



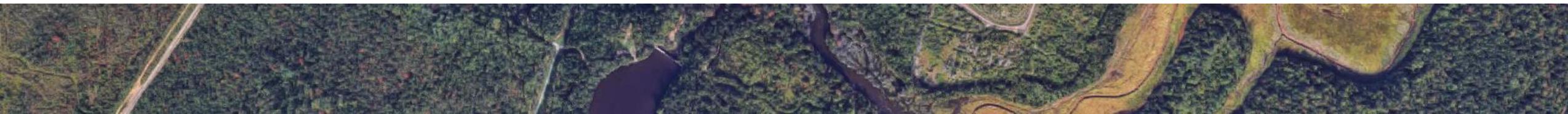
Riverview Recreation Complex – Functional and Technical Program



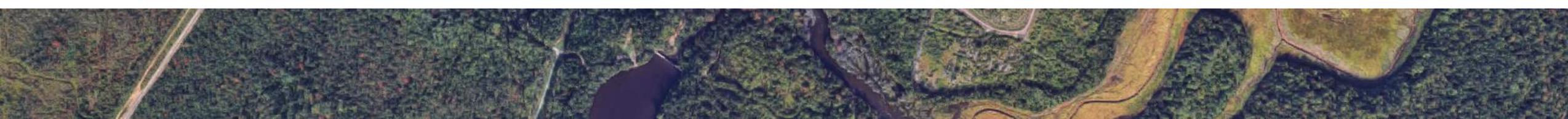
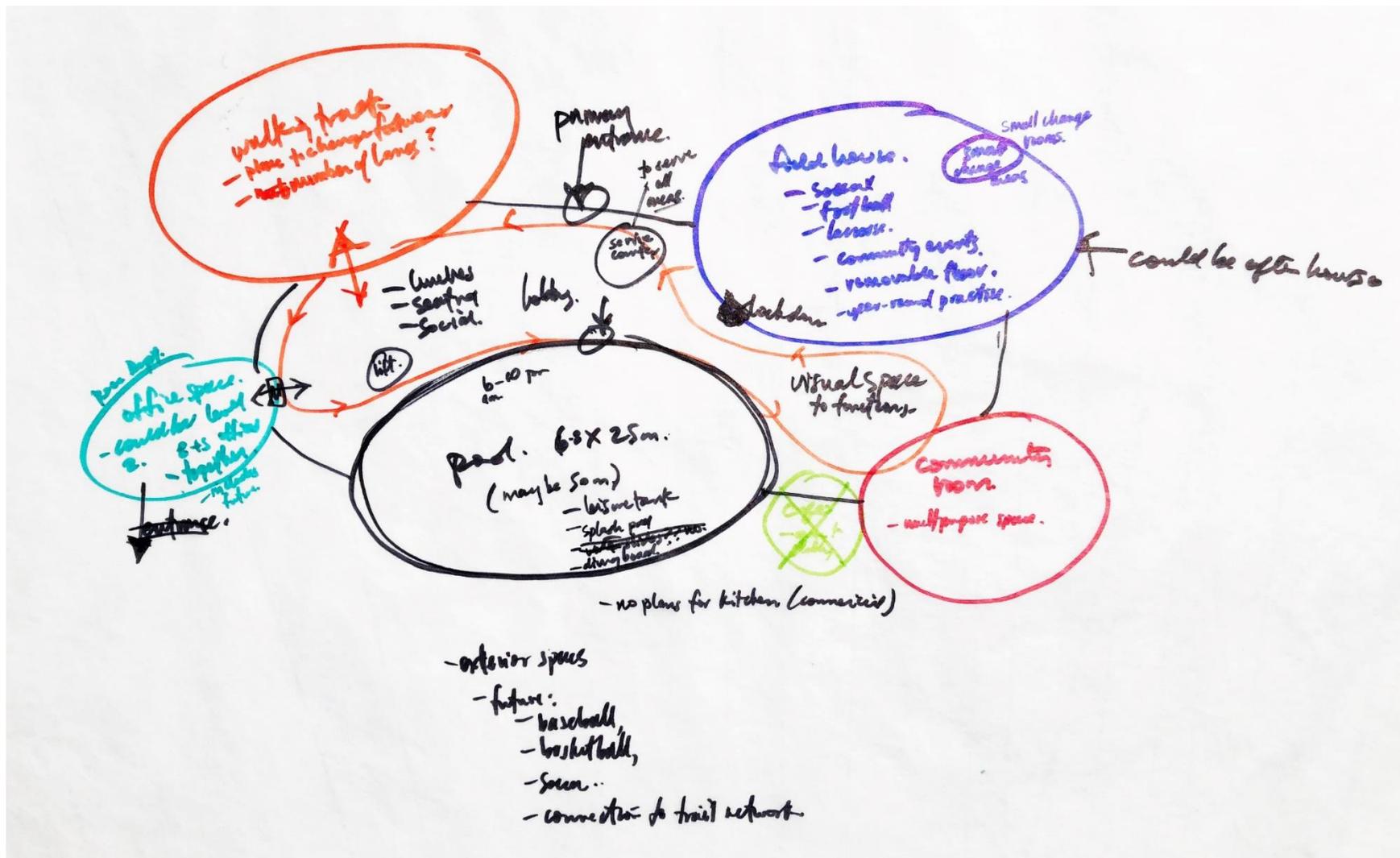


Riverview Recreation Complex

INITIAL GOALS



INITIAL CONSULTATION



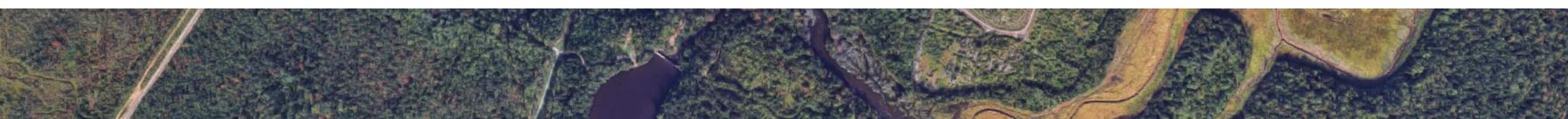


Riverview Recreation Complex

PROPOSED PROGRAM

Consultation with the steering committee has led to the proposed program shown here. The main pieces of the program are the Aquatics Facility and Field House. The aquatics facility features an 8-lane, 25m pool and secondary leisure pool to replace the Pat Crossman Memorial Pool. The Field House is sized to house a regulation indoor soccer field with a walking track mezzanine wrapping the interior.

Program Component	FTP Area (SM.)	Comments
Aquatics Facility		
Pool & Deck	1,448	
Change Rooms	384	
Lifeguard/First Aid Office	35	
Storage	63	
Mechanical Room	140	
Electrical Room	70	
Office	15	
Total	2,155	
Field House		
Gymnasium	1496	
Storage	58	
Officials Change Room	31	
Office	15	
Total	1,600	
Walking Track		
Walking Track (plus Balcony)	525	Raised above Soccer Field. Includes Balcony
Total	525	
Community Space		
Multipurpose Room	250	
Storage	49	
Total	299	
General		
Lobby	404	
Vestibule	50	
Office	140	
Public Washrooms	100	
Electrical	0	Included in "Mechanical Room"
Mechanical	120	
Janitors	17	
General Waste/Recycle	22	
Total	853	
Overall Total (Net)	5,432	
Overall Total (Gross)	5,961	

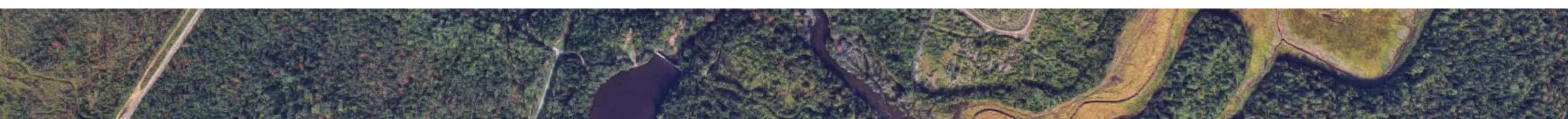
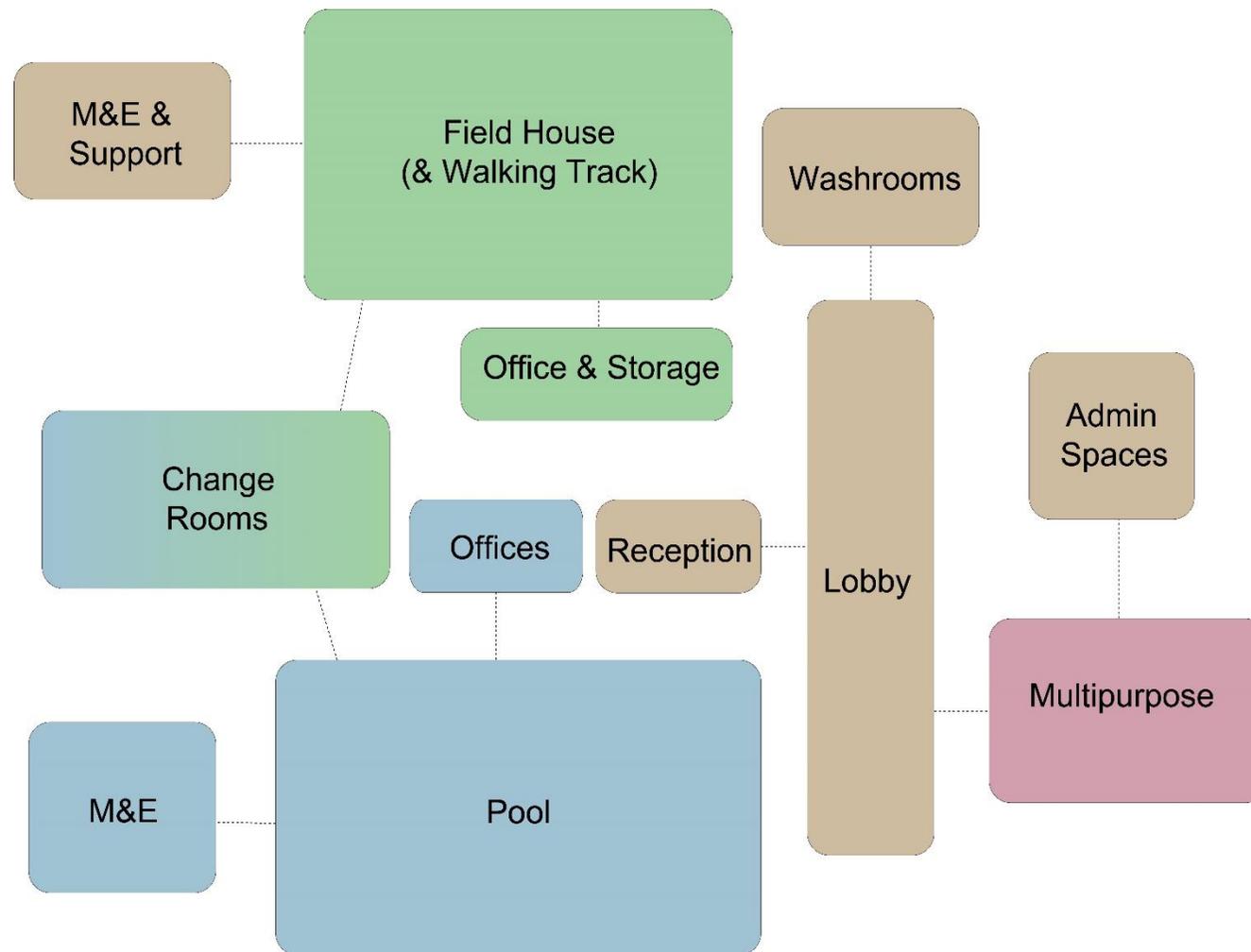




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RELATIONSHIP DIAGRAM

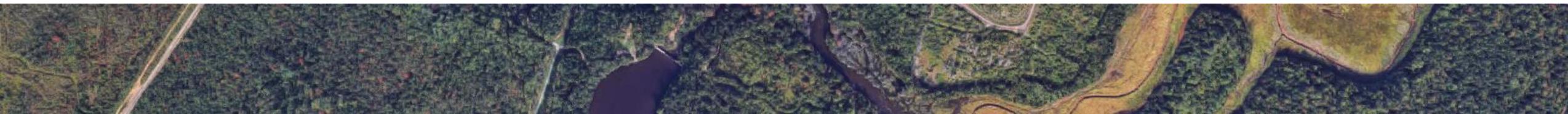
The program is building around the two large program areas (Pool & Fieldhouse), with the Lobby and Change Rooms acting as the connective spaces between.





Riverview Recreation Complex

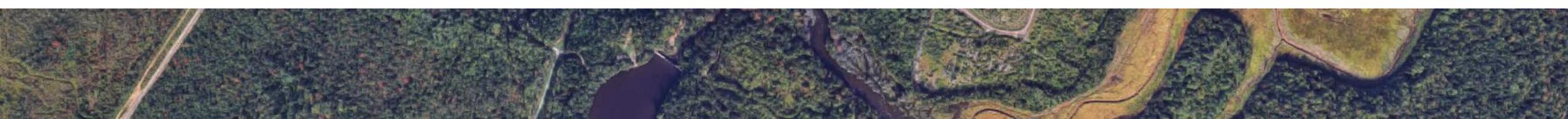
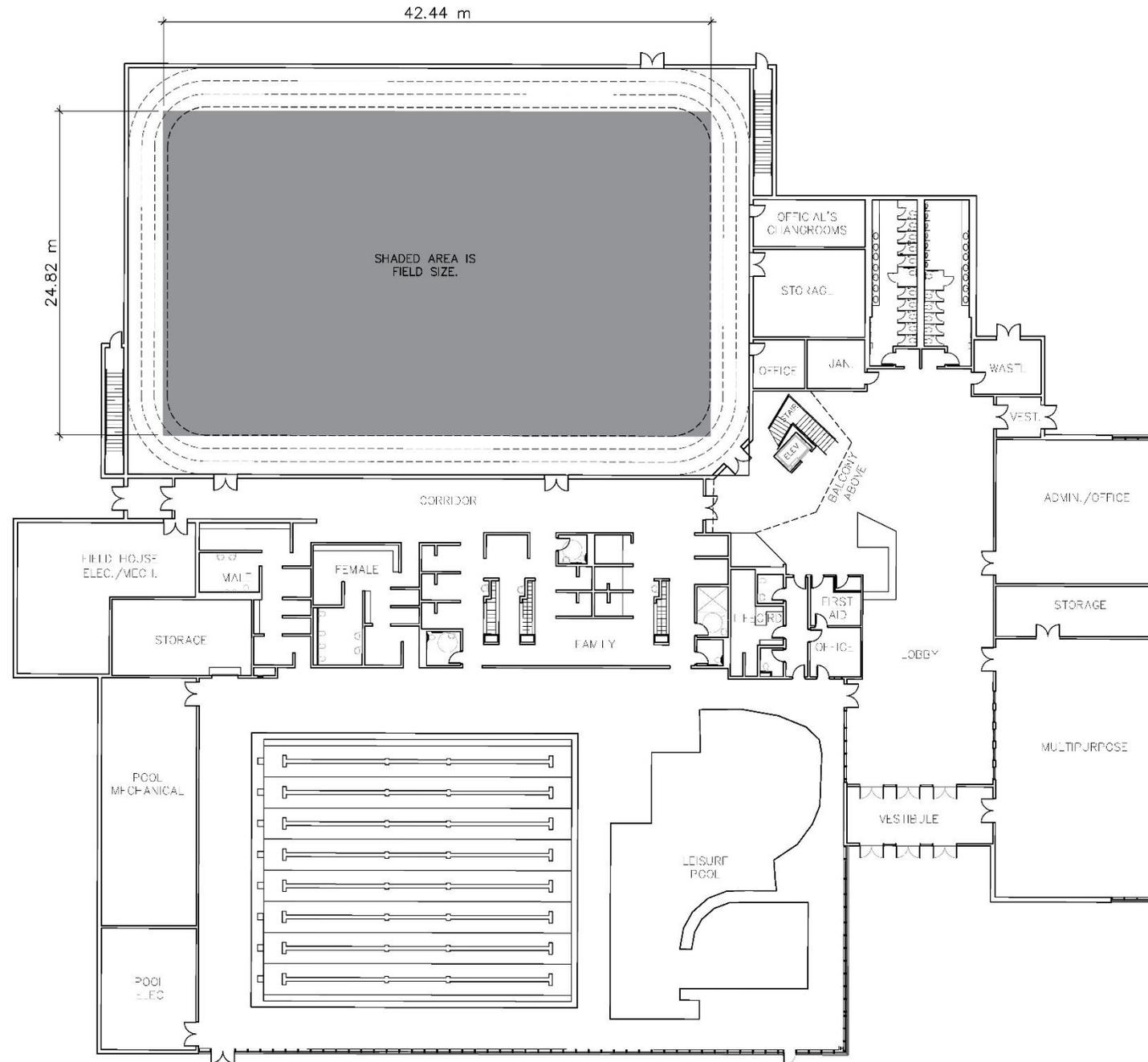
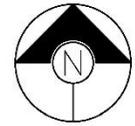
PROPOSED SITE PLAN





Riverview Recreation Complex

PROPOSED FLOOR PLAN

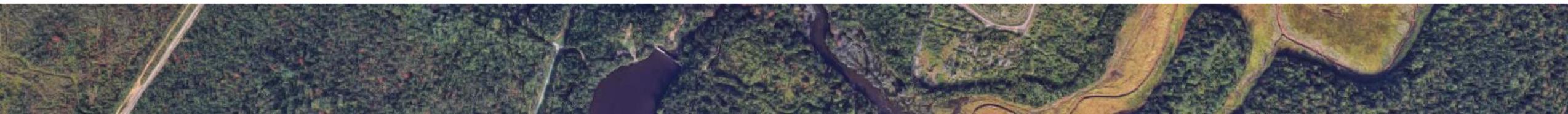




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CONCEPT RENDERING

The building is designed to allow ample natural light into the main program spaces. Wood cladding is used to add warmth to the exterior while also tying the building into its natural surrounding landscape.

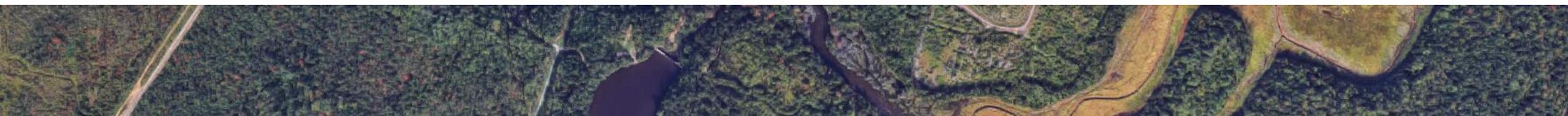




Riverview Recreation Complex

CONCEPT RENDERING

The site has been laid out to preserve as much of the natural landscape as possible. The view of the building from the proposed Bridgedale Boulevard will be surrounded by trees and natural vegetation.

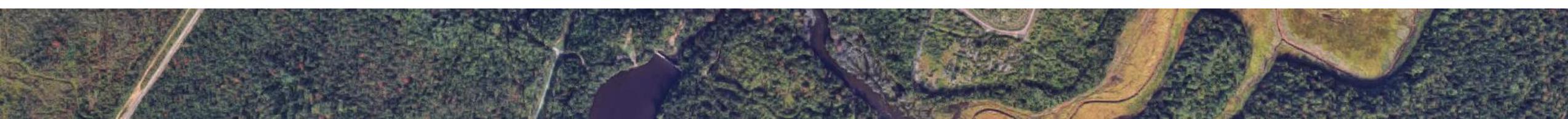




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CLASS "D" ESTIMATES (±25%)

Enclosure	\$8,157,700
Interiors	\$2,666,200
Electrical	\$5,707,754
Pool	\$3,850,000
Site Work	\$1,722,000
Contractor Mark-Ups	\$3,669,000
Total (exc. Contingencies)	\$19,329,639 - \$32,216,066
Price & Design Contingency	15%
Construction Contingency	10%
Total (inc. contingencies)	\$24,452,139 - \$40,753,566

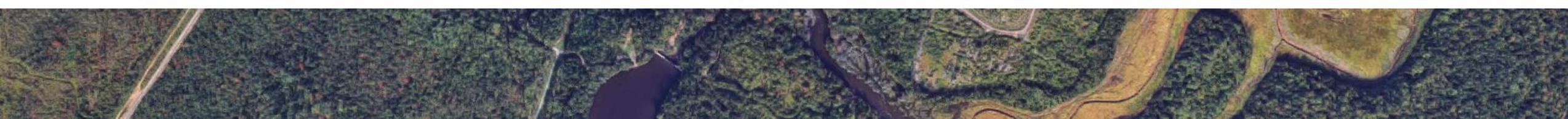




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Area Breakout Values

Area	% by Value	Value	Area (m2)	% by Area
Pool	47%	\$11,492,505 - \$19,154,176	2155	39.7%
Field House	26%	\$6,357,556 - \$10,595,927	2125	39.1%
Admin/circulation/reception	24%	\$5,868,513 - \$9,780,855	853	15.7%
Multipurpose	3%	\$733,564 - \$1,222,606	299	5.5%
		\$24,452,139 - \$40,753,566		





Riverview Recreation Complex

QUESTIONS?

