

Caledonia Nordic Ski Club – EXPANDED LODGE SERVICES DISCUSSION PAPER

Is CNSC meeting the current needs and expectations of members? Should the club consider planning for the construction of a new building or the renovation and expansion of the current lodge (Membership Services Building) to meet those needs?

That are the reoccurring issues that members and staff have asked for that CNSC has not provided and could be provided in a new, renovated or expanded building?

- Member ski waxing area
- Member and day user changing areas
- Year-round high quality healthy food and beverage services for members and their guests
- Expanded membership service area
- Enlarge rental, equipment service and accessory sales area
- Increased administrative office space

Key Assumption

- Maintain family-oriented all season club atmosphere

What are the preliminary thoughts for what would be in a new or revised building (Guest Services / Lodge)?

Main Floor

- Enlarged Visitor and Member welcome area (counter service)
- Membership Sales and Services
- Enlarged equipment rental and accessory sales
- Day user change area
- Administrative offices
- Allow room for future expansion

Second floor

- Commercial full-service year-round food and beverage services
- Windows overlooking facility
- All season south facing balcony area

Design needs to be able to accommodate the hosting of major events and the potential to provide:

- Expanded food services,
- Capacity to provide for an adjacent seating area in tents
- Remote access to kitchen (Service entry, Service delivery)
- Ancillary power connections



Could we meet the requests from our members and staff in the existing buildings or renovation of the existing buildings?

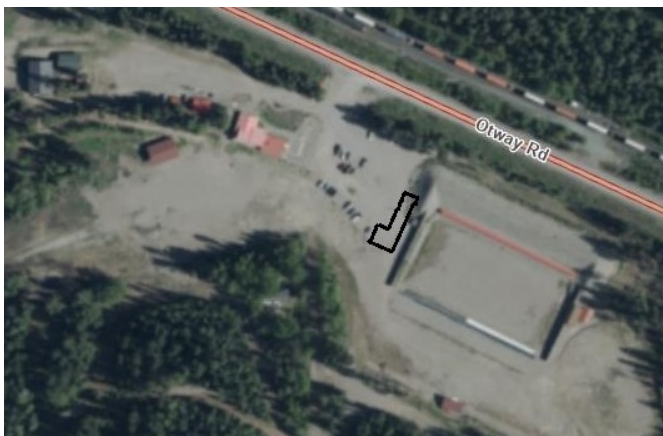
A future detailed feasibility review and conceptual design process would determine the best option for new construction, renovation / expansion but preliminary thoughts include:

- The current lodge area is already the connection of the historic log lodge (1984) and newer lodge addition (2005) with two independent heating and ventilation systems, joint electrical and plumbing systems
- The current kitchen area does not meet commercial food service standards
- The current buildings do not have air conditioning for summer use (climate change)
- The log lodge concrete foundation has structural cracks which would need to be repaired
- Challenging to renovate an existing structure to meet high energy efficient standards
- Extensive renovations would be required which would largely place the building out of service for a considerable period (6 months plus).
- In many ways it could be more straightforward and remove some budgeting risks to design, quote and build a stand alone building

What is one option for the location of a new stand alone building?

A future detailed feasibility review and conceptual design process would determine the best option, but preliminary thoughts include:

- Building could be in Parking Lot One near and adjacent to the western biathlon boundary fence (Aerial Image - reverse L shape in black)
- The building could potentially have a L shaped design which would allow second floor windows (bullet proof) to overlook the biathlon range and a south aspect sheltered main floor patio and open second floor patio.
- This and most options would have negative impacts on the number of spaces in parking lot one.



What would happen to the existing lodge if a new building was constructed?

Main Floor

- Renovation to allow for a member ski waxing area,
- Renovations to allow for a member clothes change areas
- Enlarged Ski Patrol and First Aid Rooms

Second Floor

- Retain essentially the same format that it currently has which provides:
 - Friendly casual family-based setting for warming up, eating, relaxing
 - Existing kitchen area for self prepared food service
 - Area to provide snacks for program participants in a relaxed atmosphere

New Building or Significant Renovation Expansion Cost Estimate

CNSC has a long history of linking all capital expenditures to grant opportunities. In the past 15 years the percentage of CNSC contribution has ranged for 0% to 30% contribution for all our significant capital projects. All significant projects have been designed at CNSC cost and considered shelf ready to link with grants and other opportunities. I.e., Biathlon Range, Competition Buildings, Storage Shop, Snow Making system)

Feasibility Study and Conceptual Design ~ \$15,000.00 (CNSC cost)

Detailed design and construction administration: ~ \$200,000 – \$300,000.00 (CNSC and Grants)

Construction ~ \$3 – 4 million (CNSC and Grants)

Without question this would be a significant long-term project with a total cost of between \$3 - 4 million. Using our historic CNSC records on capital projects and assuming 30% CNSC cost sharing it would be around \$900,000 – \$1,200,00 in CNSC funds.

Timelines and Stages

Projects of this size take time to consult, design, access matching funds and build. The following provides an outline that any decision to proceed with preliminary background work at this time would not forecast construction until 2024/25 at the earliest.

Phase One – 2022 (~6 months) - Detailed Feasibility Review (membership open house and survey of staff and a selection of members) and production of a Conceptual Design. Present to membership.

Phase Two - Gaining Funding for detailed design - Timing TBD but could be 2022/2023 - Obtain Grants based on funding and event opportunities

Phase Three (9 – 12 months) - Detailed Design and Construction Costs Estimates

Phase Four – Gaining Funding - Timing TBD but could be 2024 - Obtain Grants based on funding and event opportunities



Phase Five (12 -18 months) Construction - Timing TBD but could be 2025

Preliminary thoughts around a new building option

- Goal would be to build a high efficiency Building
- Building would potentially have Air Conditioning for summer use and heat recovery system
- Building Septic field could potentially be located within biathlon range intermediate area
- Electrical Power / Natural Gas Supply / Phone and internet lines – high probability that they would come directly from Otway road vs. trying to connect to existing systems.
- Potable water supply – The current system supplies existing lodge, XC building and caretaker residence. Connection to current CNSC system would require upgrades (could potential need new well or more likely an upgraded pump and supply piping).

Sincerely,

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