre
4. Program Space:
  - a. City Controlled Program Space, including Family & Community Support Services (FCSS)
  - b. Non-Commercial Kitchen
  - c. Community Program Space (E.g. Multi-Purpose Rooms)
5. Sport Museum
6. Art Display Space
7. City of Spruce Grove Recreation Department Administrative Centre  
(note: 1-7 will be built)
8. Food & Beverage Service (Leasable Space)
9. Indoor Children's Playground and Teen Lounge
10. Indoor Running Track

Lower Priority Potential Items:

- Enforcement Services Satellite Office
- Library Satellite



# concept description

The Spruce Grove Sports and Recreation Facility will be located on Lot 207 with a similar design proposed in the January 2011 Aerials Gymnastics Club New Facility Business Plan (Designed by ONPA). Component spaces would be reallocated to include some basic community components while attempting to keep the scope of the new project in close proximity to the original project. (34,045 SQFT gross total area). This concept adds in floor space through the addition of a second floor on the north-wing.

The building will be organized on three floors – the main floor, upper floor, and a future development floor. The breakdown of each floor will be:

## **Main Floor**

### Community / Shared Spaces

- Foyer / Art Display and Sport Museum (Priority #17 and #18 in the Recreation Strategy)
- Facility Reception and Security
- Shared Community Program Space (Priority #4 and #12 in the Recreation Strategy)
- Community Use Spring Floor Activities
- Circulation Corridor
  - Community Storage Bays

### Gymnastics Spaces

(Priority #8 in the Recreation Strategy)

- Reception
- Locker / Change Rooms
- Program Support Area
- Preschool
- Gymnastics Gymnasium
- Gymnastics Storage
- Circulation Corridor

## **Upper Floor**

- Art Display and Sport Museum
- Spectator Viewing / Flex Space
- Community Group Space
- Community Use Flex Space
- Community Resource Centre
- City of Spruce Grove Recreation Offices
- Building Services
- Circulation Corridor

## **Future Development Floor**

- Foyer / Art Display and Sport Museum
- Building Services
- Shelled Space for Future Expansion
- Circulation Corridor

## **Main Floor**

The predominant space of the building will be the central gymnastics gymnasium, which will house the Aerials Gymnastics Club and the community use spring floor activities. This will be the functional centre of the facility and will be bordered on the North and East sides by circulation corridors serving both the gymnastics and shared community program spaces.

The Foyer / Art Display and Sport Museum on the north-east corner of the building will provide an entrance focal point for visitors arriving at the facility and act as the main circulation node for the interior spaces. At this point users will be separated based on the purpose of their visit to the building and will be guided to either the Facility Reception or Gymnastics Reception. The overall organization of the main floor is for the community use spaces to be on the east side of the gymnasium and the gymnastics spaces on the north side of the gymnasium. Both wings of the building will have dedicated corridors to provide circulation without impacting the main gymnasium space activities.

## **Upper Floor**

The Art Display and Sport Museum will act as the main circulation node for this floor. The upper floor will be predominantly rentable community use space as well as a spectator-viewing balcony for competitions. This spectator area will use tiered seating for up to 150 people and be retractable when not in use to provide additional community flex space. In addition to the community spaces and Community Resource Centre, offices will be provided for the City of Spruce Grove Recreation Department. The upper level of the Building Services area will also be on this floor.

## **Future Development Floor**

Due to the height requirements of the gymnastics gymnasium space, it will be possible for an additional floor to be constructed between the main and upper floors in the future. The Foyer / Art Display and Sport Museum would circulate through this additional floor as well, acting as the main circulation node. The floor would be predominantly shelled space for future expansion.



## **Site Organization / Design**

The Sports and Recreation Facility building is part of a larger development on the site, which will encompass commercial, retail and a hotel development. The Sports and Recreation Facility will occupy the southwest corner of the development site, on a lot zoned as Municipal Reserve (MR). The City of Spruce Grove Land-Use Bylaw states that parking requirements for recreational developments are at the discretion of the Development Officer. Provision will be made for approximately 130 shared parking stalls.

The majority of the parking will be situated to the north side of the building, while 20 spaces will be provided along the east side. Included with this would be all required curbing and sidewalks.

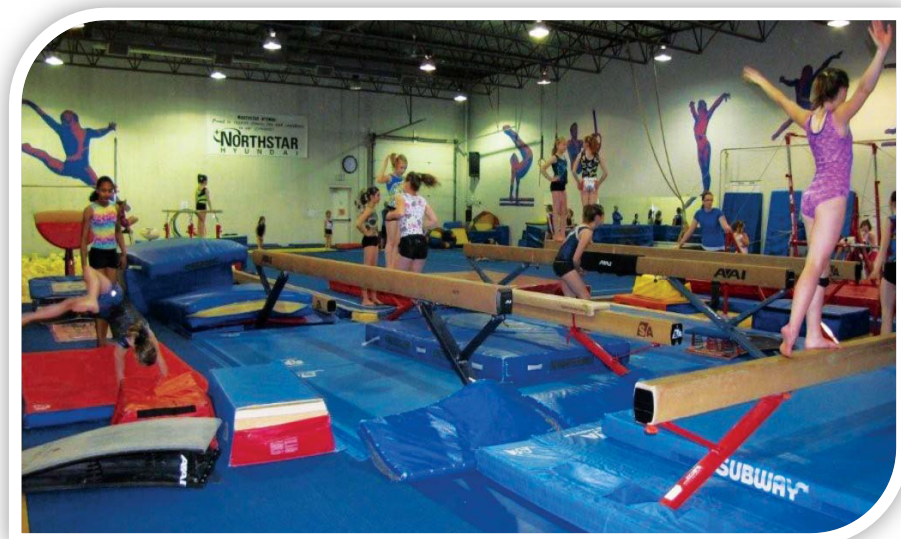
Landscaping will be provided along the south side of the facility to provide a visual buffer between the building and the adjacent residential area. This landscaping would complement the Fuhr Sports Park and the existing storm pond.

# operating model

The Sports and Recreation Facility would be owned and operated by the City of Spruce Grove. This allows for the municipality to control the usage and utilization to ensure fair and equitable use by the community. It also ensures the facility is maintained to the same standard as other recreation facilities owned and operated by the City of Spruce Grove. Proper preventative maintenance can be undertaken to maximize the performance and lifespan of the building.

Typical daily operation will consist of 12 hours/day (9 a.m. - 9 p.m.), Monday to Sunday. Use of space and fees shall fall under the Community Use of Municipal Space and Programs Policy #8,025 and Establishment of Pricing for Recreation Facility Services Procedure #8,003.

The facilities that are primarily to be utilized by the Aerials Gymnastics Club will be leased out to the Club. This is similar to the successful municipal/gymnastics club partnerships that exist in the province today, including Strathcona County, City of Red Deer, Town of Canmore, City of Fort Saskatchewan, City of Airdrie, and City of Grande Prairie. In addition, the community offices and storage areas will be offered on individual lease arrangements for each space. The other spaces will be rented out under the control of the City of Spruce Grove Recreation Department. The control of the Sport Museum and Art Display spaces will be determined at a later date.



## Concept Benefits

The Sports and Recreation Facility would:

- Be under the full control of the municipality
- Address some of the community priorities noted in the 2009 Recreation and Culture Indoor Facility Strategy, including gymnastics
- Have a well-established tenant for steady revenue and facility utilization
- Not significantly increase the cost of the original concept
- Develop the area as a sports/recreation campus.
- Offer shared services amongst community groups, including the ability to share registration software, office amenities, and storage facilities
- Contain spaces that enable future development at a minimal cost to the City
- Gain synergies through proximity to Fuhr Sports Park—program spillover will result between the Sports and Recreation Facility and the Fuhr Sports Park (E.g., in the form of tournament admin support, meeting space for tournaments, etc.)

## Concept Challenges

The Sports and Recreation Facility would:

- Require the municipality to own and operate another facility, which will require an operating subsidy
- Not see a high level of secondary traffic—all functional components are specialized and not likely to make the facility a casual gathering place for the community
- Be potentially limited in its future use due to the specialized nature of the components
- Addresses 2 of the top 10 priorities of the 2009 Recreation and Culture Indoor Facility Strategy

# customer experience



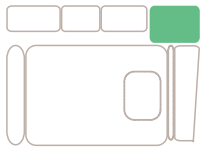


# SPRUCE GROVE SPORTS AND RECREATION FACILITY

experiences and values  
of facility components

## MAIN FLOOR

### 1 foyer



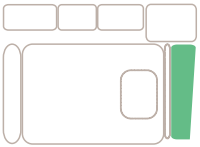
Art Display  
Sports Museum  
Reception Desk  
Security  
Special Events Hosting

### 2 gymnastics



Recreational Gymnastics  
Competitive Gymnastics  
Playschool Program  
Creative Movement Programs  
Adult Programs  
Seniors' Programs  
Competitions Hosting  
Birthday Party Rentals  
Home School Usage  
Spring Floor Activities

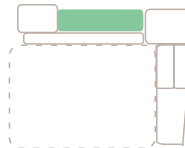
### 3 shared community program space



Community Group Programs  
After School Programs  
Active Living Programs  
Recreation Programs  
Training  
Retreats  
Meetings  
FCSS Programs  
Tournament Administration

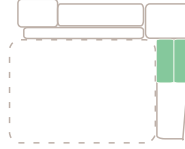
## UPPER FLOOR

### 4 community group area



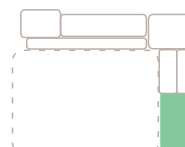
Not-for-Profit Offices  
Program Registration Space  
Community Group Storage Space  
Non-Commercial Kitchen  
Concession and Spectator Viewing  
Community Use Flex Space

### 5 community resource centre



Information & Resource Centre  
Community Group Support  
Organization Development Facilitation  
Access to Casual Office  
Space and Amenities

### 6 municipal recreation services



Customer Service and Administration  
Facility and Program Booking / Registration  
Strategic Recreation & Parks Planning  
Recreation Programming (E.g., camps)  
Community Development & Engagement

support learn exercise  
share recreation confidence fun  
inclusive TEAM exercise community  
empower coach relationships ENHANCE  
INNOVATE knowledge CREATE exchange mana  
respect mentor network innovate motivate  
empower engage learn hub recreation volunteer  
guide aptitude support sports COMMUNITY FRIENDSHIP  
relationships SHARE interact EDUCATE history gather fundraise



# Facility Customer Experience Summary

The Spruce Grove Sports and Recreation Facility will be the cornerstone for community sport, recreation, and wellness for all ages and abilities in Spruce Grove.

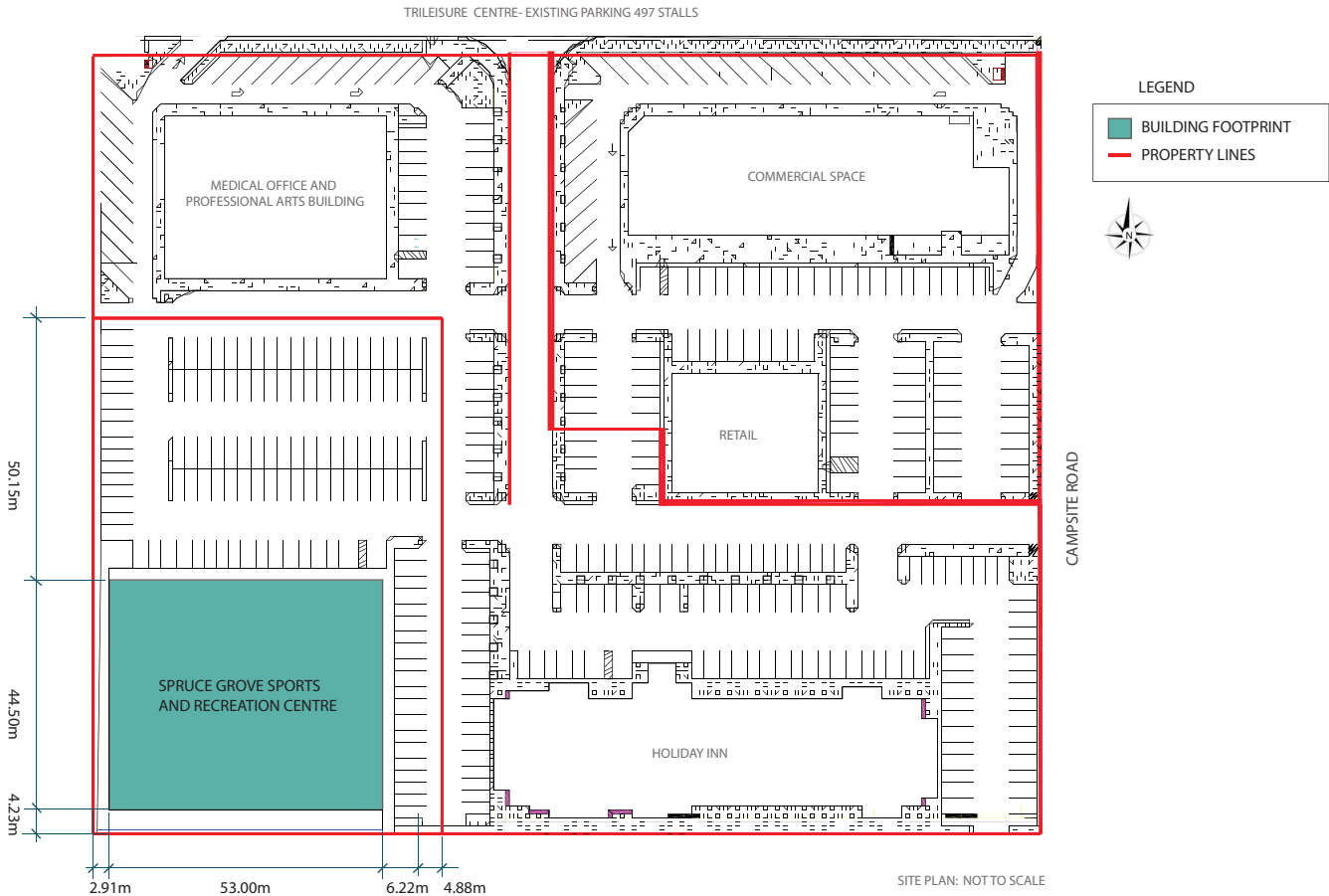
Foyer/Art Display/Sport Museum Space	
Activities:	Experience:
<ul style="list-style-type: none"> <li><input type="checkbox"/> Art Display</li> <li><input type="checkbox"/> Sport Museum</li> <li><input type="checkbox"/> Facility Reception Desk</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Socialize, enjoy, gather, host, educate, interact, connect, observe, educate, reminisce, share, greet, inform</li> <li><input type="checkbox"/> History, nostalgia</li> <li><input type="checkbox"/> Affordable; provides a safe and friendly atmosphere</li> </ul>
Gymnastics Space	
Activities:	Experience:
<ul style="list-style-type: none"> <li><input type="checkbox"/> Register for programs</li> <li><input type="checkbox"/> Participate in recreation/competitive programs/camps</li> <li><input type="checkbox"/> Special needs programs</li> <li><input type="checkbox"/> Home School programs</li> <li><input type="checkbox"/> Birthday parties</li> <li><input type="checkbox"/> Playschool Program</li> <li><input type="checkbox"/> Host competitions</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Learn through play and fitness, socialize</li> <li><input type="checkbox"/> Develop skills and camaraderie, fitness, build confidence</li> <li><input type="checkbox"/> Achieve, discover, explore, belong, team build, compete, educate, enjoy, excite</li> <li><input type="checkbox"/> Premier facility, fun, approachable, available, convenient, efficient</li> </ul>
Shared Community Program Space (Multi-Purpose Rooms & Spring Floor)	
Activities:	Experience:
<ul style="list-style-type: none"> <li><input type="checkbox"/> Active living and wellness programs</li> <li><input type="checkbox"/> Family &amp; Community Support Services programs</li> <li><input type="checkbox"/> After school programs/camps</li> <li><input type="checkbox"/> Community programs: guides/sport/combative</li> <li><input type="checkbox"/> Meetings/retreats/negotiations/training/tournaments</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Inclusive, fitness, enjoy, motivate, interact.</li> <li><input type="checkbox"/> Inclusive, proactive, supportive</li> <li><input type="checkbox"/> Security, structure, knowledge</li> <li><input type="checkbox"/> Share, learn, organize, plan, socialize, encourage, network, improve skills</li> <li><input type="checkbox"/> Fitness</li> </ul>
Community Group Space (Office and Storage)	
Activities:	Experience:
<ul style="list-style-type: none"> <li><input type="checkbox"/> Space for community group operations and programming</li> <li><input type="checkbox"/> Non-commercial kitchen / one-off concession</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Network with other community groups, municipal recreation staff, volunteers and public</li> <li><input type="checkbox"/> Available, efficient, convenient</li> <li><input type="checkbox"/> Share resources, train, fundraise</li> </ul>
Community Use Flex Space	
Activities:	Experience:
<ul style="list-style-type: none"> <li><input type="checkbox"/> Meetings/retreats/negotiations/training/programming</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Share, learn, organize, plan, network</li> </ul>
Community Resource Centre	
Activities:	Experience:
<ul style="list-style-type: none"> <li><input type="checkbox"/> Community group/public access to casual office space and amenities</li> <li><input type="checkbox"/> Access to resources, tools and information</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Empower, learn, support, share, coach, network, innovate, succeed</li> <li><input type="checkbox"/> Knowledge management and exchange; leadership, improved effectiveness of organizations</li> <li><input type="checkbox"/> Enhance community capacity, sustainability, quality of life</li> </ul>
Spruce Grove Recreation Services	
Activities:	Experience:
<ul style="list-style-type: none"> <li><input type="checkbox"/> Customer Service</li> <li><input type="checkbox"/> Administration: facility &amp; program booking &amp; registration</li> <li><input type="checkbox"/> Events and recreation programming</li> <li><input type="checkbox"/> Parks, outdoor facility, spontaneous recreation planning</li> <li><input type="checkbox"/> Information and referral – e.g., financial subsidy, info fair</li> <li><input type="checkbox"/> Community Development/Capacity Building: i.e. Grants</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Respect, reliable, satisfaction</li> <li><input type="checkbox"/> Effective, efficient, confidence</li> <li><input type="checkbox"/> Fun, excitement, community, socialize</li> <li><input type="checkbox"/> Outdoors, fitness, wellness, socialization</li> <li><input type="checkbox"/> Community, support, knowledge, network</li> <li><input type="checkbox"/> Approachability, enhancement, support, help, empowerment</li> </ul>
Shelled Space	
<ul style="list-style-type: none"> <li><input type="checkbox"/> Opportunity to expand community space: additional multipurpose programming and meeting spaces</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Encourage future growth</li> </ul>
Facility Location	
<ul style="list-style-type: none"> <li><input type="checkbox"/> Create a 'campus' for sport and recreation in Spruce Grove for residents, neighbours, and visitors to experience and enjoy. Create synergies with Fuhr Sports Park, TransAlta Tri Leisure Centre, parks and trails, and businesses.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> The Spruce Grove Sports and Recreation Facility compliments recreation opportunities while enhancing community sport, recreation, and wellness.</li> </ul>



# concept diagrams

The facility is proposed to be situated in the Tri-Village Development in the southwest corner of the development.

## Tri-Village overall site plan

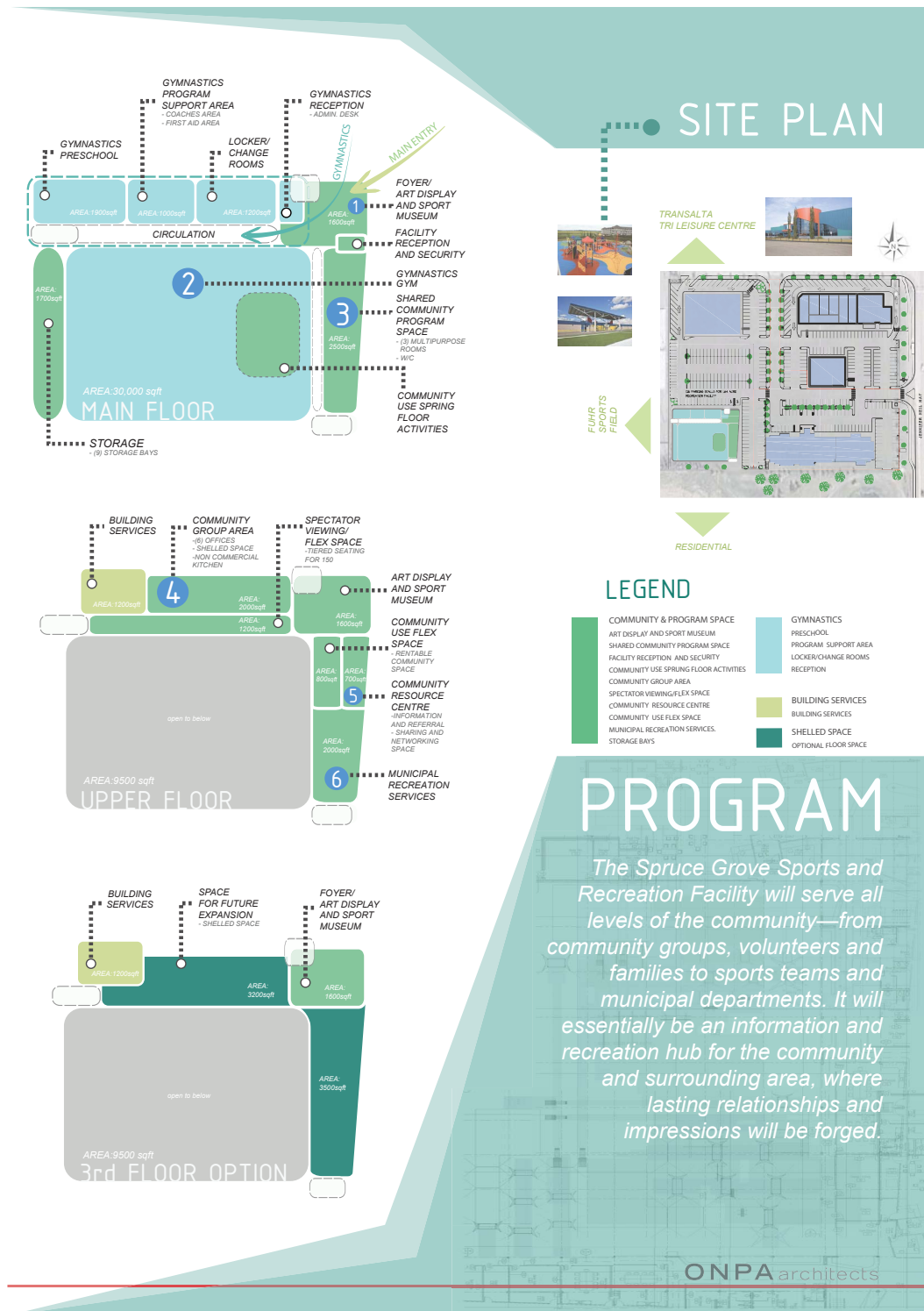


**ONPA**architects

Spruce Grove Sports and Recreation Facility

The facility is proposed to be situated in the Tri-Village Development in the southwest corner of the development.

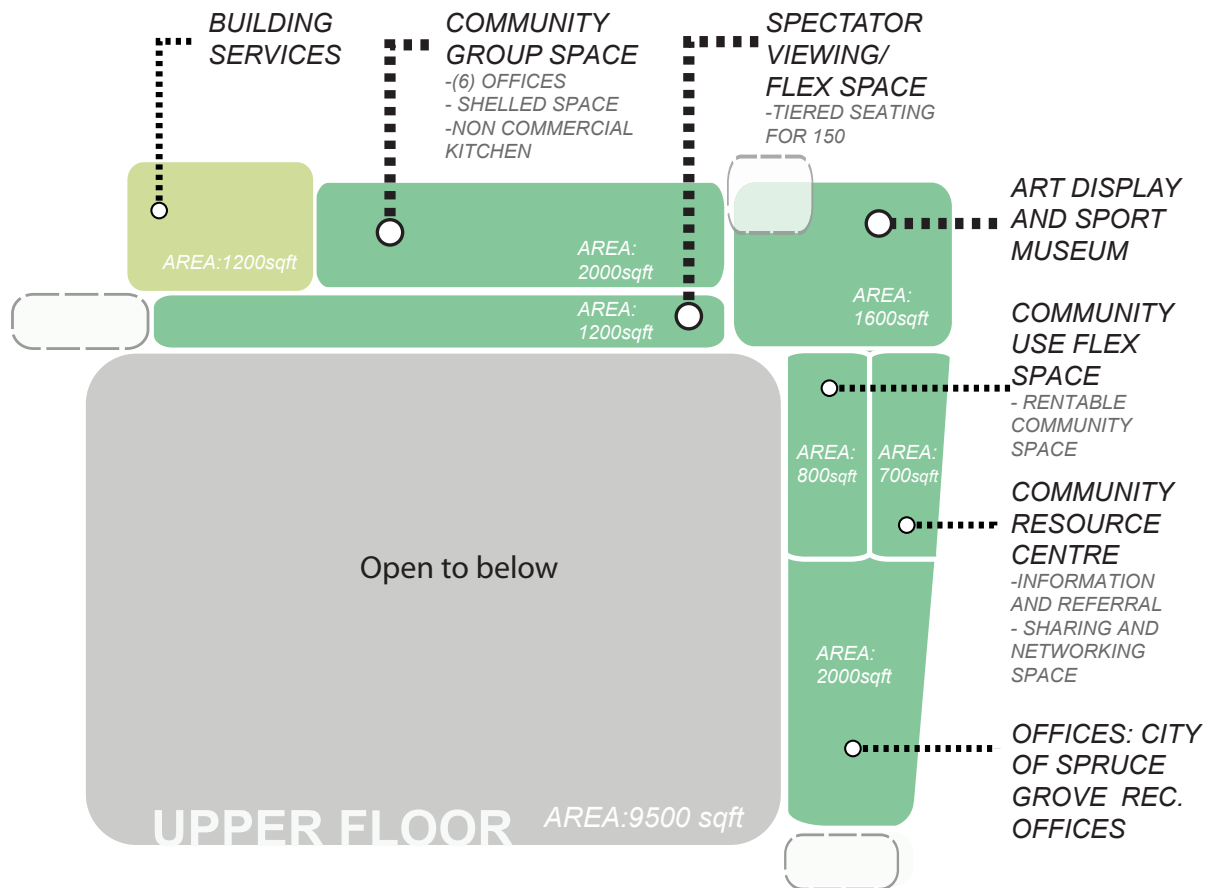
First floor as shown below:



- The first floor will have a Foyer area that will include Art Display and Sport Museum spaces, a Reception Desk, and Gymnastics Reception Area.
- The Foyer will be connected to a series of multi-purpose spaces that designed to host as many different activities as possible.
- The bulk of the first floor is the gymnastics activity area, which will be primarily gymnastics equipment that is fixed-in-place.



**Second Floor as shown below:**

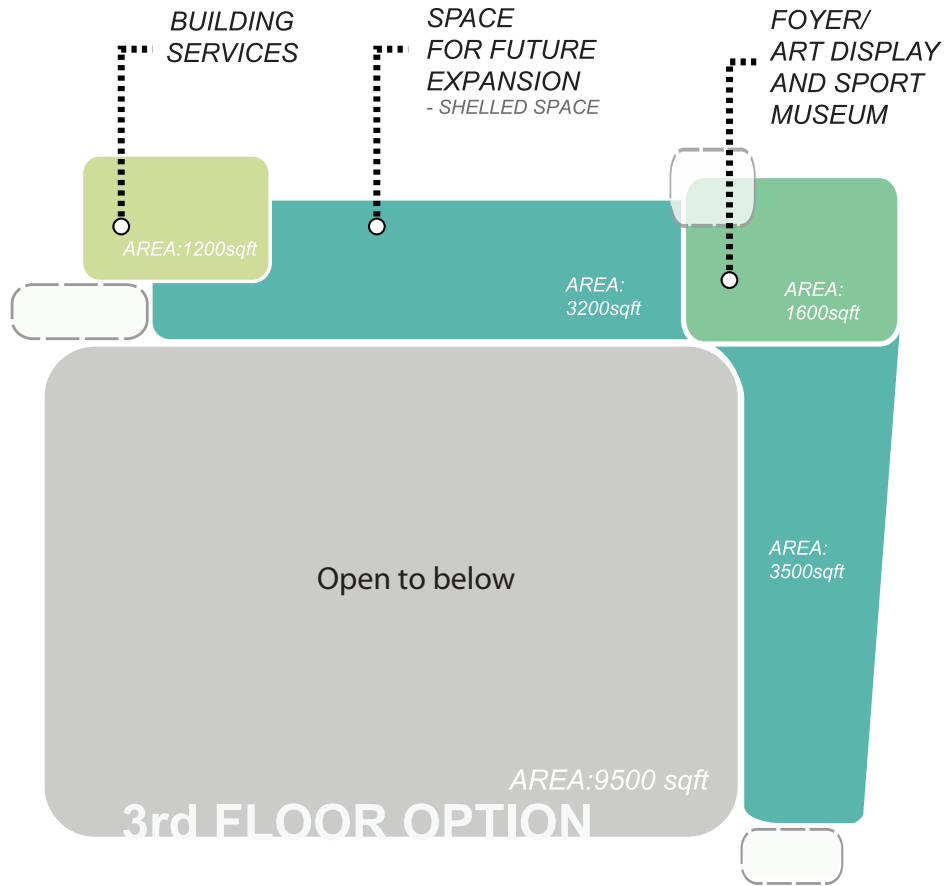


**ONPA** architects

**Spruce Grove Sports and Recreation Facility**

- The second floor has additional Art Display and Sport Museum spaces in addition to more Community Flex Spaces.
- The east wing has recreation administrative offices and a Community Resource Centre for networking, meetings, and shared resources.
- The north-wing has community group space and includes community offices, a non-commercial kitchen, as well as a spectator viewing area for the activity space.

**Future Development 3rd Floor Space as shown below:**



**ONPA** architects

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**Spruce Grove Sports and Recreation Facility**

The 3rd floor option is between the first and second floor. The space will not be developed until there is a future need identified within the community for activities that are congruent with the activities already offered within the facility.



## Concept Plan

As shown below, a comparison to the original 2011 design concept shows that the new Sports and Recreation Facility concept offers a substantial amount of additional value to the community based on the component evaluation. While there will be some additional capital cost with this new concept, this model has the potential to add value to a high number of not-for-profit groups.

### Facility Concept Comparisons

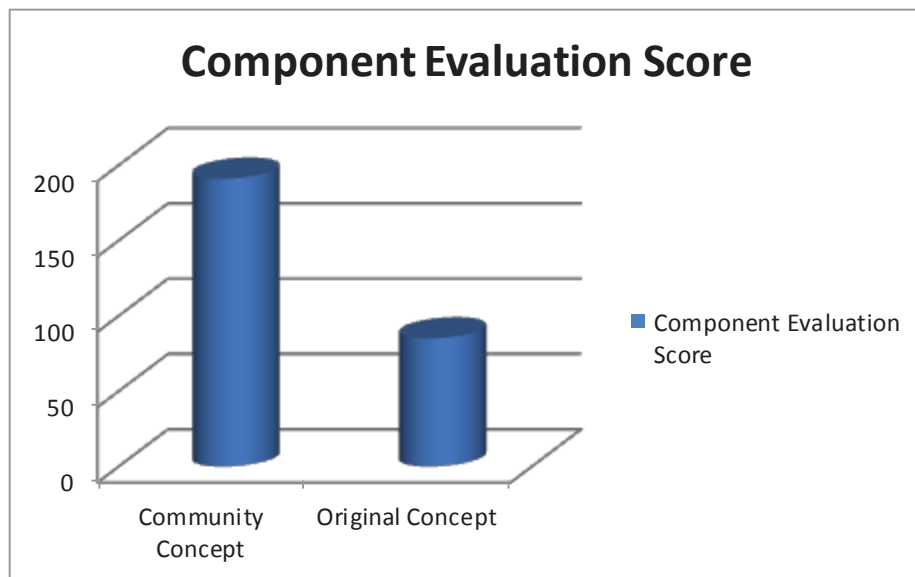
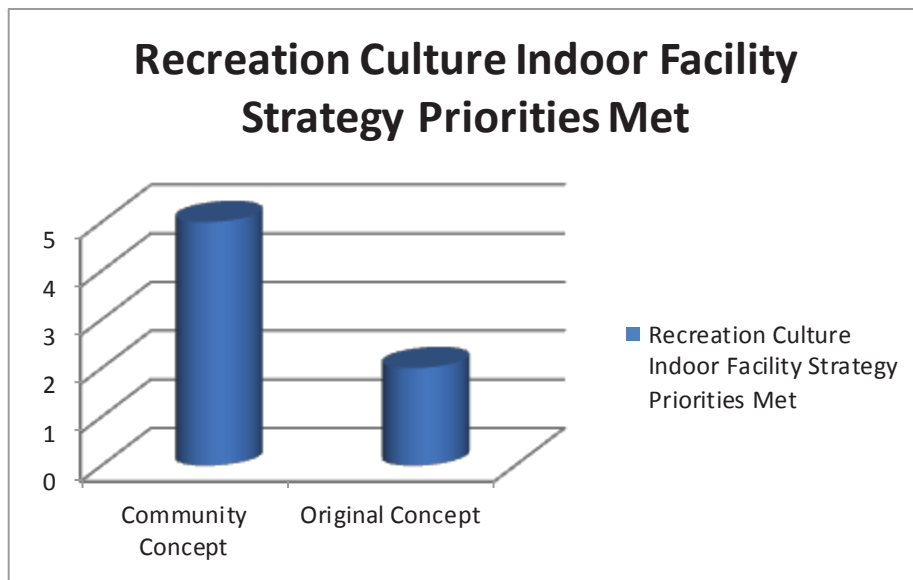
<b>1. Community Sport and Recreation Centre - Community Offices</b>	Recreation Culture Indoor Facility Strategy Priority	Component Evaluation Score
Preschool Space	N/A	24
Multi-Purpose Rooms	4	32
Gymnastics	8	29
Program Room	12	32
Art Display Space	17	25
Sport Museum	18	25
Community Offices	N/A	24
<b>Number Of Priorities Met</b>	<b>5</b>	
<b>Total Evaluation Score</b>		<b>191</b>

<b>2. Stand Alone Gymnastics Facility (Original Design Concept)</b>	Recreation Culture Indoor Facility Strategy Priority	Component Evaluation Score
Multi-Purpose Rooms	4	32
Gymnastics	8	29
Preschool Space	N/A	24
<b>Number Of Priorities Met</b>	<b>2</b>	
<b>Total Evaluation Score</b>		<b>85</b>

### Facility Concept Comparison Summary

	Recreation Culture Indoor Facility Strategy Priorities Met	Component Evaluation Score
<b>Community Concept</b>	5	191
<b>Original Concept</b>	2	85

As shown below, the new Sports and Recreation Facility concept meets more of the priorities listed in the 2009 Recreation and Culture Indoor Facility Strategy than the original concept. In addition, the community office space component, Sport Museum, and community storage space being proposed, offers all not-for-profit groups within the City of Spruce Grove much needed administrative space and exposure. Groups can expect equitable access to the multi-purpose spaces since they are now proposed to be under the control of the City.





# financial assumptions

Based on a rough analysis of the concepts shown above, a basic breakdown of the operating budgets is shown below. The facility will be required to operate with an annual subsidy of approximately \$150,000 per year. This budget is based on the operating model described above and does not include any operating costs relative to the future development of the 3rd floor option.

Spruce Grove Community Sport and Recreation Centre - Concept 1							
Revenue							
	Sub Category	Units 1	Units 2	Cost/Unit	Sub Total	Totals	Notes
<b>Lease Space Revenue</b>							
	Aerials Lease Agreement	12	1	\$ 13,000.00	\$ 156,000.00		Lease for Activity Space = \$13,000/month. Includes Gymnastics Activity Area, Office, and Preschool Spaces
	Not-for-Profit Leases	12	6	\$ 250.00	\$ 18,000.00		Community Group offices at \$250/month. Assumes 7 will be filled
						\$ 174,000.00	
<b>Rental Revenue</b>							
	Multi-Purpose Rooms	36	48	\$ 50.00	\$ 86,400.00		3 rooms/12 hours booked per week/48 weeks = 1,680 hrs (capacity is 12,096 hours - 3 rooms/12 hours/48 weeks)
	Boardroom	4	48	\$ 50.00	\$ 9,600.00		4 hours/48 weeks = 192 hrs (capacity is 4,032 hrs)
						\$ 96,000.00	
<b>Sponsorship</b>							
	Naming Rights	1	1	\$ 10,000.00	\$ 10,000.00		100,000 amortized over 10 years
						\$ 10,000.00	
	Advertising	1	1	\$ 5,000.00	\$ 5,000.00		Miscellaneous advertising within the facility
						\$ 5,000.00	
<b>Revenue Totals</b>						<b>\$ 285,000.00</b>	

Expenses						
<b>Community Offices Expenses</b>						
Photocopier	12	1	\$ 300.00	\$ 3,600.00		
					\$ 3,600.00	
<b>City of Spruce Grove Administrative Expenses</b>						
Photocopier	12	1	\$ 300.00	\$ 3,600.00		
Office Supplies	12	1	\$ 900.00	\$ 10,800.00		
Telecommunications	12	1	\$ 525.00	\$ 6,300.00		
Front Counter Administrative Staffing	52	84	\$ 30.81	\$ 134,556.24		12 hours per day 7 days a week/ 52 weeks. 4,368 hrs Rate is inclusive of benefits
Facility Attendant and Operator	10	40	\$ 29.84	\$ 12,413.94		.2 FTE (open, close and monitor mechanical operations)
Contingency	1	1		\$ 10,000.00		
					\$ 177,670.18	
<b>General Facility Expenses</b>						
Insurance	12	1	\$ 500.00	\$ 6,000.00		
Janitorial Supplies	12	1	\$ 350.00	\$ 4,200.00		
Janitorial Services	52	35	\$ 30.00	\$ 54,600.00		52weeks/yr x 35hrs/wk x \$30/hr
Facility Maintenance Supplies	1	1	\$ 25,000.00	\$ 25,000.00		General upkeep.
General Supplies and Materials	1	1	\$ 25,000.00	\$ 25,000.00		
Facility Long Term Lifecycle Contribution	1	1	\$ 10,000.00	\$ 10,000.00		Will incrementally increase each year by 10k until an annual contribution of 100k is made
Security Cameras and Alarms	12	1	\$ 300.00	\$ 3,600.00		
Waste/Recycling	12	1	\$ 600.00	\$ 7,200.00		TBD
Water/Sewer	12	1		\$ -		City covers the expense
Electricity	12	1	\$ 6,500.00	\$ 78,000.00		
Natural Gas	12	1	\$ 2,600.00	\$ 31,200.00		
					\$ 244,800.00	
<b>EXPENSE</b>					<b>\$ 426,070.18</b>	
Profit/Loss						
<b>TOTAL NET OPERATING LOSS</b>					<b>-\$ 141,070.18</b>	



Below is an updated capital costing model provided by Cuthbert Smith in March 2013 that shows the breakdown of capital cost estimates.

**Recreation Facility Capital Cost**

Original Design (Gymnastics Only)	<u>8,645,800</u>
 <b><u>Add Community Value Components</u></b>	
<b>Second Floor Option</b>	
Community Offices, Art, Rec Offices, Community Resource Centre, Community Use Flex Space	<u>1,280,300</u>
 <b>Third Floor (expansion option)</b>	
Shielded Space	<u>461,000</u>
 <b>Total Building Cost</b>	
	<u><u>10,387,100</u></u>

**\* Included in above numbers are contingencies**

Scope	5.0%	519,355
General Requirements	10.5%	1,090,646
Construction	5.0%	<u>519,355</u>
<b>Total Contingencies</b>		<u><u>2,129,356</u></u>

<b>Recreation Facility Capital Cost</b>	<b>Facility Cost</b>	<b>%</b>
Corporate Plan Budget (July 2010)	6,742,100	
Escalation	594,500	
	<hr/>	
	7,336,600	
<b>Soft Costs Required</b>		
Leed Fees	115,000	
Design Fees	585,000	
Cost Consultant	35,000	
Geotechnical Investigation	15,000	
Topographical Survey	5,000	
Development Permit	2,500	
Foundation and Pile Monitoring	10,000	
Structural Steel Third Party Testing	10,000	
Concrete Testing	5,000	
Compaction Testing	5,000	
Roofing Inspection	5,000	
Building Commissioning	25,000	
Miscellaneous Items	15,000	
Added Siteworks	30,700	
Project Manager (\$7,000 per month)	196,000	
Network Fibre Connection	150,000	
Furniture and Fixtures	100,000	
	<hr/>	
<b>Total Soft Costs</b>	1,309,200	
	<hr/>	
<b>Original Design Cost (Gymnastics Only)</b>	8,645,800	83%
<b><u>Add Community Value Components</u></b>		
<b>Second Floor Option</b>		
Upper Floor Construction	563,200	
Tiered Seating	52,500	
Building Services	128,300	
Community Group Offices	148,000	
Community Flex Space	48,100	
Community Resource Centre	42,300	
Art Display/Sport Museum/Foyer	207,900	
Elevator	90,000	
	<hr/>	
<b>Second Floor Addition</b>	1,280,300	12%
<b>Third Floor (expansion option)</b>		
Shielded Space	461,000	4%
	<hr/>	
<b>Total Building Cost</b>	10,387,100	100%
	<hr/>	
<b>* Included in above numbers are contingencies</b>		
Scope	5.0%	519,355
General Requirements	10.5%	1,090,646
Construction	5.0%	519,355
<b>Total Contingencies</b>		<hr/> <hr/> 2,129,356



Current funding proposal shown below:

	2013	2014	2015	Total
<b>Costs</b>				
Design (9% design fees \$885,000, Less original design savings \$300,000 )	499,290	45,826	39,884	585,000
LEED fees (Based on original quote for PW facility)		50,000	65,000	115,000
Owner Testing and Consultant reports			26,000	26,000
Construction		3,542,872	3,542,872	7,085,744
General Requirements		545,323	545,323	1,090,646
Construction and Scope Contingency	-	519,355	519,355	1,038,710
Project Manager (\$7,000 per month)	42,000	84,000	70,000	196,000
Network Fibre Connection		150,000		150,000
Furniture and Fixtures			100,000	100,000
	<b>541,290</b>	<b>4,937,376</b>	<b>4,908,434</b>	<b>10,387,100</b>
<b>Funding</b>				
Land Sale Proceeds	541,290	2,351,510		2,892,800
Provincial-Territorial Base Fund		1,000,000		1,000,000
MSI - First \$2M		1,585,866	414,134	2,000,000
MSI - Second \$2M		-	2,000,000	2,000,000
Surplus (Capital or Developer)		-	2,494,300	2,494,300
	<b>541,290</b>	<b>4,937,376</b>	<b>4,908,434</b>	<b>10,387,100</b>
<b>Assumptions</b>				
1 Total Construction Cost	10,387,100			
Less Contingency	(2,129,356)			
Less Owner Testing and Consultant Reports	(26,000)			
Less leed fees	(115,000)			
Less Design	(585,000)			
Less Project Manager	(196,000)			
Less Network Fibre Connection	(150,000)			
Less Furniture and Finishings	(100,000)			
	<b>7,085,744</b>			
2 Timing of Construction Costs	2014	2015		
	50%	50%		
3 Construction Contingency (Approx)	<b>10%</b>			
4 Land Sale Proceeds - Initial 2.2 acres	1,243,000			
Land Sale Proceeds - Remaining 2.92 acres	1,649,800			
Held in Reserve	(2,351,510)	2,351,510		
	<b>541,290</b>	<b>2,351,510</b>		

**Community Sport and Recreation Centre  
Facility Lifecycle Contribution**

Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
* Contribution increases 10K each year	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
				10,000	10,000	10,000	10,000	10,000	10,000	10,000
					10,000	10,000	10,000	10,000	10,000	10,000
						10,000	10,000	10,000	10,000	10,000
							10,000	10,000	10,000	10,000
								10,000	10,000	10,000
									10,000	10,000
										10,000
Annual Contribution	10,000	20,000	30,000	40,000	50,000	60,000	70,000	80,000	90,000	100,000
Cumulative Contribution	10,000	30,000	60,000	100,000	150,000	210,000	280,000	360,000	450,000	550,000

\* Goal = an annual contribution equal to approx. 10% of the building cost by year 10. The use of this fund is for major refurbishment and replacement only.

\* Cumulative Contribution assumes no use till year 10 for analysis purpose



# moving forward

## Next Steps

Input from the broader community, along with that from directly impacted project stakeholders, will be essential in verifying the true value of the project to the community. Administration will now be working with RC Strategies to collect feedback from the community on the proposed concept. Administration will use a number of tools including social media, (Facebook, twitter, and a web page) plus two open houses, fact sheets and frequently asked questions to engage the community.

On June 10th, Administration will be presenting the results of the communication exercise to Council and will receive any outstanding questions from Council. It is anticipated that on June 24th, Council will have the opportunity to discuss the project, receive answers from Administration and ultimately make a decision.

## Future Value

The City of Spruce Grove is proposing to develop the Sports and Recreation Facility as a unique opportunity to meet the local needs within our community. The facility will be much more than a gymnastics centre—it will form the foundation for sustainability of not-for-profit groups and signal a shift in community development and the provision of recreation services to the residents of Spruce Grove.

Although the Aerials Gymnastics Club will be the anchor tenant, every other

community group will have the opportunity to utilize the space and resources available within this proposed facility. The interaction between these community groups, volunteers, and City staff, will give rise to new possibilities for community development and the enhancement of vital organizations. Envisioning a day in the life of the facility may include Minor Baseball holding an executive board meeting with recreation staff's assistance in bylaw development, Minor Soccer using the Resource Centre to create practice schedules, and the Girl Guides gathering for a monthly meeting. All of this could be occurring while the Aerials Club holds a beginners' tumbling class on one floor and a seniors' fall protection class on the other. The opportunity to provide a facility and the services suggested in the Sports and Recreation Facility has a cost. The community must decide if a capital cost of \$10 million and an ongoing operating subsidy of \$150,000 is an investment in community recreation worth making. These possibilities illustrate that the community-based concept of the Sports and Recreation Facility has the potential to provide tremendous value to the community with only a small increase in cost relative to the original gymnastics-based concept. The unique partnerships and collaborative opportunities available when a diverse group of volunteers and staff are housed together, aligning to reach a common goal of community service, are limitless. The Spruce Grove Sports and Recreation Facility will rise to be a vital community and regional asset.

# APPENDIX 1

## 2011 Stand Alone Gymnastics Facility (Original Design Concept)

Description: This is the original design concept proposed in the “New Facility Business Plan” presented to City Council and designed by ONPA Architects.

### Components

- Preschool space
- Multi-purpose rooms (Priority #4) – Located on the first floor as per original location
- Gymnastics (Priority #8) - As per original location

### Benefits

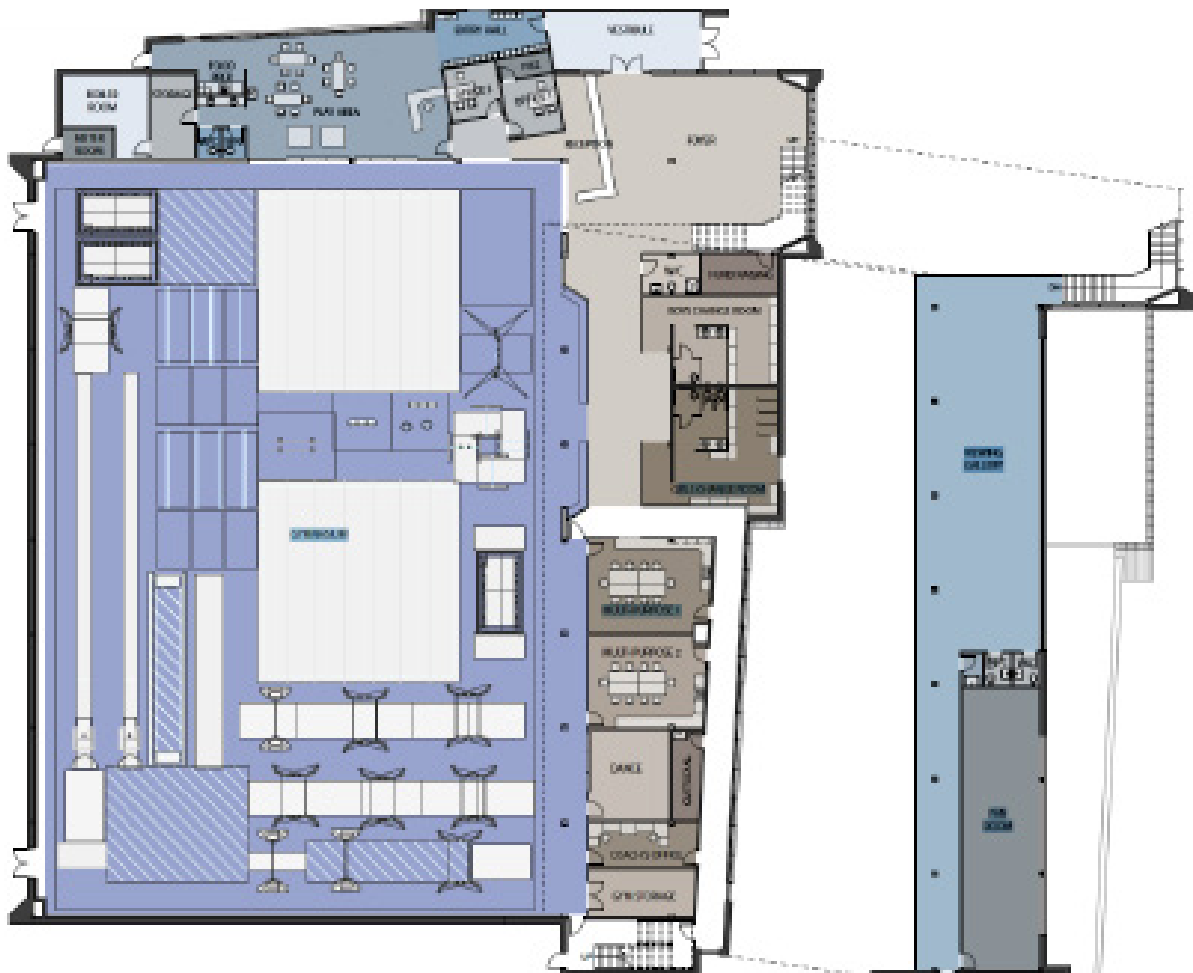
- Design work is mostly completed which offers some cost savings going forward.
- Lower operating costs which will be mostly covered by the primary tenant (Aerials Gymnastics Club)

### Challenges

- Offers a very low value to the community beyond the sport of gymnastics
- Meets a small number of the priorities listed in the 2009 Recreation and Culture Indoor Facility Strategy







# APPENDIX 2

## Aerials Gymnastics Demographics

Location	Members	Fall	Winter	Spring	Camps	Comp	PSCH
Spruce Grove	693	434	217			19	23
Stony Plain	376	230	117			19	10
Parkland County	70	32	26			10	2
Other	164	102	49	0	0	11	2
Alberta Beach	8	4	2			2	
Barrhead	8	3	5				
Calahoo	7	5	2				
Carvel	22	14	6				2
Cherryhill	1	-	-			1	
cold lake	1	1	-				
Darwell	8	4	4				
Devon	10	7	3				
Drayton Valley	18	13	4			1	
Duffield	9	5	3			1	
Edmonton	12	11	1				
Evansburg	2	2	-				
Fort Sask	4	2	2				
fox creek	1	1	-				
Gunn	3	2	1				
lakeland	1		1				
Mayerthorpe	6	2	2			2	
Morinville	2	1	1				
Onoway	22	12	9			1	
Rocky Rapids	1	1	-				
Sangudo	7	4	3				
St Albert	5	4	-			1	
Sturgeon	2	1	-			1	
Wabamun	2	2	-				
Whitecourt	1	1	-				
Wildwood	1	-	-			1	
<b>Total Members</b>	<b>1303</b>	<b>798</b>	<b>409</b>	<b>0</b>	<b>0</b>	<b>59</b>	<b>37</b>
Returning	-	-	279			-	-
New	-	-	130			-	-



# APPENDIX 3

## List of Community Groups

The following is a list of current customers that have rented space in city facilities. It is anticipated that many of these groups would use space in the Spruce Grove Sports and Recreation Facility.

4th Spruce Grove Scouts	Parkland Skating Club
10th Spruce Grove Scouts Explorers	Parkland Ukrainian Dancers
Adult Ball Hockey	Parkland Whitesox Athletic Association
Adult Recreational Pilates	Parkland Young Life
Adult Recreational Soccer	PH Safety
Adult Recreational Basketball	Phoenix Taekwon-do
Adult Recreational Volleyball	Pioneer Art Club
AMA Drivers Education -Kingsway	Ravens Volleyball Club
Alberta Soccer Association	React Hockey
Allied Arts Council of Spruce Grove	Regal Point Condominium Assoc.
Baseline Masonic Lodge #198	Ryu Senshi Judo Club
Barracudas Swim Club	Servus Credit Union - Spruce Grove
Basketball Alberta	Sharks Rugby Club
Battle River Shock Camrose Mnr. Football	Silpada Designs
Canadian Cancer Society - Relay for Life	Soccer Resort
Capital District Minor Football Assoc.	SouthWest United Sports Club
Creative Choices	Special Olympics West Central
Canadian Blood Services	Spruce Grove Aerials Gymnastics Club
Canadian Parents for French - Parkland	Spruce Grove & Dist. Chamber of Commerce
Community Music Initiatives	Spruce Grove & District Minor Football
DV Youngmen Soccer Club	SGCHS Interact Club-Spruce Grove Rotary Youth
Edmonton Eskimo Football Club	Spruce Grove Farmers Market
Edmonton Drillers Youth Soccer Club	Spruce Grove Fish and Game
FC Edmonton	Spruce Grove Karate & Commando Krav Maga
Fallen Saints Soccer	Spruce Grove Kinette Club
Girl Guides of Canada - Spruce Grove	Spruce Grove Minor Ball Association
Golden Age Club of Spruce Grove	Spruce Grove Minor Hockey Association
Greater Edmonton Lacrosse Council	Spruce Grove Ringette Association
Greenside at the Links Home Owners Assoc	Spruce Grove Slash Lacrosse Club
Grove Cruise Society	Spruce Grove Soccer Association
Grove Grizzlies Junior Forest Wardens	Subar Power Skating Club
Hockey Alberta	Supernova Baton Club
ICMSL - Gjini's Masters 50+ Soccer Team	Stony Plain Basketball
Inner Dragon Kung Fu	Stony Plain Minor Football Association
Jolene Cote Memorial Soccer Tournament	Terry Fox Run
Yoga - Rental	Villas on the Links
Knights of Columbus - Basketball	West Central Junior High Athletic Assoc.
Lions Club of Spruce Grove	Western Hockey League
Mommas of Multiples	WestView Primary Care Network
Nathan Dempsey Hockey Advantage	Zone 5 AA Ringette Club
Over the Line (OTL) Baseball	
PAC Saints Bantam AAA	
Parkland Athletic Club	
Parkland Baptist Church	
Parkland Community Basketball	
Parkland Community Children's Christmas	
Parkland Football Association	
Parkland Fun Ball & Soccer League	
Parkland Hockey Academy-Woodhaven School	
Parkland Junior Forest Wardens	
Parkland Posse Lacrosse	
Parkland Racers Ski Club	

# APPENDIX 4

Renderings of Conceptual Facility



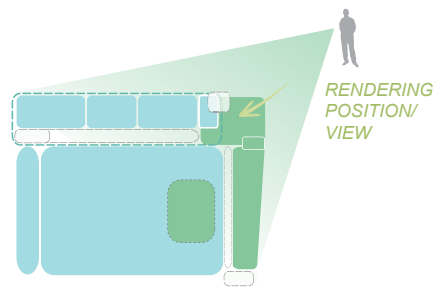
## SPRUCE GROVE SPORTS

## AND RECREATION CENTRE



OPTIONAL COLOUR SCHEMES

EXTERIOR RENDERINGS  
CONCEPTUAL DESIGN - ARTIST RENDERING  
\*NOT FINAL BUILDING CONCEPT

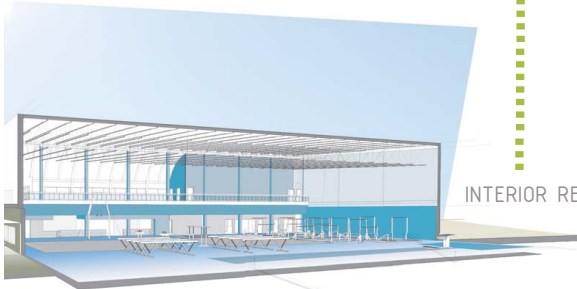


RENDERING  
POSITION/  
VIEW

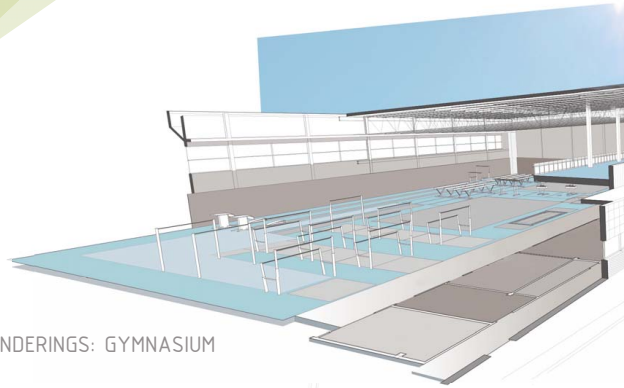
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# INTERIORS



INTERIOR RENDERINGS: GYMNASIUM



MULTIPURPOSE: MULTI-USE COMMUNITY SPACES



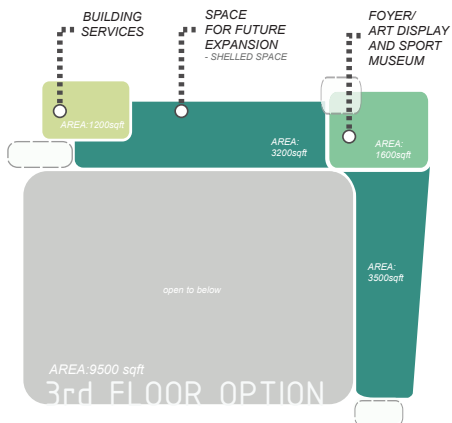
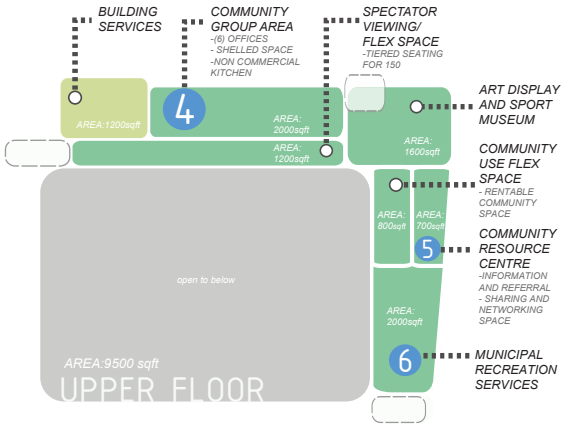
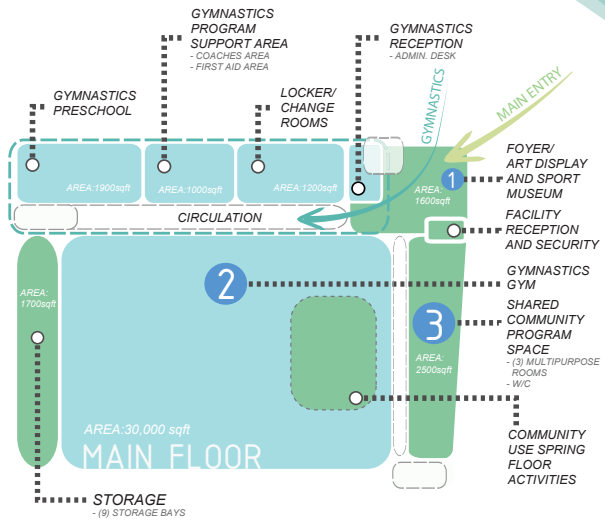
MULTIPURPOSE PROGRAM ROOM



FOYER: ART AND SPORTS MUSEUM

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# SITE PLAN



## LEGEND

<span style="display: inline-block; width: 15px; height: 15px; background-color: #4CAF50; border: 1px solid black;"></span> COMMUNITY & PROGRAM SPACE	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> GYMNASRICS PRESCHOOL
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> ART DISPLAY AND SPORT MUSEUM	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> PROGRAM SUPPORT AREA
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> SHARED COMMUNITY PROGRAM SPACE	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> LOCKER/CHANGE ROOMS
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> FACILITY RECEPTION AND SECURITY	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> RECEPTION
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> COMMUNITY USE SPRING FLOOR ACTIVITIES	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> COMMUNITY GROUP AREA	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> SPECTATOR VIEWING/FLEX SPACE	
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> COMMUNITY RESOURCE CENTRE	<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> BUILDING SERVICES
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> COMMUNITY USE FLEX SPACE	<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> BUILDING SERVICES
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> MUNICIPAL RECREATION SERVICES	<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> SHELLED SPACE
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> STORAGE BAYS	<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> OPTIONAL FLOOR SPACE

# PROGRAM

The Spruce Grove Sports and Recreation Facility will serve all levels of the community—from community groups, volunteers and families to sports teams and municipal departments. It will essentially be an information and recreation hub for the community and surrounding area, where lasting relationships and impressions will be forged.

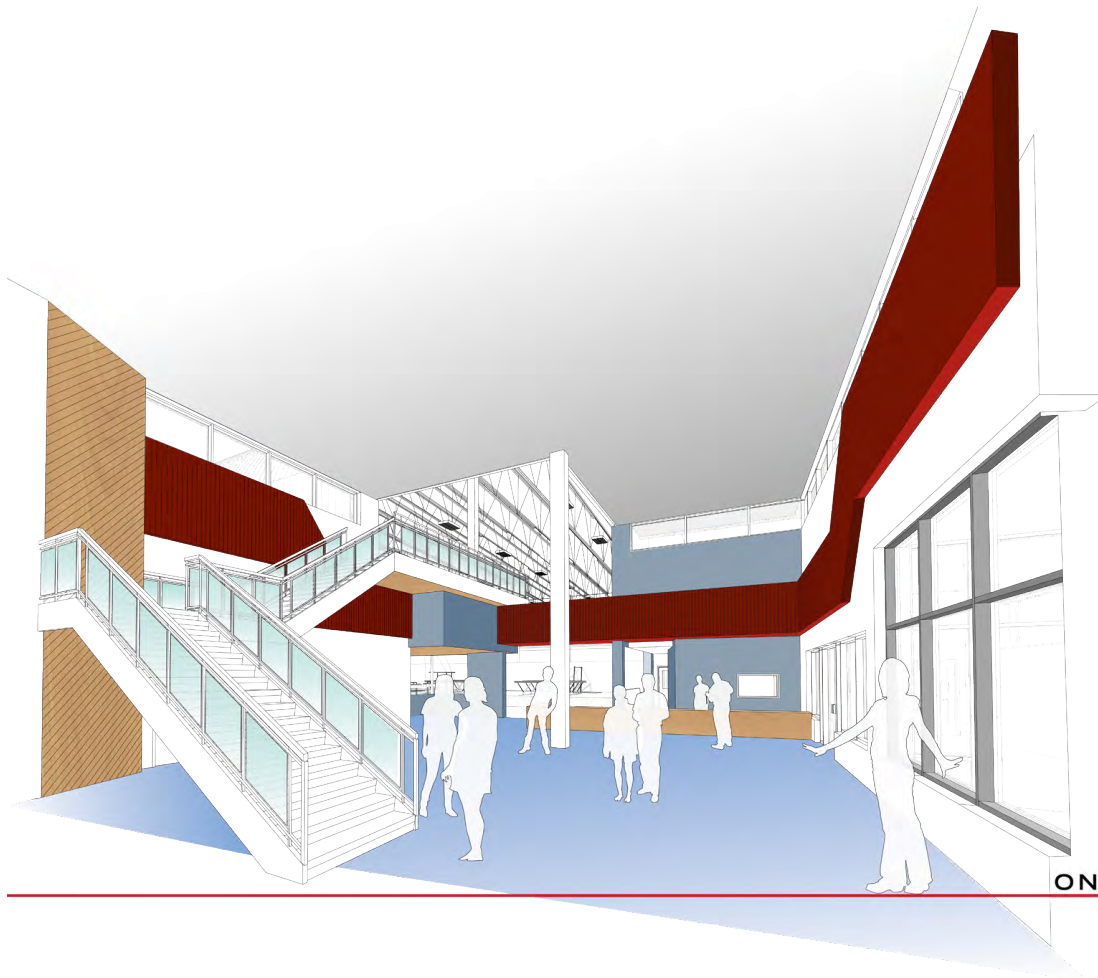
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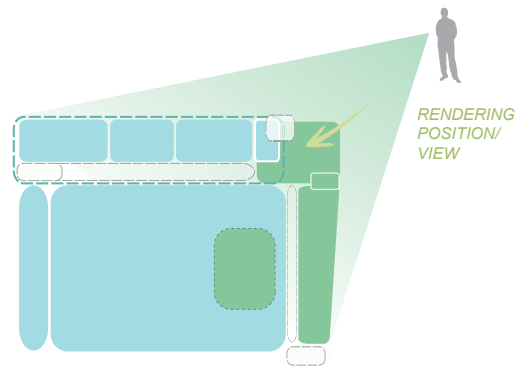


EXTERIOR RENDERING  
CONCEPTUAL DESIGN - ARTIST RENDERING  
\*NOT FINAL BUILDING CONCEPT

**ONPA** architects  
Spruce Grove Sports and Recreation Facility

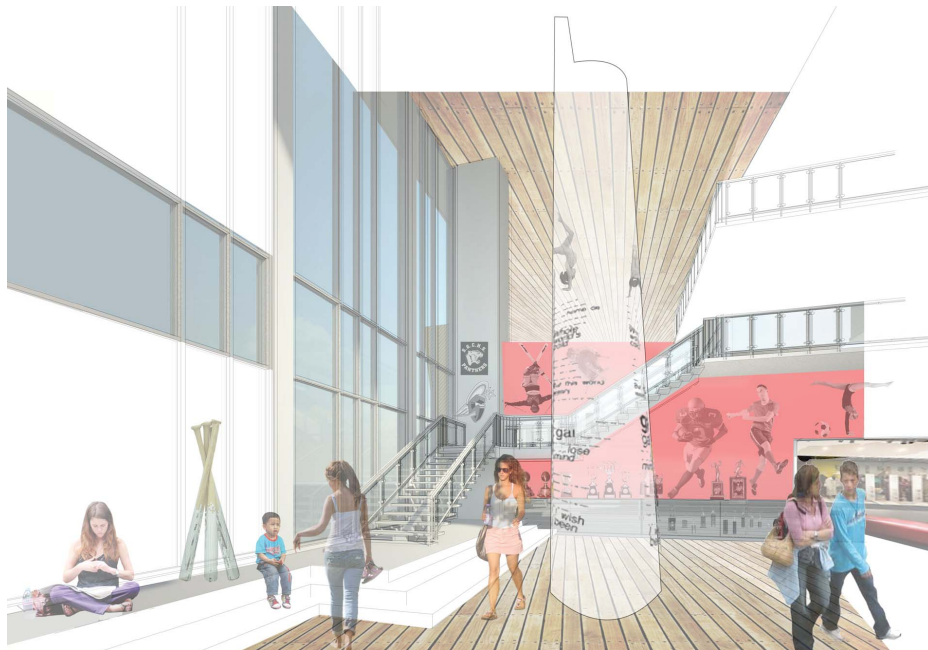


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EXTERIOR RENDERINGS  
 CONCEPTUAL DESIGN - ARTIST RENDERING  
 \*NOT FINAL BUILDING CONCEPT

**ONPA**architects  
 Spruce Grove Sports and Recreation Facility

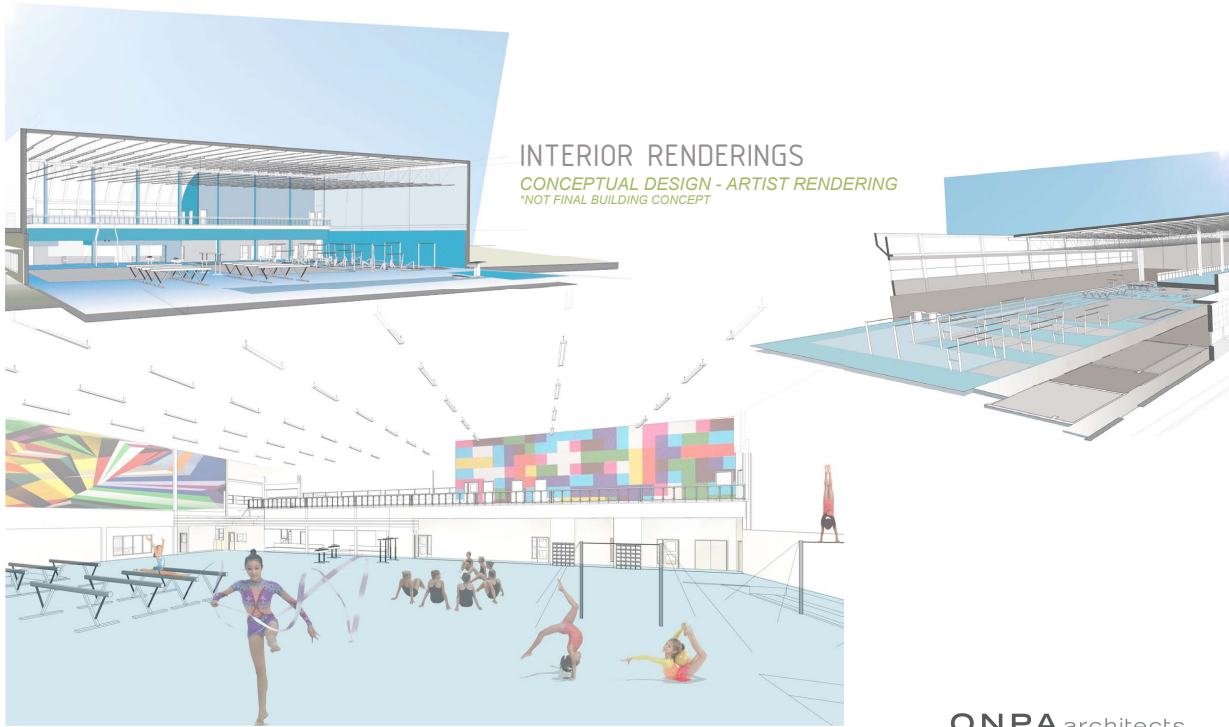


ARTISTIC CONCEPTUALISATION - SPRUCE GROVE RECREATION FACILITY

**ONPA**architects  
 Spruce Grove Sports and Recreation Facility







**INTERIOR RENDERINGS**

*CONCEPTUAL DESIGN - ARTIST RENDERING*  
*\*NOT FINAL BUILDING CONCEPT*

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Spruce Grove Sports and Recreation Facility



**MULTI-USE PROGRAM SPACE**

*CONCEPTUAL DESIGN - ARTIST RENDERING*  
*\*NOT FINAL BUILDING CONCEPT*

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Spruce Grove Sports and Recreation Facility

