

# Lloydminster Golf & Curling Centre Maintenance Shop

February 12, 2024

Governance and Priorities Committee Meeting



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## Location Overview

- The existing LGCC Maintenance Shop, highlighted in red, is located along 53 Street east of 48 Avenue in what is the undeveloped 47 Avenue road right-of-way.
  - Not currently located within a developed lot.
- The area currently consists of unpaved roads, parking lots, and connections, has limited site security and fencing, and inadequate lighting.
- Building Assessment completed in 2022 completed by BAR Engineering Co. Ltd. indicated considerable issues with the building's structural integrity including issues associated with the Building Electrical and Fire and Life Safety.
- Lead based paints, asbestos, mold, etc. positively identified within the building.





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# Maintenance Shop – Building (Existing)

## Background Information:

- Records indicate the original building was built between 1957/1958
- The building was originally constructed for a local propane delivery company
- Golf Maintenance moved into the building in 1981

## Current Building Uses:

- Houses Golf Course Maintenance team, and associated programming spaces, consisting of thirteen (13) employees
- Shop space for mechanic to service fleet of golf course equipment including 150+ pieces of City owned equipment and attachments
- Other uses include irrigation controls, greenhouse areas, materials and equipment storage, training areas, bathrooms, lunch/break area, and employee lockers





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# Existing Building Pictures



*\* Photos collected March 08, 2022*

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# Maintenance Shop – Yard (Existing)

## Current Uses:

- Fertilizer Storage
- Fuel Tanks (above ground)
- Material Storage
- Outdoor Equipment Storage
- Accessory Building Equipment Storage
- Sand Silo





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# Existing Yard Pictures



*\* Photos collected February 2024.*

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# Current Site and Building Challenges



Building is end of life



Hazardous Materials identified throughout the existing facility in significant quantity



Storage is scattered and not sufficient



Property Encroachment



Security is minimal



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# LGCC Maintenance Shop Replacement Project - Update

Recognition of issues – Building Assessment Report completed in March 2022

Site Tours

Concept Design and Building Programming Completed

Capital Budget Project No.: 2273118

2024 Capital Budget Ask - \$3.1M

Borrowing Bylaw – First Reading accepted on February 05, 2024

Project Update Presentation - February 12, 2024, GPC Meeting





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# Estimated Cost Range

Cost Estimate Breakdown - with low and high range of estimate

- Building
  - Architectural: \$760,000 - \$1,116,000
  - Structural: \$312,000 - \$393,000
  - Mechanical: \$300,000 - \$402,000
  - Electrical: \$250,000 – \$343,500
- Land
  - Civil: \$375,000 - \$405,000
  - Landscape: \$16,700 - \$25,000
  - Accessory Building Move: \$10,000
- General Construction Cost
  - Furniture & Equipment: \$37,500
  - Heat & Hoarding: \$60,000
  - General Condition & Contractor Profit: \$318,180 - \$425,400
  - Escalation Contingency: \$487,876 – \$652,280

## Funding

- Borrowing Bylaw: \$3,100,000
- Municipal Reserve: \$150,000

## Disclaimer:

The costs identified are genuine estimates of the cost to complete the particular scope of work based on industry knowledge and subject matter expert direction. Until such time as the project design and construction specifications are formalized the final construction costs are subject to change.



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	Project Component	Current Estimated Cost – LOW RANGE +/- (\$)	Current Estimated Cost – HIGH RANGE +/- (\$)	Notes
1.0	Architectural Aspects	760,000	1,160,000	
2.0	Structural Aspects	312,000	393,000	
3.0	Mechanical Aspects	300,000	402,000	
4.0	Electrical Aspects	250,000	343,500	
5.0	<b>SUBTOTAL</b>	<b>1,622,000</b>	<b>2,298,500</b>	
5.0	Civil (site servicing/grading) Aspects	375,000	405,000	
6.0	Landscape Architectural Aspects	16,700	25,000	
7.0	Moving Existing Outbuildings 1, 2, Fuel Tanks and Sand Silo.	10,000	10,000	Allowance. Outbuilding 3, Leckie's Shed is not moving.
	Furniture	37,500	37,500	
8.0	Existing Building Demolition	Not included.	Not included.	
9.0	Heat and Hoard	60,000	60,000	
10.0	<b>SUBTOTAL</b>	<b>2,121,200</b>	<b>2,836,000</b>	
11.0	General Conditions/Contractor Overhead and Profit	318,180	425,400	15% assumed.
12.0	<b>SUBTOTAL</b>	<b>2,439,380</b>	<b>3,261,400</b>	
13.0	Design/Escalation Contingency	487,876	652,280	20% maintained at this time.
14.0	<b>TOTAL Estimated Construction Cost (+/- \$)</b>	<b>\$2,927,256</b>	<b>\$3,913,680</b>	
15.0	<b>Average Estimated Construction Cost (+/- \$)</b>	<b>\$3,420,468</b>		

Architect provided cost estimate

Preliminary Design and construction cost estimated consistent/in adherence with the City of Lloydminster's:

Land Use Bylaw  
Municipal Development Standards  
Applicable building codes

### Cost Validation:

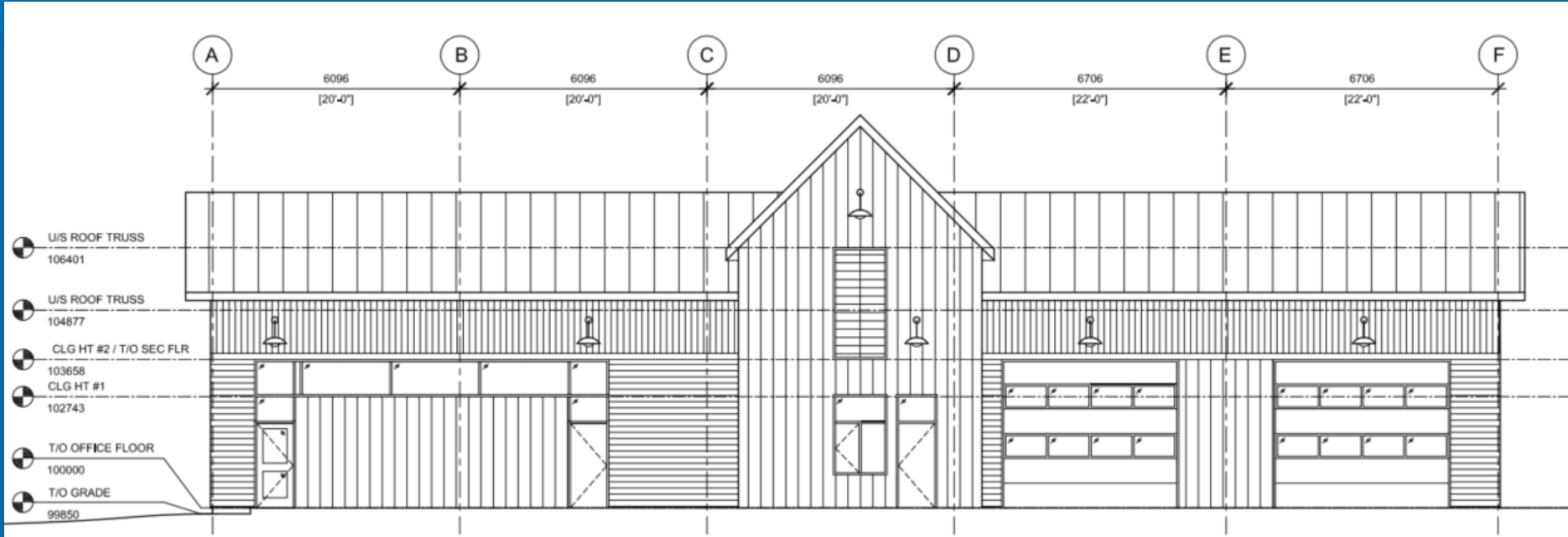
The above costs have since been validated, as of February 06, 2024, through an independent local expert. Validated construction cost, excl. contingency = **\$2.8M**

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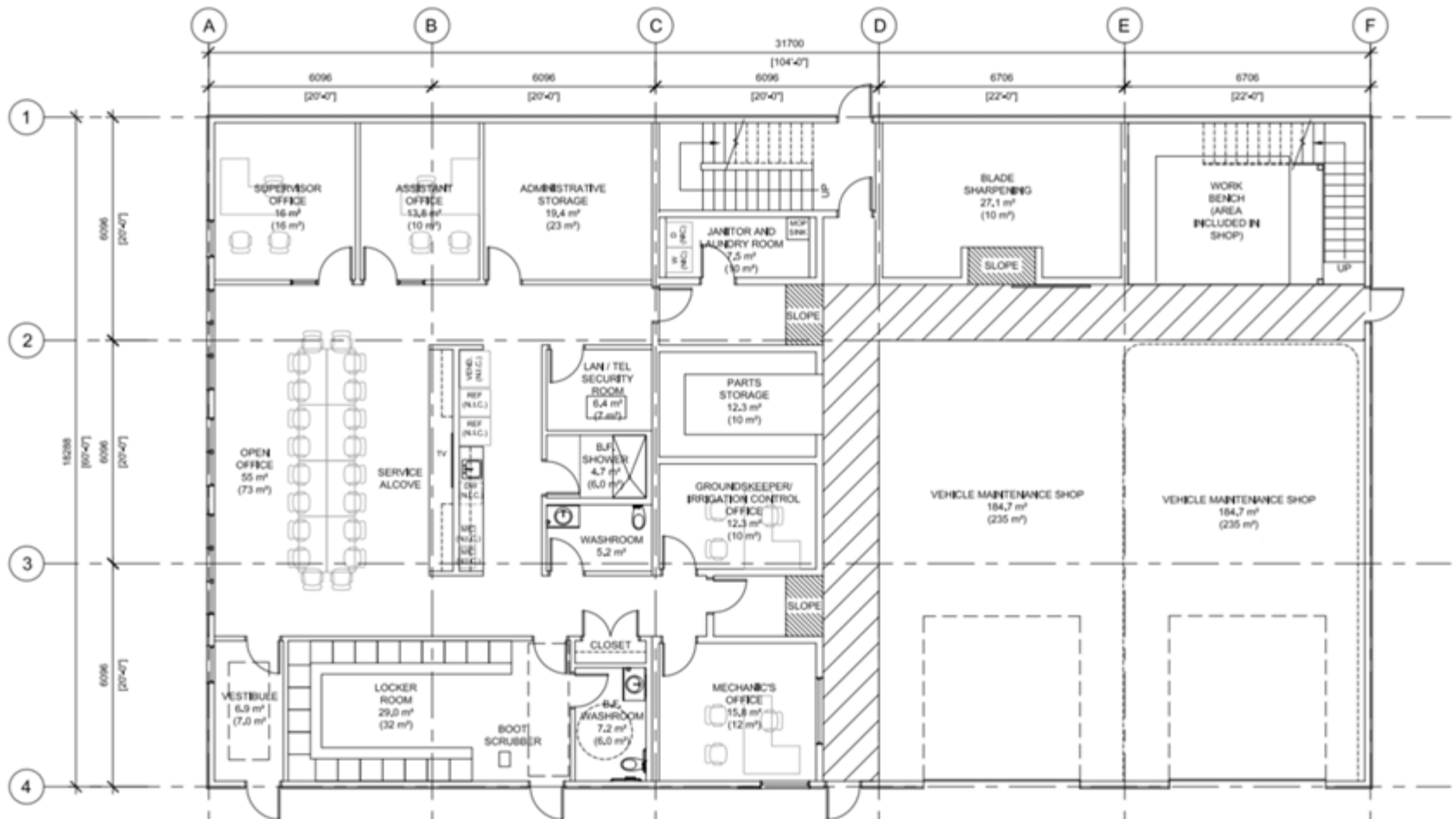
# Building Elevation - South





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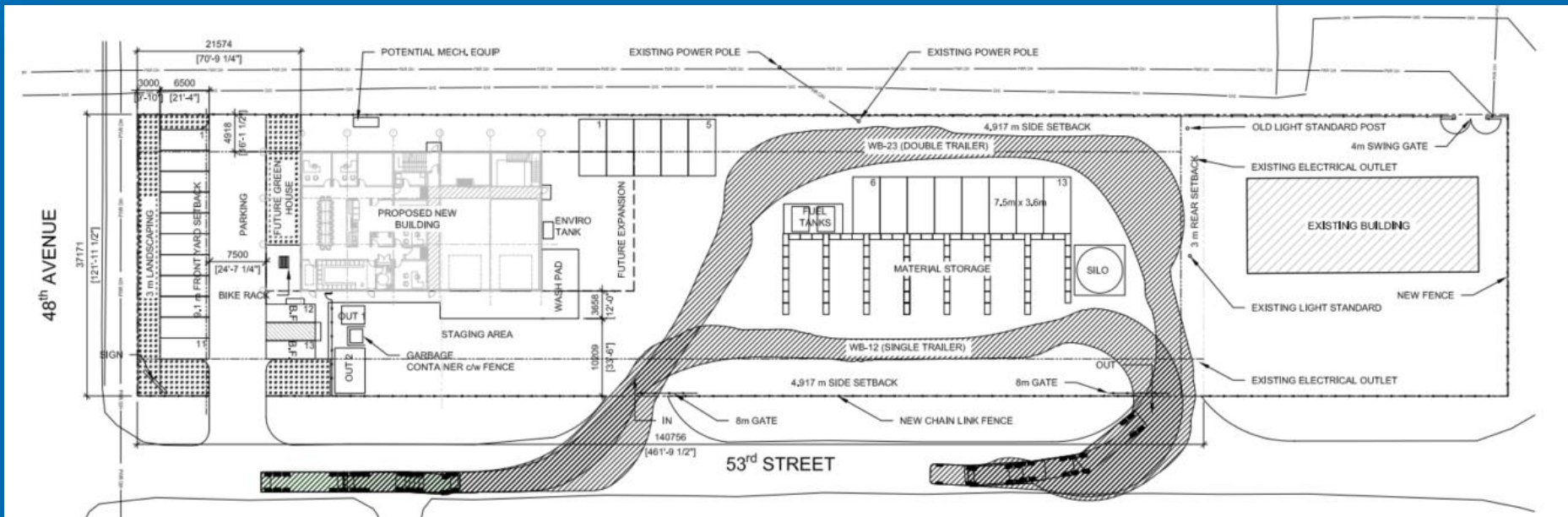
# Building Layout





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# Yard Layout





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# Construction Delivery Recommendation

## Original Intent:

- Design-Bid-Build

## Proposed Project Delivery Method:

- Design-Build
- At this time the Project Team is looking to complete this project using the **Design-Build** project delivery method. The Design-Build project delivery method will assist with project delivery timelines and cost control. The Project Team had completed in 2023 the Preliminary Designs of the building and site, including building systems, in order to use these documents as the baseline for procuring a Construction Contractor in 2024.

## Design-Build Advantages:

- Faster Delivery
- Smoother Processes
- Improved Collaboration
- Potential Cost Savings
- Budget Accuracy



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## Project Alternatives

Rehabilitate the Existing Maintenance Shop and maintain current Level of Service

- Due to the significant presence of hazardous materials, the extent and unknowns of the rehabilitation needed, and the insufficient building programming, the rehabilitation of the existing maintenance shop was not carried forward as a viable option.

Relocate Maintenance Activities into Curling Centre Ice Area

- Although possible, the Curling Centre Ice Area would require significant upgrading to be able to house a mechanics bay and its operations. This would include electrical, HVAC, i.e., ventilation, and building mechanical, upgrades as well as reduced programming options within this space. Does not provide solution for relocating personnel. Because of these items this was not carried forward as a viable option.



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## Project Alternatives (cont.)

Reduced Building Scope to consist of Cold Storage, i.e., simple garage package

- Would provide sufficient space for mechanic operations but would not provide a solution for relocating personnel. Because of these items this was not carried forward as a viable option.

Move Operations to the existing Operations Centre

- Due to the number of vehicles being maintained on a daily basis, the distance between the two locations in conjunction with the current capacity of the maintenance bays at the Operations Centre this option was not deemed viable and as such not carried forward. Does not provide solution for relocating personnel.





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# Thank You

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