

SADLON ARENA EXPANSION REVIEW

TOURISM BARRIE

March 29, 2023

Project Purpose

- Review and assess **future expansion opportunities** for the Sadlon Arena through the development of **conceptual options**.
- Identify how the options serve the City's interest in growing its **sport tourism activity** at the facility.
- Review of **proposed plans for expansion** of the Arena as submitted by the Barrie Colts.



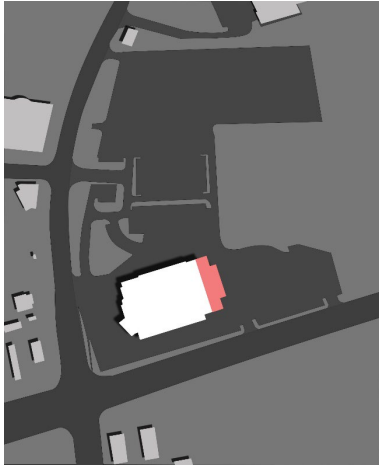
Project Process – Timeline



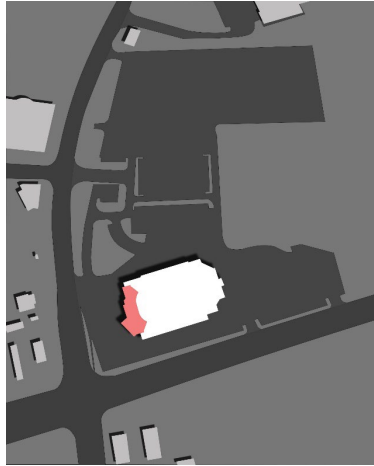
Situational Analysis: Conclusions

- Sadlon has a **primarily commercial mandate** rather than serving community recreation needs. The operation of the facility does not warrant a largescale crossover to community recreation.
- At 27 years old, the Sadlon Arena is still **relatively modern** for an event centre compared to others, however it is **not a new generation facility**.
- The Arena is **successful in its current program of events** and the annual deficit from operations is lower than many comparable centres.
- There are some open questions regarding **governance of the facility** which are addressed in the report.
- Any new investment should trigger a **new licensing agreement**.

Option 1



Option 2



Option 3



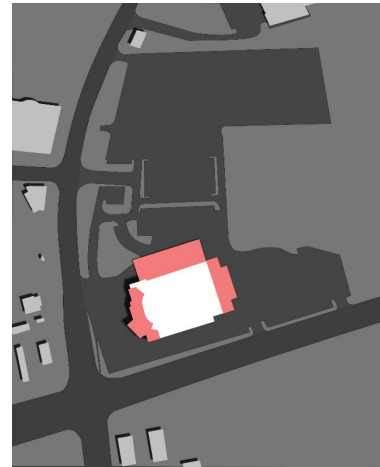
Option 4



Option 5









Option 6



Conceptual Design Options

Options Comparison

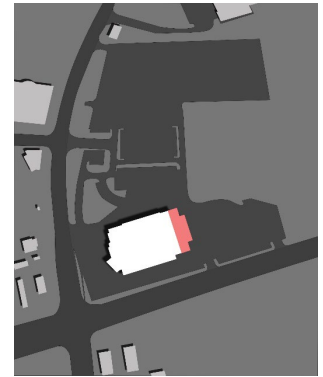
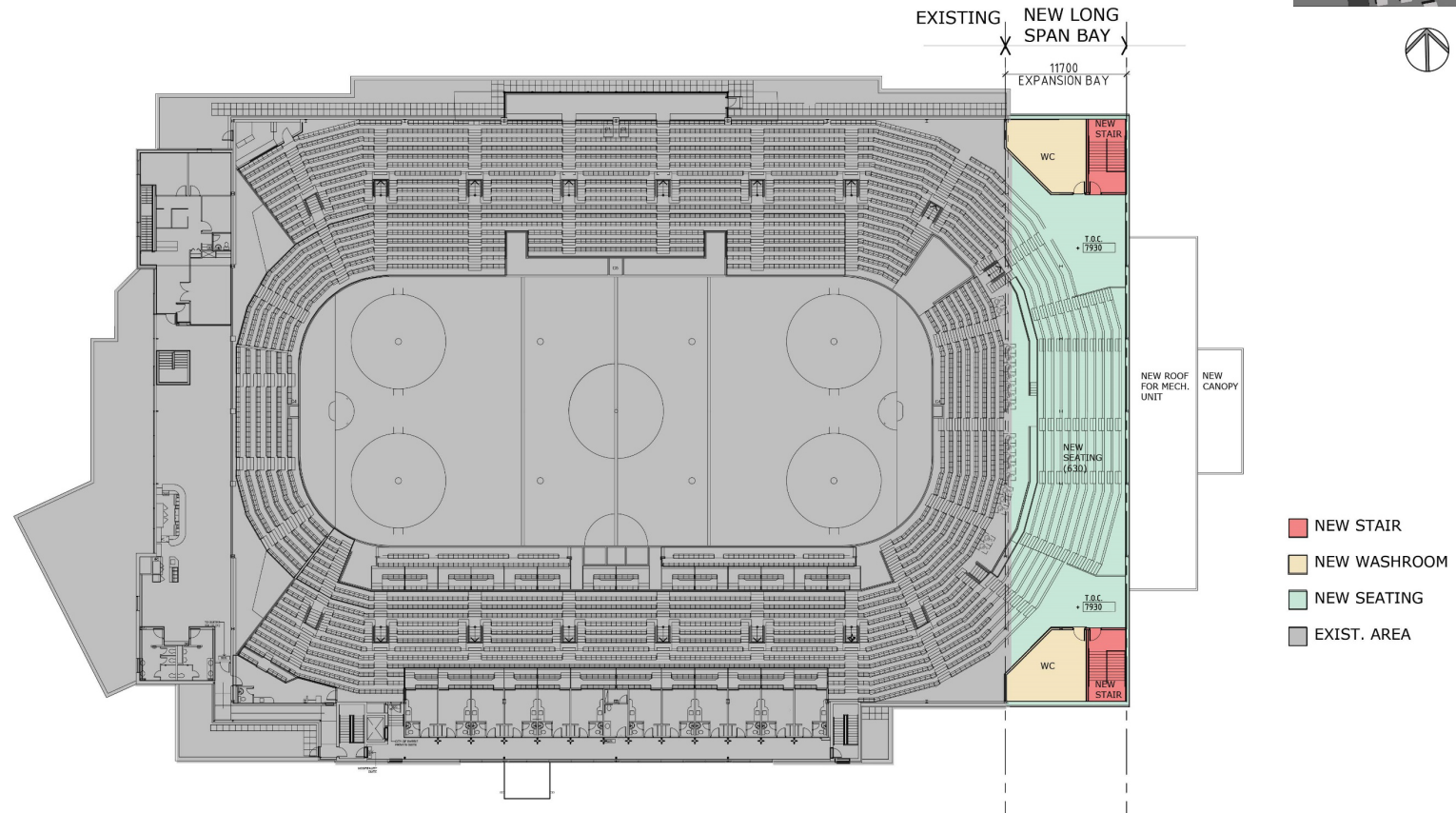
General Details	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
						
Total Number of Seats	4,830 (630 new)	4,780 (580 new)	4,200	4,200	4,780 (580 new)	5,410 (1,210 new)
Area of Addition (sq. m)	1,291	659	2,710	5,279	3,301	4,592
Area of Renovation (sq. m)	355	659	n/a	n/a	871	1,226
Team Facilities (sq. m)	258	258	944	998	944	944
New Lobby / Food Court (sq. m)	561	659	1,304	1,804	1,305	1,305
Multi-purpose Facilities (sq. m)	n/a	n/a	n/a	1,753	n/a	n/a

Options Comparison: Capital Cost Estimates

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
Building Hard Costs	\$6,262,299	\$5,871,674	\$8,785,610	\$22,810,718	\$14,657,284	\$20,919,583
Soft Costs (incl. FF+E) (33%)	\$2,066,559	\$1,937,652	\$2,899,251	\$7,527,537	\$4,836,904	\$6,903,462
Total Building Costs	\$8,328,858	\$7,809,326	\$11,684,861	\$30,338,255	\$19,494,188	\$27,823,045
Site Development Costs (Allocation)	\$1,000,000	\$0	\$2,000,000	\$2,500,000	\$2,000,000	\$3,000,000
Total Costs	\$9,328,858	\$7,809,326	\$13,684,861	\$32,838,255	\$21,494,188	\$30,823,045
Design + Construction Contingency (32.5%)	\$3,031,879	\$2,538,031	\$4,447,580	\$10,672,433	\$6,985,611	\$10,017,490
Total Project Cost	\$12,360,736	\$10,347,358	\$18,132,441	\$43,510,688	\$28,479,799	\$40,840,535

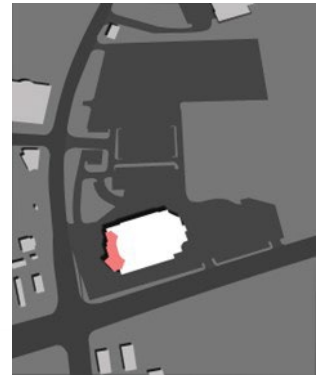
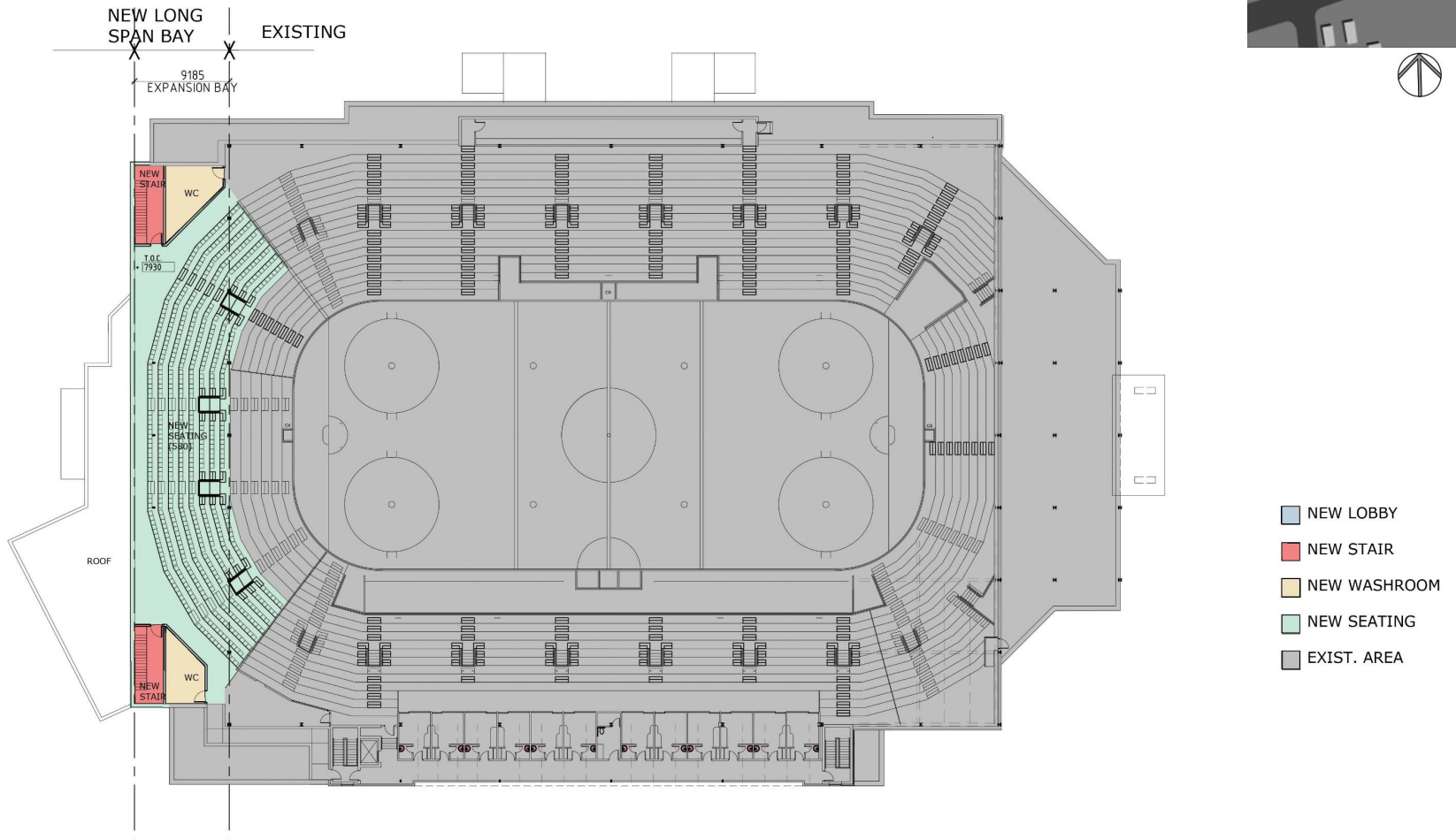
Option 1: East Expansion

Upper Level



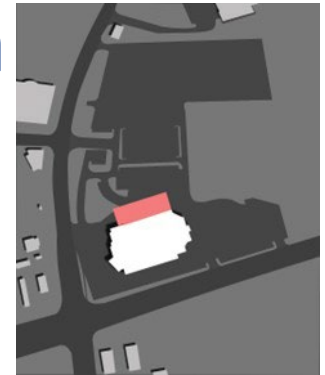
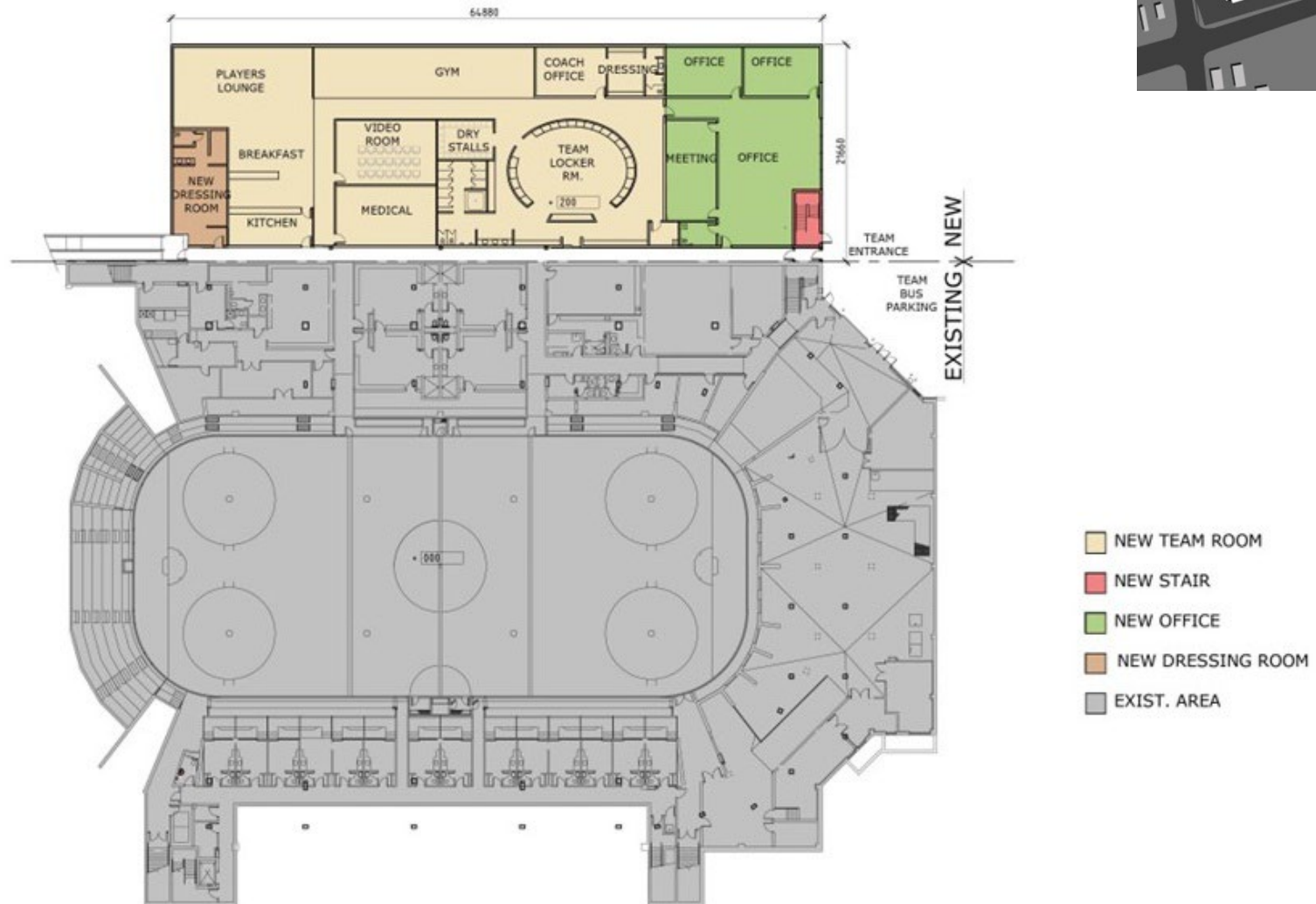
Option 2: West Expansion

Upper Level



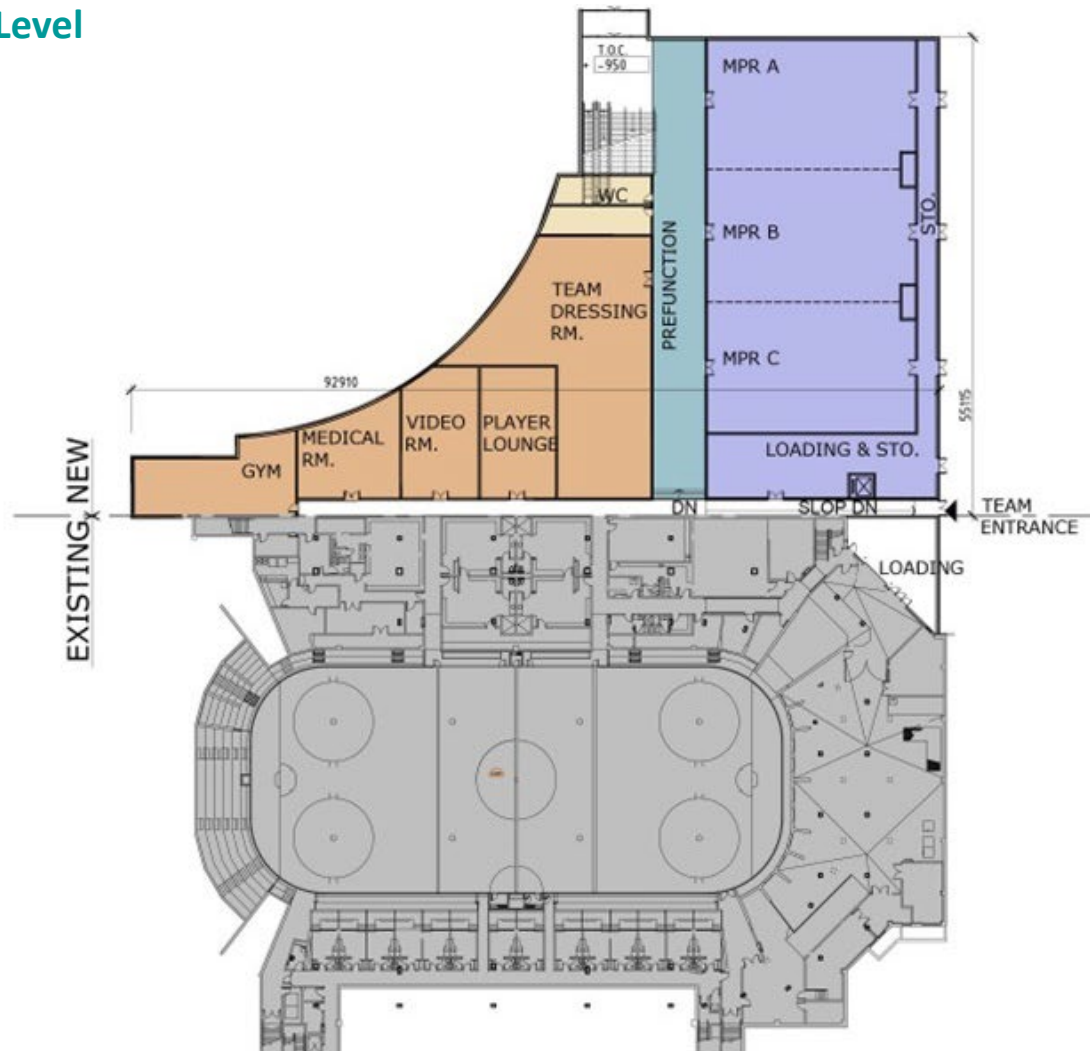
Option 3: Moderate North Expansion

Ice Level



Option 4: Full North Expansion

Ice Level

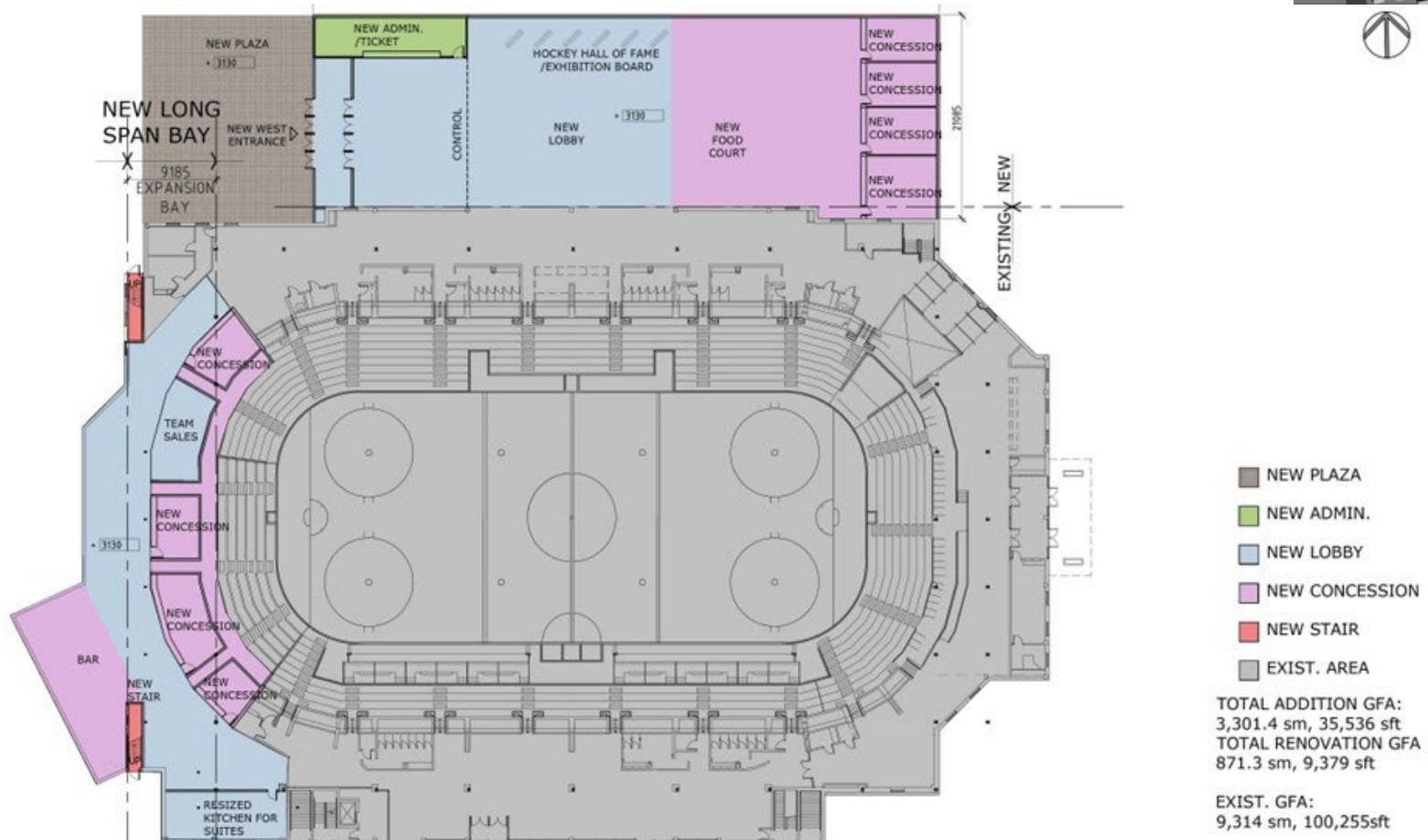
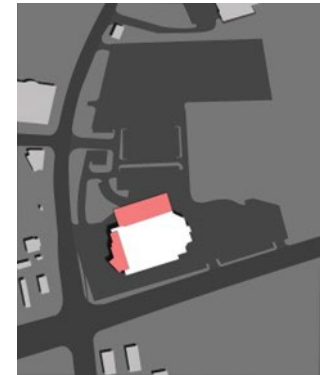


- NEW WASHROOM
- NEW TEAM ROOM
- NEW STAIR
- NEW MULTIPURPOSE ROOM
- NEW PREFUNCTION
- EXIST. AREA



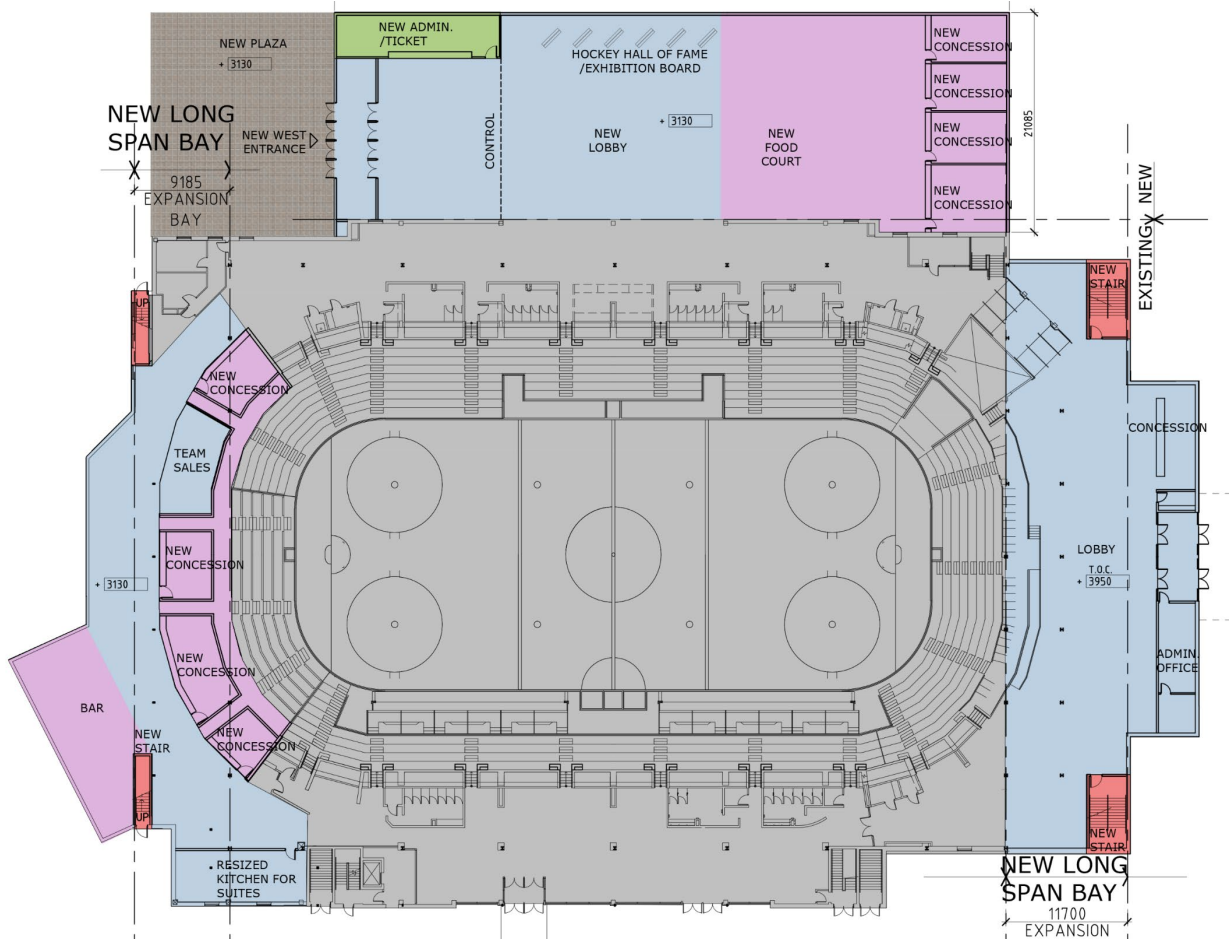
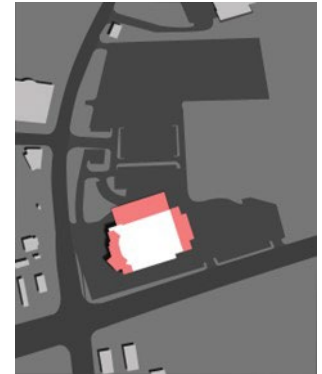
Option 5: Hybrid Expansion

Concourse Level



Option 6: Preferred Option

Concourse Level



- NEW PLAZA
- NEW ADMIN.
- NEW LOBBY
- NEW CONCESSION
- NEW STAIR
- EXIST. AREA

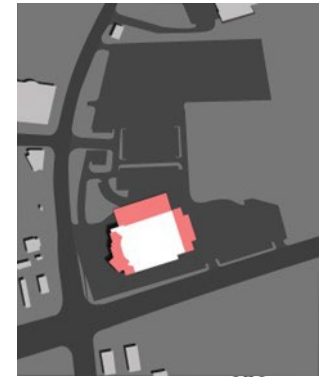
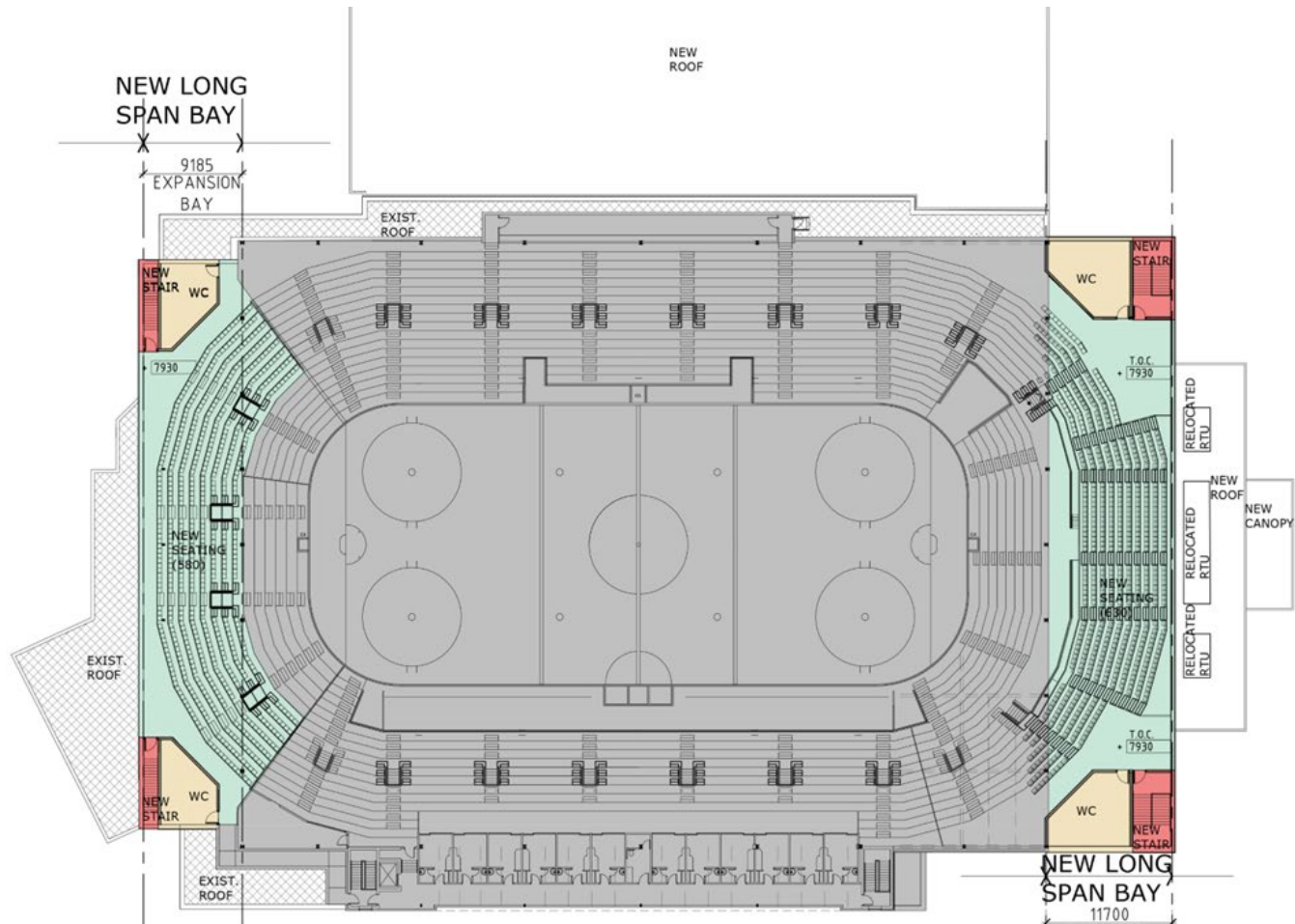
ADDITION & RENOVATION GFA:
5,815.9 sm, 62,602 sft

EXIST. GFA:
9,314 sm, 100,255sft

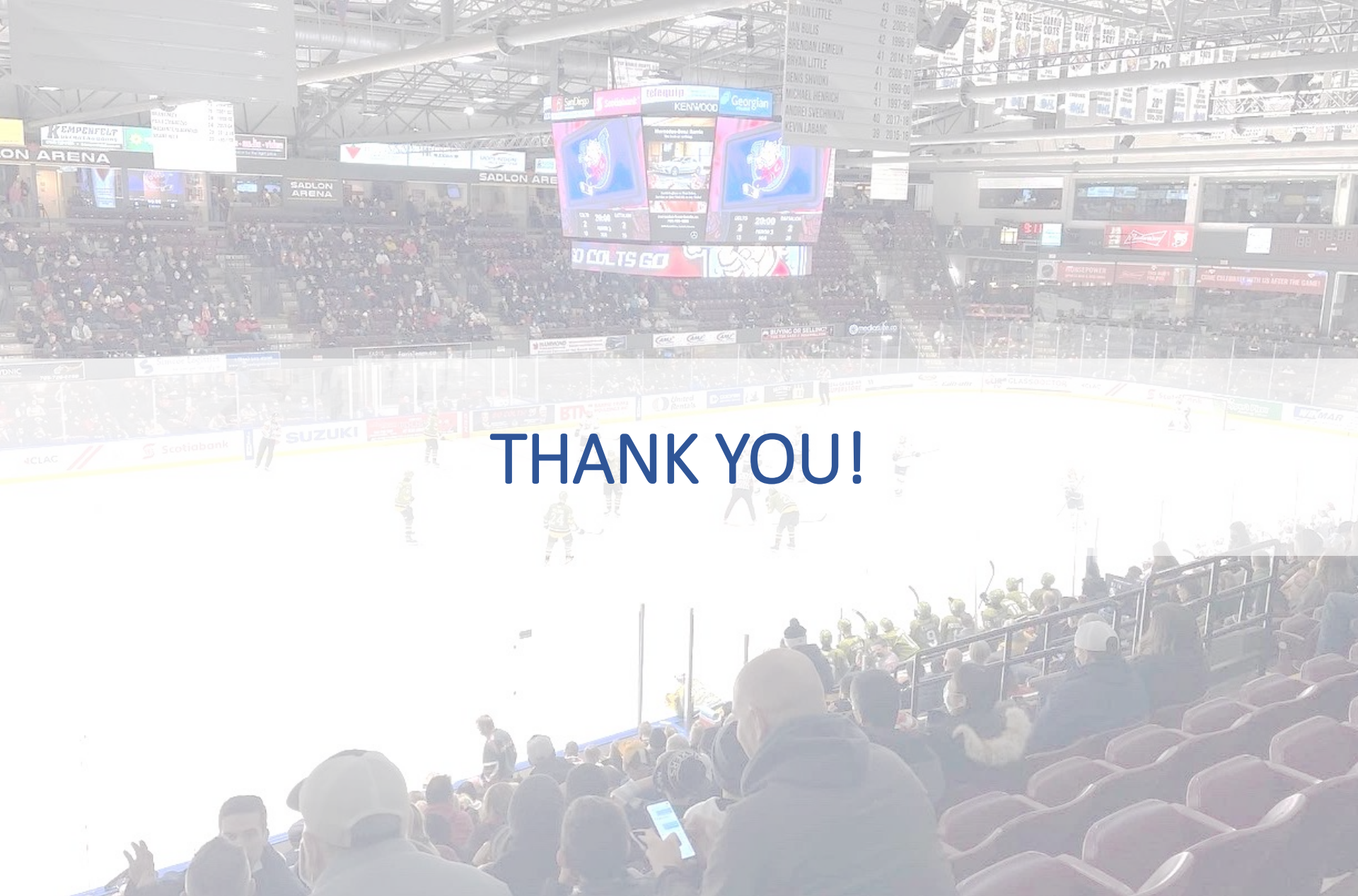
ADDITION SEATS: 1,210

Option 6: Preferred Option

Upper Level



- NEW STAIR
- NEW WASHROOM
- NEW SEATING
- EXIST. AREA
- EXIST. ROOF



THANK YOU!