

The Town of Banff

Fenlands Banff Recreation Centre Field House Proposal

July 3, 2020

Town of Banff

gec architecture


Arena Entrance



The Banff Hockey Academy (the BHA) advised the Town of Banff that they would be terminating their lease at The Fenland Banff Recreation Centre in May of 2020. As a result of the termination, there is approximately 4000 square feet of unoccupied space at The Fenlands and there will also be a significant reduction in winter ice rentals. **This lease termination may present an opportunity whereby the space could be repurposed to support the achievement of the Town's organizational goals including, improving resident health and well-being through a diversity of year-round programs and amenity options at the municipal recreation centre. The Town must respond to the BHA lease termination and pending financial losses calculated at approximately $120,000 annually.**

The Fenlands is home to many winter based local non-profit sporting organizations. Both the skating and curling rinks support regional and Canadian sport tourism events including, adult and minor hockey tournaments, bonspiels, yoga festivals and more. The facility is also rented for tradeshows, weddings and other private events. User fees for the skating and curling rinks from both regional and local users offset rate payer taxes to the facility. Although winter use for ice sports has remained high since the building's construction in 2010, summer usage by residents and visitors has been limited due lack of amenities.

The Fenlands programs and services have been regularly reviewed and incorporated in the development and throughout the implementation of the Facilities (2013), Recreation Programs and Services (2015-2019), Community (2009) and Strategic (2019-2022) plans. In many of the plans, recommendations to improve affordable year-round recreation opportunities is evident. These municipal policies and plans included extensive public consultation with individual community members and user groups which will help ensure that future amenities at The Fenlands meet resident and visitor needs and remain fiscally sustainable in the long-term.

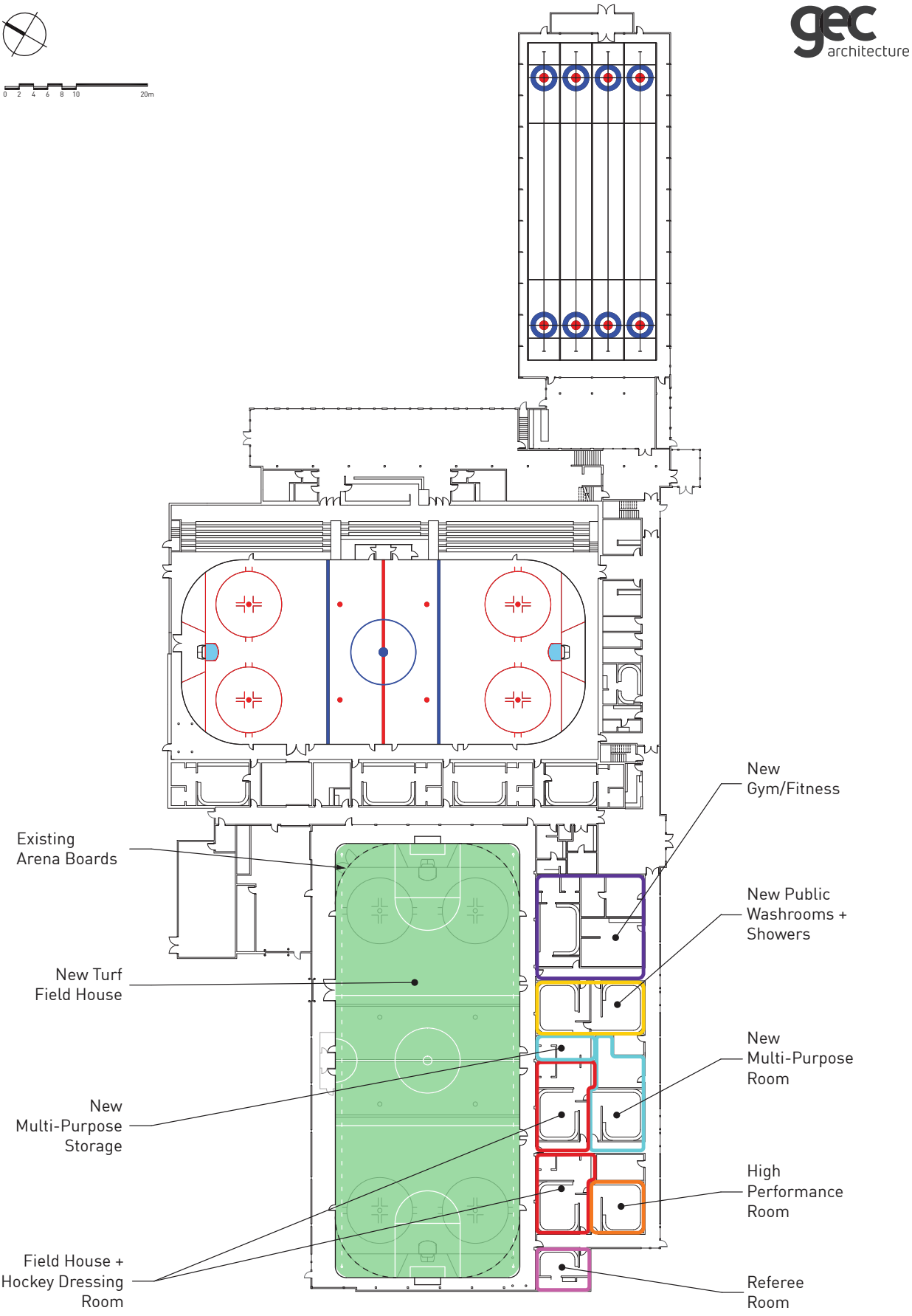
Capital costs for any of the proposed alternative uses at facility are significant and, in light of the global financial crisis resulting from the COVID-19 pandemic, municipal funding for net new capital projects is likely not feasible in the near future. At the same time, there could be a significant community gain from the repurposing the space that could support the health and well-being of community members as they recover from the effects of the pandemic. This could include, the provision of a local year-round community hub, something that has been identified as lacking in many of the municipal plans and reports.

The Town must be responsive to the BHA lease termination and pending financial losses that will be incurred this fiscal year (approx. $140,000). At this time, the Town's administration is recommending that the following facility amenities be thoughtfully considered:

- **Conversion of Arena 2 to a fieldhouse to support indoor soccer, lacrosse, free play, tradeshows and more.** If space allows, the perimeter of the fieldhouse could also be utilized as a walking track. To note, a fieldhouse in Banff would not only support year-round soccer and lacrosse for Banff residents, but also those in Canmore, Lake Louise and the MD of Bighorn.
- **Conversion of the BHA lease area and some public dressing rooms to:**
  - Public washroom and shower facilities for residents and visitors (over 2,000 showers were sold in the summer of 2019 to visiting tourists and low-income residents).
  - Multi-purpose room that would effectively support art and culture programs.
  - Fitness room (free weights, cardio and weight machines, mats and balls, etc.). At this time, outside of hotels and Cross Fit locations, public fitness facilities are unavailable with the Sally Borden Pool and Fitness Centre not scheduled for reopening until at least January 2021.

Within the majority of the Town's strategic plans, and as supported by industry best practices, The Fenlands Banff Recreation Centre's future operation should meet or exceed the following objectives:

- **Achieve operational and budget benchmarks;**
- **Maximize facility use through a diverse range of uses year-round;**
- **Provide affordable and accessible leisure opportunities for all residents and visitors; *and***
- **Support the organization's environmental goals through the reduction of greenhouse gas emissions, waste diversion, etc. at the facility.**



Proposed Floor Plan



Concept Cost Estimate Fenlands Recreation Centre Field House Renovations

A preliminary estimate of the probable cost of construction has been prepared based upon proposed areas to be renovated.
These estimates are subject to change as detailed design has not been completed and market conditions may change. Costs do not include GST.

Renovations	**Area**	**Unit Rate**	
Mechanical Upgrades To Arena	Allow		$85,000
Modifications To Board Corners/Netting	Allow		$50,000
Fitness Area Renovation	192	3000	$576,000
Multipurpose Room	120.5	3000	$361,500
Washrooms	108	4500	$486,000
Remaining Dressing Room Modifications	Allow		$20,000
Fittings, Fixtures and Equipment			
Fitness Equipment			$100,000
Multisport Turf			$125,000
Furnishings			$20,000
Total			$1,823,500
Architectural,Engineering, and Testing Permits		10%	$182,350
Contingency		15%	$273,525
Total Project Cost			**$2,279,375**



TOWN OF Banff