

SPIRIT WITHIN



FORT ST. JOHN
enerplex

What is a Design-Build concept?

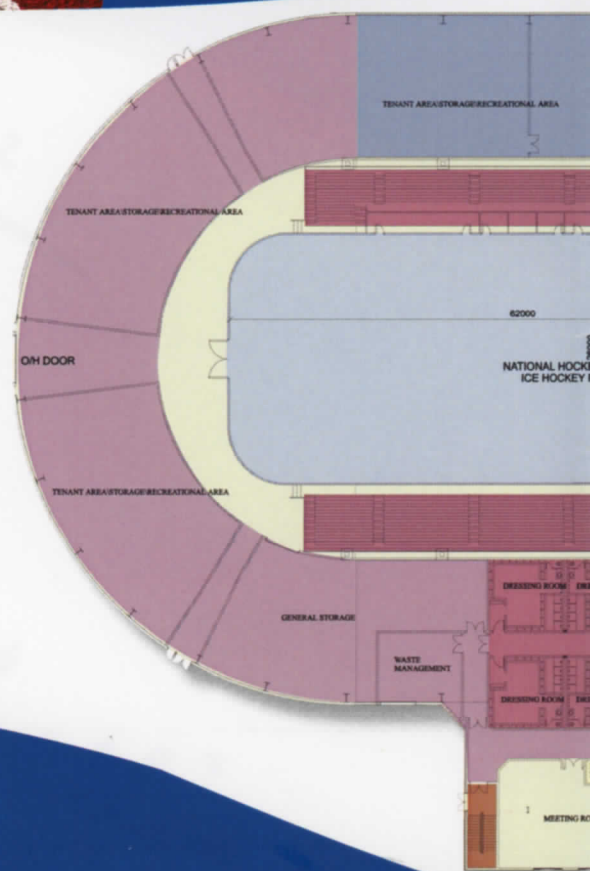
One of the most efficient and cost-effective methods of construction is the Design/Build concept. This concept allows for more owner participation, single source responsibility, value engineering, and better cost control in the design and construction of a project.

In early 2007, after a call for proposals, the City of Fort St John awarded the project to the Design-Build Team of Field, Field & Field Architecture-Engineering Ltd.

With a Design-Build concept, Field, Field & Field Architecture-Engineering Ltd is responsible for the entire construction process - under one contract - from the very beginning. They are responsible for all phases, including architectural, planning, site preparation, structural, mechanical and electrical engineering, as well as the actual construction.

The Design/Build concept offers The City control of the price and schedule right from the beginning. A *Guaranteed Maximum Price* has been established to insure that the City's budget is not compromised. It unifies the responsibility for the project in one source - the Design/Build team - reducing the chance of any surprises, increases in cost or miscommunication during construction.

The Design/Build concept allows for fast-tracking - many different construction activities taking place at one time - to move the project forward at an accelerated pace. This will allow us to occupy the Enerplex sooner than possible with the traditional design, bid and construct process, shortening construction time - and cost to the City.



What is the design of the building?

The Enerplex, located adjacent to Centennial Park, will be a state-of-the-art recreation facility and special event centre capable of hosting a wide range of activities.

First floor ice facilities will include 2 ice rinks, an NHL sized rink and an expandable rink to accommodate an Olympic sized hockey if needed. Boards and benches complete with protective netting to IIHF standards will be provided.

The second floor of the facility features the raised speed skating oval, one of only three indoor Olympic sized long tracks in North America. Made with a concrete base, this level can also be used as additional seating and for other events with 60,000 square feet of usable space.

The third floor features a three lane walking track for use year round. It is 380 m in length and features a rubberized running surface.

The facility has the capability to remove all ice surfaces in the summer months, to accommodate major indoor sporting events, concerts, cultural events, tradeshows, rodeos, conventions and more. There will be over 80,000 square feet of space on the first floor of the facility. (3 times the current floor area of the North Peace Arena) The total event space available is in excess of 140,000 square feet!

There is both a stair system and an elevator for the public, making the entire facility completely accessible. There is also a lift for the ice

resurfacing machines to get them from hockey rink to skating oval quickly and efficiently.

All change rooms and corridor areas will be concrete block with epoxy finish. Washrooms are designed to handle up to 2500 people, featuring low volume flush toilets, motion activated sinks, and other energy saving items.

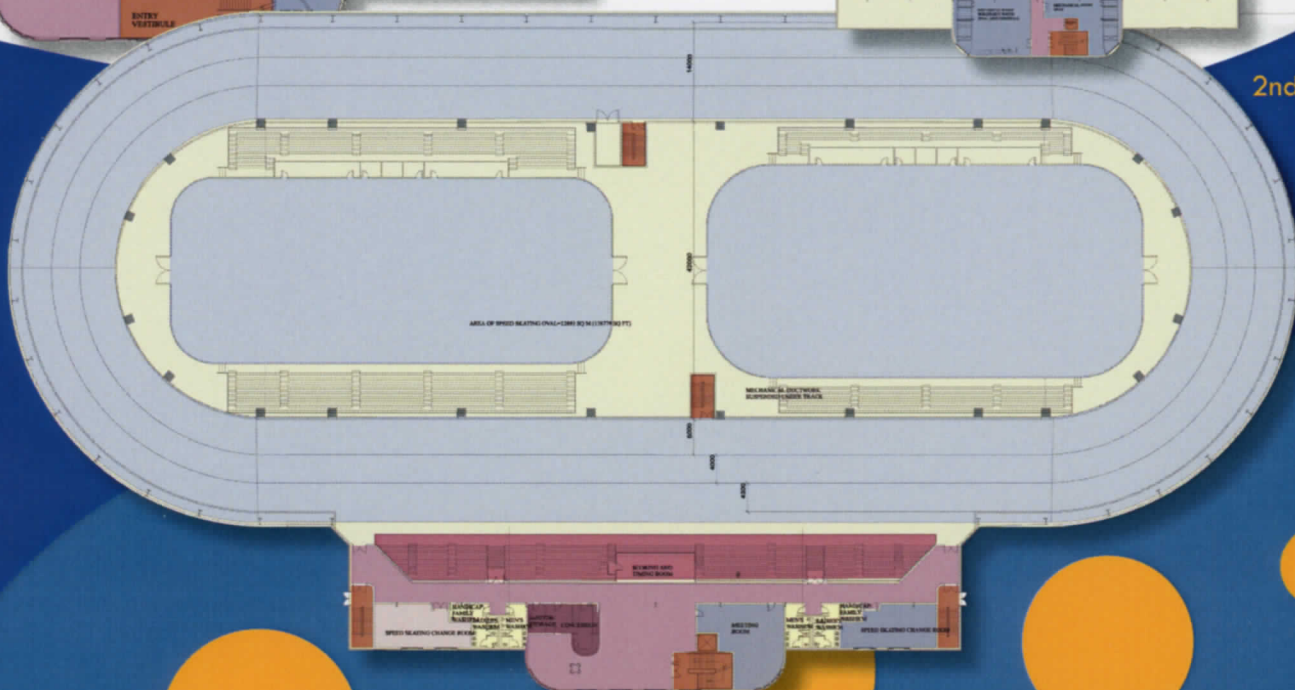
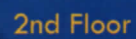
There will be concession areas on the first and second floors of the facility.

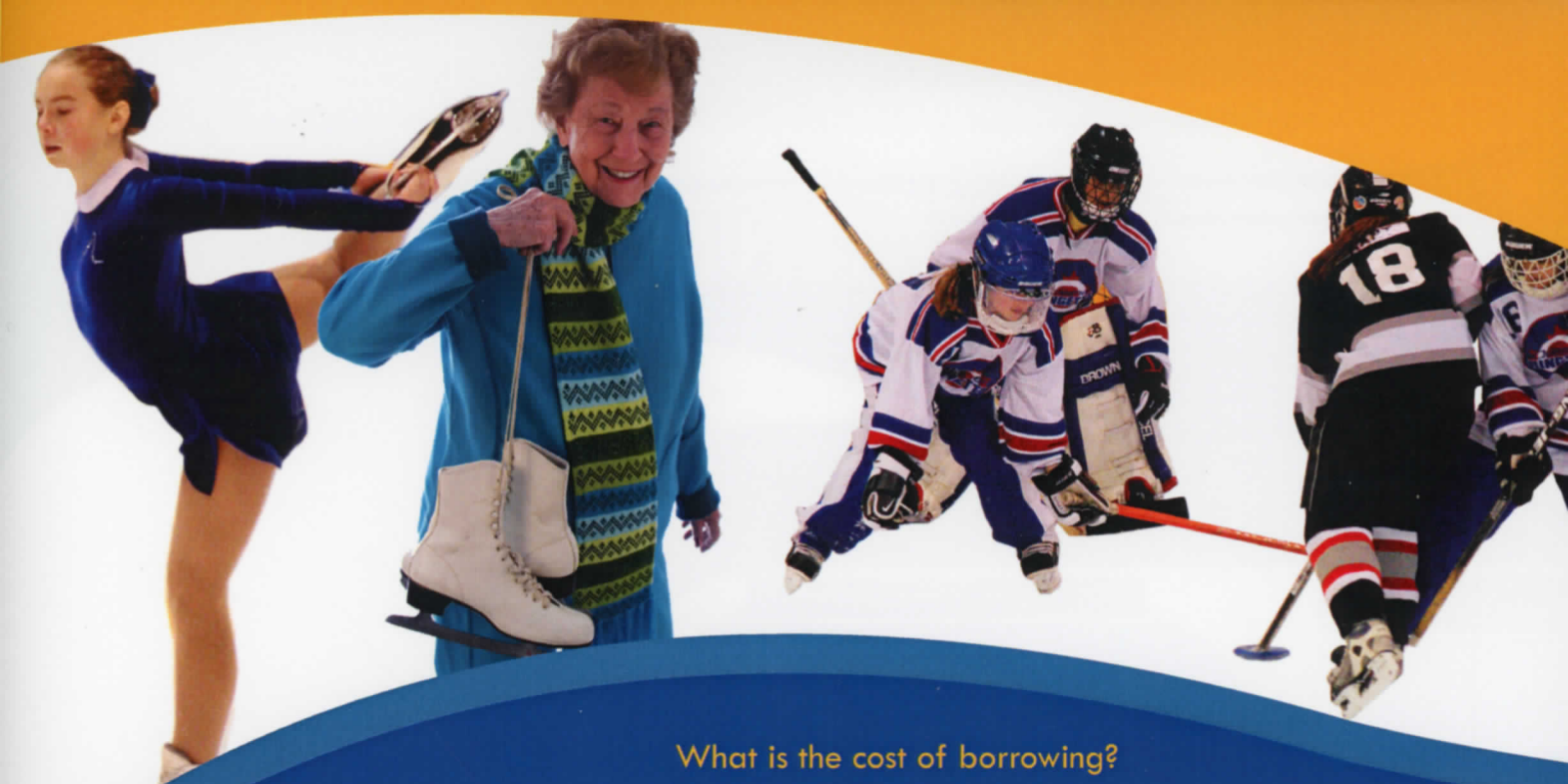
There are a total of 12 change rooms for hockey and team sports, with handicapped accessibility in two of them.

Seating will be tailored to the event with the majority of the seating being portable bleacher pattern for sporting events and non-fixed seating for concerts. Current planning is for 2500 person occupancy, but as we grow into the facility we will eventually be able to accommodate maximum size events in the 5,000 to 6,000 range. For hockey games, track, etc. the seating would be configured to match the anticipated gate.



1st Floor





What is the cost of the facility?

The Enerplex building is going to cost \$34,781,000 and the related refrigeration plant is estimated at an additional \$3.5 million dollars.

Who is funding the project?

The referendum in early 2006 authorized the City to borrow up to \$15 million dollars for the project.

The Province of British Columbia saw a distinct need for an indoor speed skating oval, and has contributed \$12.5 million dollars to the Enerplex to that end.

During the construction of the facility, which will cross into the 2008 and 2009 budgets, the City intends to set aside \$930,000 per year for a total of \$1.86 million dollars.

The City has already set aside 3.5 million for the refrigeration plant, outside of the Enerplex construction costs.

The shortfall, calculated at approximately \$5.51 million will be covered through the dollars allocated to the City through the Fair Share Agreement. The City is expected to receive another \$130 million over the next 13 years in Fair Share dollars. (Approximately \$10 million per year) With a shift in priorities in the 2008 and 2009 budgets, the City will be in a position to fund the project in its entirety.

What is the cost of borrowing?

The City is set to borrow \$15 million dollars over the course of 30 years with an estimated interest rate of 5.10%. Therefore the Enerplex net debt impact to taxes, or the cost of borrowing, is valued at \$45.52 per average residential property* per year and \$0.74 per \$1000 of assessed value for businesses. *average residential property is valued at \$225,000

However, 2007 is the last year that the City of Fort St. John residents will see the debt servicing fee for the North Peace Leisure Pool on their tax bill. The new Enerplex net debt impact is actually lower to that of the previous servicing fee for the North Peace Leisure Pool. Starting in 2008, the residential impact for debt servicing with the addition of the Enerplex, will actually decrease by \$0.18/\$1,000 of assessed value, and the business impact will go down \$0.54/\$1,000 of assessed value due to the pool debt write off!

What are the operating costs?

It is anticipated that the operating costs of the Enerplex will be \$1.2 million dollars per year.

The creation of the new Enerplex will lower the cost of operating the Kids' Arena, and eliminate the costs associated with operating the Sportex Building and the Outdoor Oval. This is expected to save the City approximately \$290,000 per year, with these funds now being directed at the operation of the Enerplex.

In addition, recreation facilities generally generate revenue from users and events that equals 30% of the overall operating costs. The Enerplex is anticipated generate \$360,000 per year in revenues that will be directly applied to the operating costs of the facility. This figure is based upon the current user rates for ice time.

This leaves an excess of \$550,000 in new operational costs that the City of Fort St. John will have to plan for in our annual budget.

The Enerplex is designed to be an environmentally conscious facility. As we grow into the facility and it reaches its full potential, the heat generated by the refrigeration plant can be used to heat the Curling Club, the North Peace Arena and North Peace Leisure Pool. This feature could further cut the operational costs of our older facilities by a projected 30%. Another exciting benefit of consolidating the refrigeration plant into one facility, is the ability to provide future refrigeration to the Curling Club and North Peace Arena for minimal or no cost. This can be achieved through economies of scale.

What is the proposed contribution of our business community?

There will be many opportunities forthcoming for our private sector community to assist in the construction of the Enerplex for the community of Fort St John. Naming rights, as well as sponsorships of ice surfaces, resurfacing machines, arena boards, score clocks and other opportunities will become available to the public in the coming months.



How does the operation of the Enerplex affect our residential taxes?

As stated above, the net cost for debt servicing seen on your annual tax bill will be \$0.20 per \$1000 of assessed value or \$45.52/year over the borrowing period based on the average assessed residential property valued at \$225,000.

In addition, the increase to residential tax bills for the annual operating costs of the Enerplex will be \$0.19 per \$1000 of assessed value, or \$43.43 per year per average residential property valued at \$225,000.

Therefore, the total net tax impact to residents, based on the average assessed property valued at \$225,000, will be approximately \$88.95 per year per home.

How does the Enerplex affect business taxes?

As stated previously, the debt servicing cost to businesses will be \$0.74 per \$1000 of assessed value. Add to that the Enerplex operational costs, valued at \$0.71 per \$1000 of assessed value, and the total net impact to businesses will be \$1.45 per \$1000 of assessed value.

However, 2007 is the last year that the City of Fort St. John businesses will see the debt servicing fee for the North Peace Leisure Pool on their tax bill. The new Enerplex net debt impact is actually lower to that of the previous servicing fee for the North Peace Leisure Pool. Starting in 2008, the business impact for debt servicing with the addition of the Enerplex, will actually go decrease \$0.54/\$1,000 of assessed value due to the pool debt write off!

Why did the City choose to add \$800,000 to the facility?

The original design of the speed skating oval was that of a sand base. Using a sand base is quite economical for a Speed Skating Oval, however, the space, over 60,000 square feet, would not be able to be used as anything else with a sand base. Upon final review of the plans, the City looked very hard at all the options available in many parts of the facility's design, to ensure the best possible match to our community's needs.

In order to make maximum use of the space and the overall facility in all seasons, the City choose to add the additional expense of \$800,000 to make the base of the indoor oval concrete, for greater functionality and increased usage in the off-season.

What about re-designing the Kids Arena to something else?

Suggestions have been to convert the facility into an indoor playground or indoor soccer facility, however, no formal plans have been made for this facility. We intend to work with the Junior Sports Committee and the community to determine the best future use of the Kids' Arena.

What does this facility mean for our community?

The Enerplex will create a lasting legacy that will shape the future of the Energetic City for years to come. It will be a centre of excellence for sports, promote community and personal wellness, and provide an attractive venue for events appealing to a wide range of interests.

There hasn't been an addition to the City's ice surfaces since the creation of the Kids Arena in 1974. At that time, our population was approximately 8,700 people, with proportionately less ice-time needs than now.

Today, we have a growing community of over 18,000 people, and the City's existing ice arenas are heavily booked and there is an urgent need for more ice time in the community. The additional facilities provided in the Enerplex will allow more ice time for all levels of hockey, figure skating and recreational skating.

The current outdoor skating oval is often impacted by weather and in past even national level competitions have had to be cancelled on account of extremes of both cold and warm. An indoor ice oval will provide a reliable venue for competitive events on a national or even international caliber.

The presence of the multiple high quality sports, recreation and event-hosting facilities provided in the Enerplex will help attract professionals, trades people, families and students to the Energetic City to live.

The only indoor long track speed skating oval in Canada, located in Calgary, is consistently fully booked for training competitive speed skaters. The Enerplex will provide a world class facility for local speed skaters to train, as well as enable Fort St John to host athletes from around the world for pre-Olympic training.

The indoor walking/running track will provide lifestyle and fitness opportunities to all Fort St John citizens in a comfortable climate controlled environment.

What will be the economic impact of this facility on our community?

Recreation and parks are significant economic generators in the community. Studies throughout Canada suggest that sport tourism is a \$2 billion dollar a year industry in Canada.

The Enerplex will increase the accessibility and versatility of recreation and leisure pursuits in our community. It is proven that recreation and fitness improve work performance by increasing productivity, decreasing absenteeism, decreasing staff turnover, and reducing "on the job" accidents.

Recreation & arts/culture are prime economic development & relocation magnets which result in attracting businesses to the community, as well as drawing tourism - the third largest and one of the fastest growing industries in the world today.

The recreation, fitness, sports and arts/culture events held in the Enerplex will be economic generators on their own - providing many jobs and often yielding large economic returns through money generated by events, capital development and providing ongoing services.

Example: In March 2006, the economic impact assessment of the 2006 IIHF World Junior Hockey Championship, held in Kamloops, Kelowna and Vancouver, BC was released, estimating that the overall event generated an economic activity of \$41.0 million in the province of British Columbia.

Fort St John will have endless opportunity to host, support and attract events such as this, as well as many other non-sport related events in all seasons. This will truly be a facility for our community, for our region, and for all of Canada.

With two ice rinks and the oval, how do you deal with the noise?

The design and facility programming will take noise and acoustics into consideration and there will be conflicts that need to be addressed. There are a number of twin rinks in the country and the technology is available to deal with noise that may interfere with concurrent uses.

Why isn't the Federal Government participating?

The Federal Government has not supported our requests for funding support to date. However, we are refocusing our energies toward new grant programs such as the Municipal Rural Infrastructure Fund, the Building Canada Fund, and other Provincial energy saving & 'green' programs.

Does it have a meeting room/convention facilities?

There will be a meeting room 60 m² set up with teleconferencing capabilities and data communications. There will be a TV/video area and a wipe board for training purposes. In addition there will be over 16,000+ square feet of unfinished space that offers a multitude of opportunities. This would equate to an area the size of the North Peace Arena ice surface!

How do you plan to staff and service this facility?

The City has many options to consider when staffing this facility. It is estimated that approximately 6-8 people will be required to run the Enerplex, which is low due to the centralized location of operations and a decrease in the need for additional people to run multiple plants in various locations.

Why are we sacrificing our downtown green space?

As previously stated, this facility is designed to be environmentally responsible, and as we grow into the facility we will start to capitalize on all these 'green' features. In time, the Enerplex's ability to provide heat to our adjacent recreation facilities based on its proximity to them is estimated to cut our existing operational costs by 30% each year. We will also have our plant location centralized, instead of spread amongst many buildings as it is now. The Enerplex's location, adjacent to the existing recreation facilities, will provide significant energy and operation cost savings on a yearly basis.

There are so many other projects in our community. Why this facility?

The City is working diligently to attempt to address our various community needs. This project in particular, has been under development for over four years when the City recognized the opportunity to obtain Provincial funding for a pre-Olympic training facility. Having received the \$12.5 million from the Province for the speed skating oval, we seized the opportunity to move forward.

The community of Fort St John is growing and is made up of a demographically young population – the second youngest in BC next to Whistler with a mean age of 29.6. Our community's present recreation facilities can no longer meet the growing demands of this young population, and this new facility not only builds on Fort St John's proven strengths in speed skating, but addresses the community needs for more ice time for hockey and other skating disciplines. The need for a year round indoor walking/running track was also recognized.

In order to continue to attract skilled workers to our community, Fort St John must invest in opportunities that present a wide range of opportunities and quality of life experiences that other cities already have. In 2007, our community ranking amongst "Canada's Most Livable Communities" dropped from #14 all the way to #54, mainly due to our lack of health options and amenities for families. Our competitive advantage is greatly increased with the addition of this facility, as our ability to host major events, offer sport and recreation opportunities and provide entertainment to our community will be indefinite.

Fort St. John now has a unique opportunity as we move forward to plan and develop this multi-sport facility which will become a major influence in the future of our community. Through continued consultation processes and public meetings, residents of our community will be given the opportunity to provide feedback and ideas that will assist in developing how our facility is run in a way that best meets the needs of our community.

Is there adequate parking?

The price of the facility previously noted does not include the price of landscaping and parking. However, the City has determined a need to have an additional 500 parking stalls located in the area of the Enerplex.

To accomplish this, we have modified our initial site preparation and excavation to accommodate our the need for these parking stalls, eliminating the requirement to incur these costs a second time, when the facility is nearing completion and parking and landscaping issues are addressed. This will be planned for as part of the City's annual infrastructure upgrades over the next few years.

What would it have cost to upgrade the existing arenas?

The estimated cost to replace the Kids' Arena is estimated at \$12.2 million. If we were to also build an additional "bare-bones" sheet of ice, without amenities like concessions, dressing rooms, etc., it is estimated at approximately \$4.2 million. In total, the cost would be in excess of \$16 million, which still doesn't address a speed skating oval, additional event venue, or accommodations for spectators.

All figures above are based upon the cost estimates provided for the Fort Nelson Arena in July 2007.

What will happen to the Kids' Arena and North Peace Arena when the Enerplex is constructed?

There will be no change to the main arena; it will continue to operate as it is.

No decisions have been made in regards to the Kids' Arena; however we do know that it is not economically feasible to maintain the ice in the arena. A rebuild of the slab, boards and refrigeration plant would be required along with the addition of dressing rooms.

This information, along with the most frequently asked questions about the facility, is posted for public viewing on the City's website at www.cityfsj.com.

Submit your questions!

When visiting the Enerplex webpage, you can also submit your additional questions to the City through email, who will answer them and post your question and the answer on the web for the benefit of all.

Visit www.cityfsj.com today to find out more about the Enerplex and what it means for Fort St John.

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