

APPENDIX C



GLENDON ARENA RENOVATION

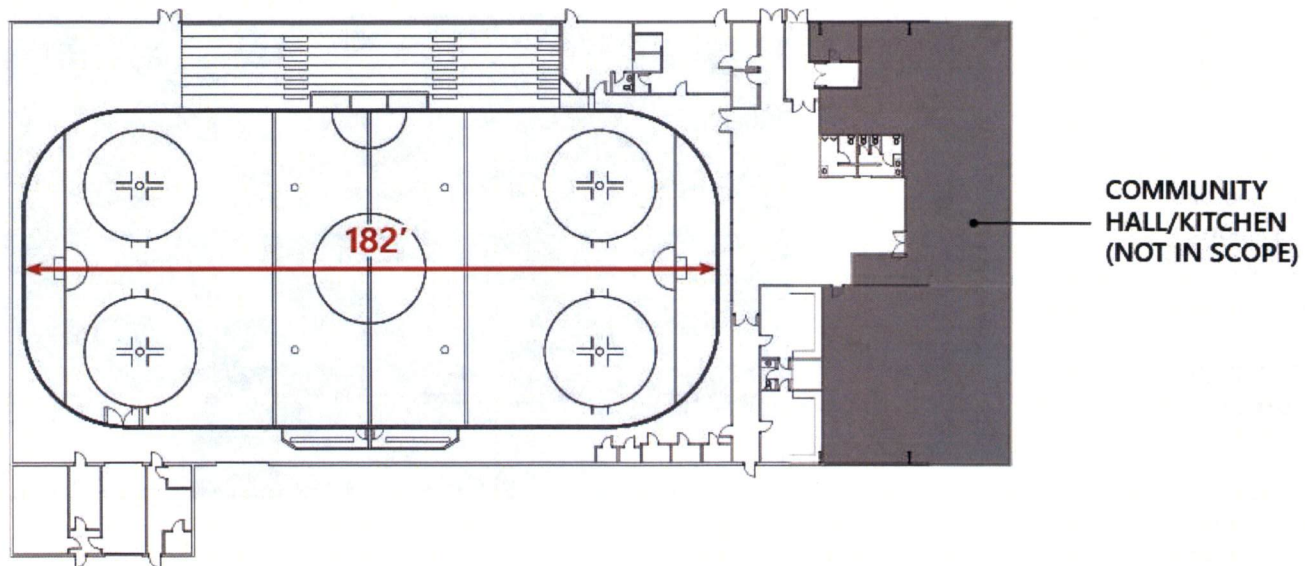
CONCEPT DESIGN OVERVIEW ——— JANUARY 28, 2025 ———



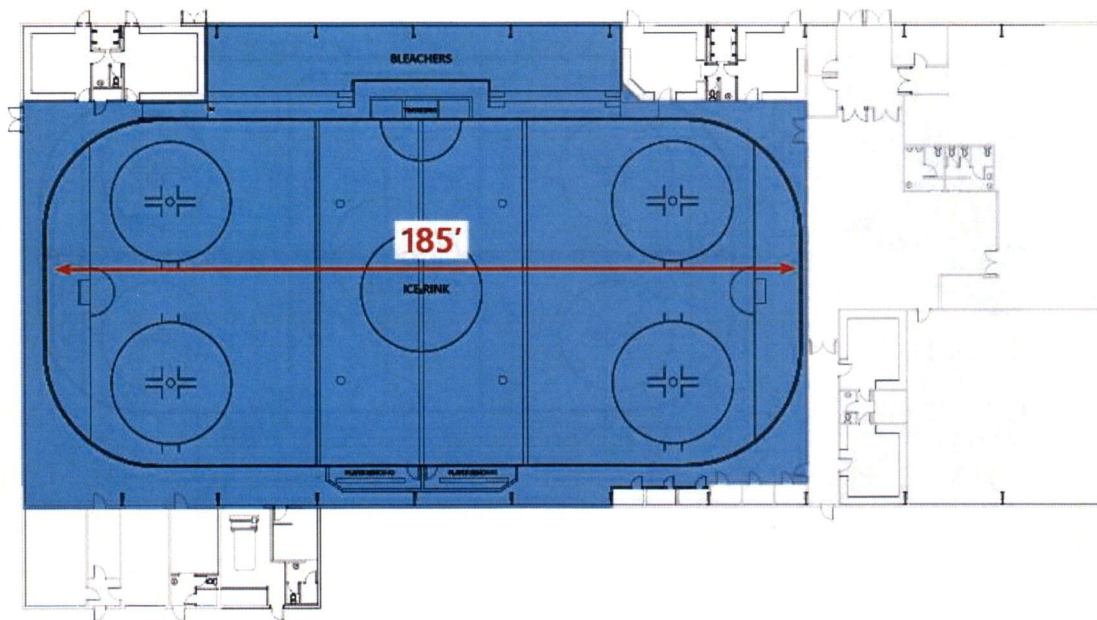
GLENDON ARENA RENOVATION SITE PLAN



GLENDON ARENA RENOVATION EXISTING FLOOR PLAN



GLENDON ARENA RENOVATION PROPOSED IMPROVEMENTS (ARENA)



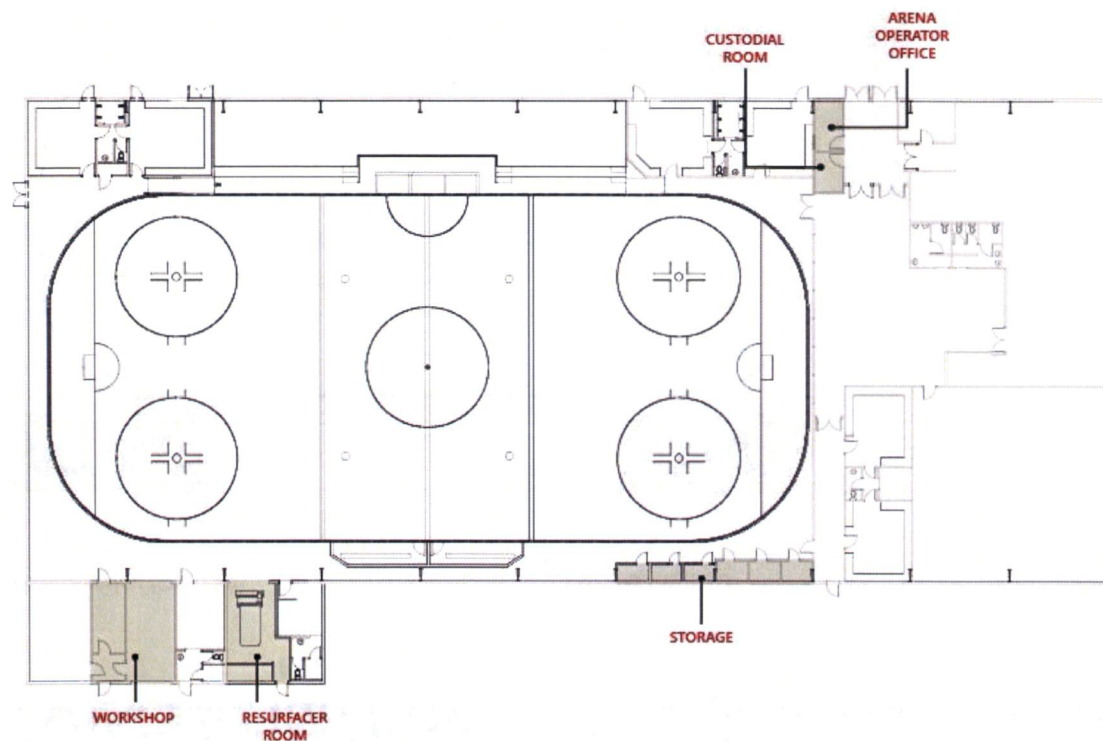
Arena

- Remove/replace existing slab/boards and replace with new

Spectator Seating

- Modify spectator seating to allow raised pathway around penalty/timekeepers booth (including supplying guardrail)
- Supply location within stands for barrier-free seating

GLENDON ARENA RENOVATION PROPOSED IMPROVEMENTS (SUPPORT SPACES)



Support Spaces

Custodial Room

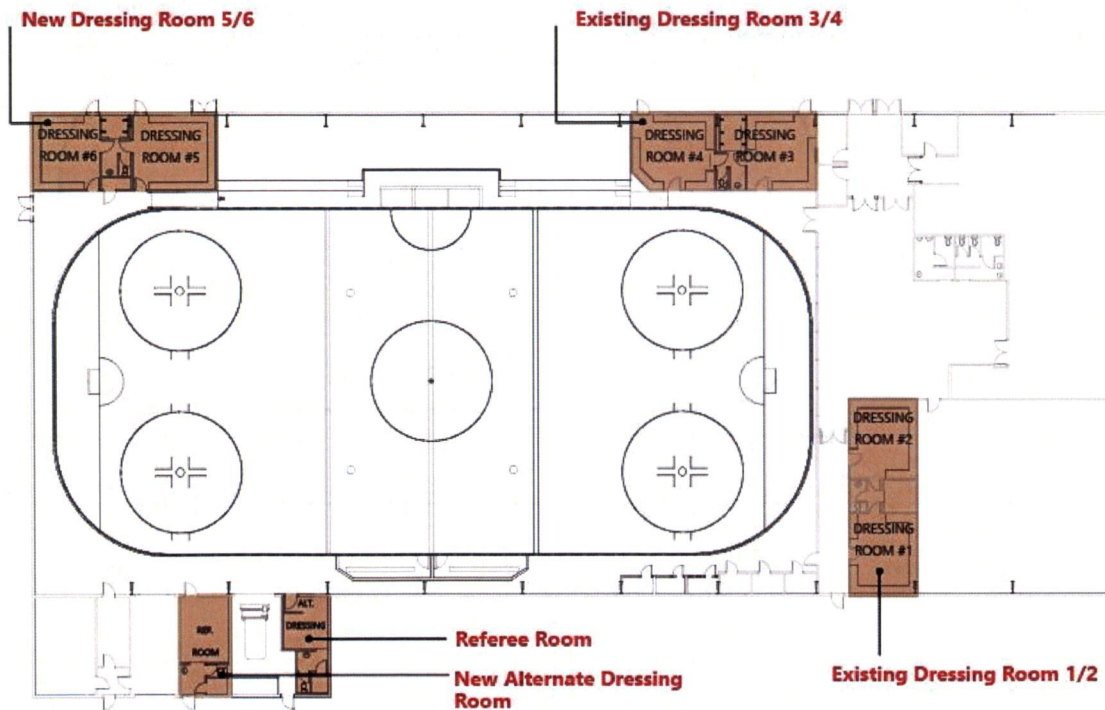
- Repurpose room adjacent to custodial room to be maintenance/operations office
- Install mop sink within custodial room

Resurfacer Room

- Repurpose existing resurfacer room to function as workshop while fixing horizontal cracks and separation of block between resurfacer room and referee room
- Construct new resurfacer room within internal dump pit

GLENDON ARENA RENOVATION

PROPOSED IMPROVEMENTS (DRESSING ROOMS)



Dressing Rooms

Existing Dressing Rooms 1/2

- New finishes throughout; skate tile, paint, acoustic ceiling tile
- New player benches with wall mounted storage/hooks
- Renovation of existing shower to eliminate step (barrier-free obstacle) including new epoxy paint
- Replacement of washroom and shower fixtures

Existing Dressing Rooms 3/4

- Demo and re-demise shower/washroom
- New finishes throughout; skate tile, paint, acoustic ceiling tile
- New player benches with wall mounted storage/hooks

New Dressing Rooms 5/6

- Construct new dressing rooms
- Relocate spectator seating exterior exit

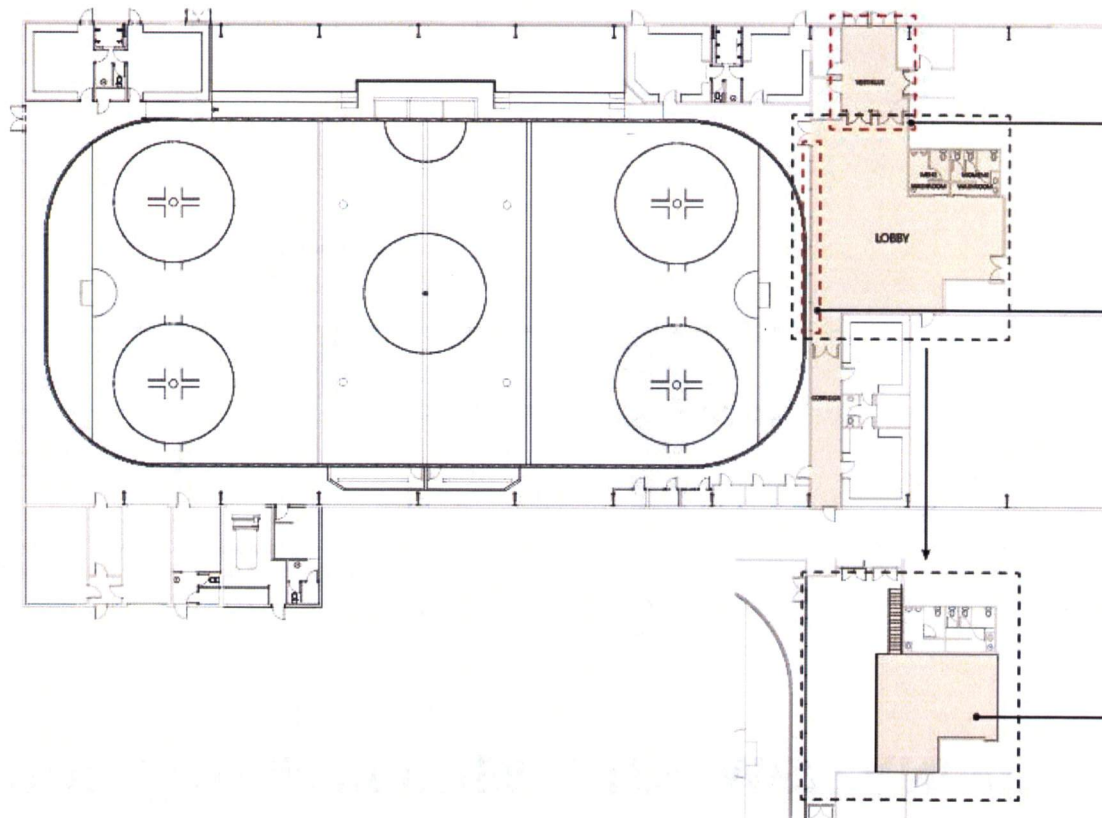
New Alternate Dressing Room

- Construct new alternate (small sized) dressing room

Referee Room

- Renovate existing room to include proper washroom/shower
- Repair damaged wall separating ref room to renovated resurfer room

GLENDON ARENA RENOVATION PROPOSED IMPROVEMENTS (LOBBY)



Lobby

- New finishes throughout; skate tile and paint
- Replace existing trophy cases with new trophy cases
- Supply ledge seating within lobby facing arena
- Demolish existing finishes and fixtures within washroom. Replace with new finishes, washroom fixtures, and toilet stall partitions.

Optional:

- Demo existing dividing partition separating entrance between Arena Lobby and Hall.
- Add interior glazed partition and doors to provide control point between new expanded vestibule and Arena Lobby

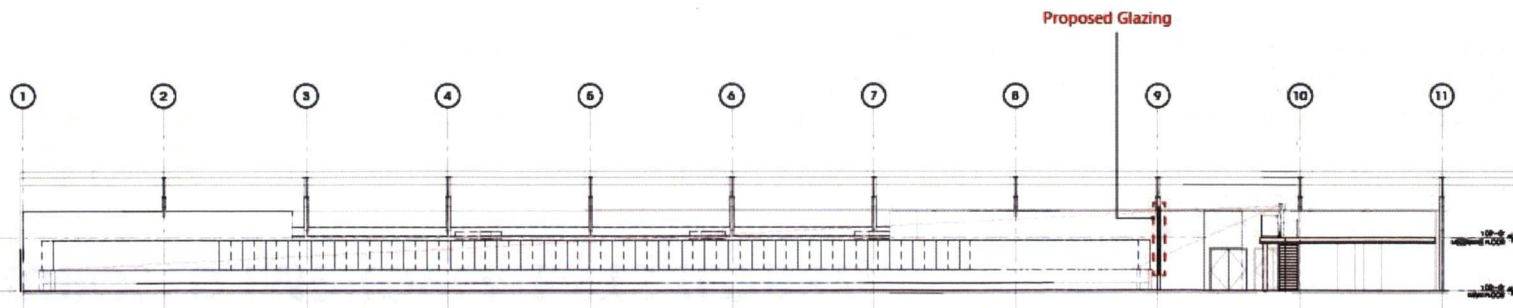
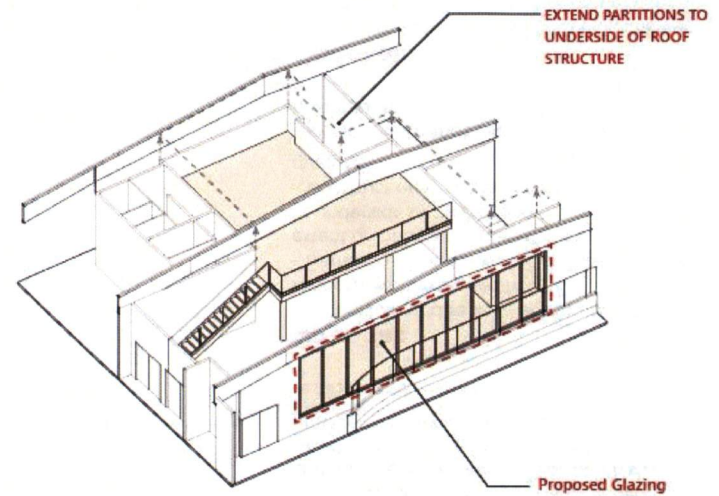
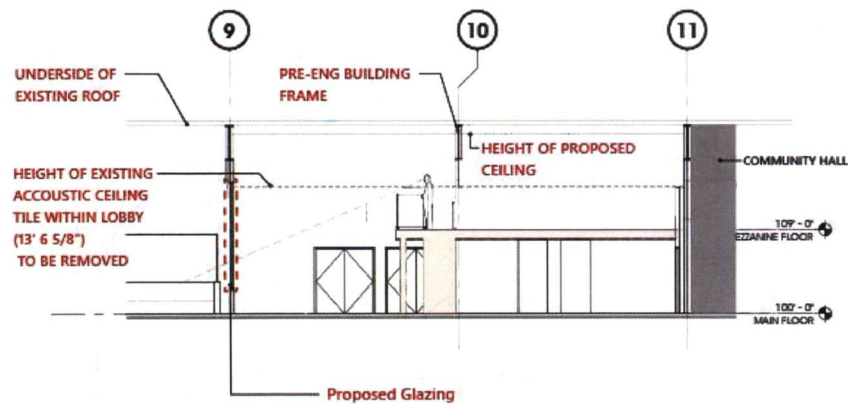
Optional:

- Demolition and replace existing punch windows with extended height
- Demolish current acoustic ceiling tile within extent of lobby and extend existing partitions up to underside of roof/ceiling.
- Construct new mezzanine including stairs and guardrail.
- Install new ceilings within extent of increased height lobby

Optional:

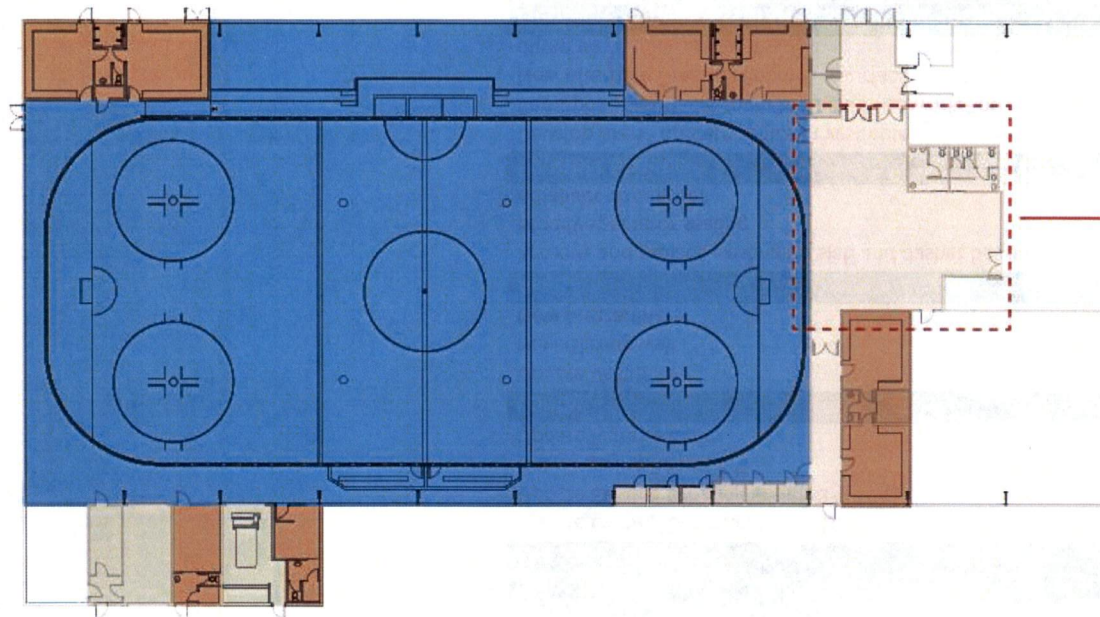
- Construct new mezzanine including stairs and guardrail.
- Install new ceilings within extent of increased height lobby

GLENDON ARENA RENOVATION **PROPOSED IMPROVEMENTS (MEZZANINE)**

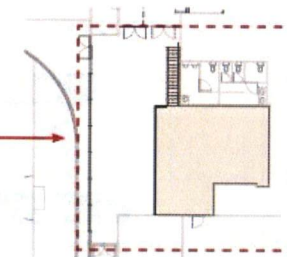


GLENDON ARENA RENOVATION **PROPOSED IMPROVEMENT CATEGORIES**

MAIN FLOOR



PROPOSED MEZZANINE



PROPOSED SCOPE OF WORK

- Dressing Rooms
- Lobby
- Arena and Spectator Seating
- Support Spaces

Project Budget

DESIGN PHASE

	Schematic Design (12.5%)	Design Development (12.5%)	Issued For Construction (50%)	Tender (5%)	Post Construction (12.5%)	Total
Full Design Team	\$50,000.00	\$50,000.00	\$200,000.00	\$20,000.00	\$50,000.00	\$400,000.00

CONSTRUCTION PHASE

Scope of work	Budget
Dressing Rooms	\$644,000.00
Update Existing Dressing Rooms 1/2	
Update Existing Dressing Rooms 3/4	
New Dressing Rooms 5/6	
Update Referee Room	
Lobby	\$480,000.00
Update Vestibule	
New Glazing wall	
New Mezzanine	
Arena	\$1,701,400.00
Remove and replace existing ice slab and dasher boards	
Modify spectator seating	
Adiabatic condenser	
Support Spaces	\$486,800.00
Develop Arena operator office in vestibule	
Repurpose resurfacer room to function as workshop	
New Alternate Dressing Room & resurfacer room with internal dump pit	
Geotech, Quality Assurance & Hazmat Testing	\$44,000.00
Project Management / Administration	\$224,000.00
Construction Total	\$3,580,200.00

PROJECT COST SUMMARY

	Cost
Design Phase	\$400,000.00
Construction Phase	\$3,580,200.00
Contingency (10%)	\$358,020.00
Total Project Budget (Excl. Tax)	\$4,338,220.00