



St. Albert

Riel Recreation Park

Master Redevelopment Plan
Design Brief




EIDOS Consultants Incorporated
o/a Gibbs Brown Johansson

December 2006

St. Albert

Riel Recreation Park

Master Redevelopment Plan

Prepared for the

City of St Albert

Prepared by

EIDOS Consultants Incorporated
o/a Gibbs Brown Johansson

with

Associated Engineering Alberta Ltd.
Jones Konihowski Enterprises Inc

December 14, 2006

1 INTRODUCTION

The City of St. Albert, working in concert with site leaseholders and community stakeholders, is proposing a master redevelopment plan for Riel Recreation Park. The park is an important component of St. Albert's Red Willow Park. In the process of Redevelopment, the park will be repositioned to be an all season competitive sports and major events venue for the region, and as the gateway to Lois Hole Centennial Provincial Park.

1.1 BACKGROUND

Riel Recreation Park was developed on a municipal solid waste landfill site in the 1970's and 1980's. Soccer and rugby fields have become the home of thriving clubs which deliver community programming in their respective sports. The Kinsmen have developed a rodeo and exhibition grounds in the park and operate St. Albert's Rainmaker rodeo each year. Other Kinsmen uses include an RV park and a BMX track. The master plans for Red Willow Park (1988, 1991 and 2003) have identified the need for upgrading and landscaping of the park. The current requirement for park renewal comes from a number of factors:

1. Landfill management program: capping and drainage improvement program for the entire landfill site

2. Addition of a premiere football facility to support High School and Minor League football in St. Albert

3. Aging infrastructure of existing facilities which are in excess of 20 years old, including: rodeo grounds, and RV Park

4. General lack of site landscaping aesthetics and

5. Poor utilization of site in terms of all season use and underutilized areas

To fund renewal of the site facilities and landfill management program, the City has applied to the Canada-Alberta Municipal Rural Infrastructure Fund (CAMRIF). The grant application was for $ 9.7M and will be split between the municipal, provincial and federal governments.

The City of St. Albert engaged the firm of EIDOS Consultants Incorporated to engage all stakeholders and prepare a master development plan. The City engineering staff with assistance from Associated Engineering Alberta Ltd., undertook a predesign study of landfill capping and drainage, utilities and general construction costing. A planning process was initiated in the summer of 2006 to:

1. Engage stakeholders and the public in the plan development

2. Prepare a land redevelopment plan which will direct future expenditures

3. Integrate the landfill management program including enhanced capping and drainage management

4. Prepare a capital priority and staging plan that would provide a logical approach to sequential development

1.1.1 PLANNING PROCESS

Project Initiation

1. Start-up meeting: Meet with administration staff to review project scope
2. Site Reconnaissance: Visit project site for walk through and photo documentation
3. Key Persons Interview: set up meetings with project partners and senior administrative staff to assess project scope and influencing factors
4. Base Plan development: Assembly of project base plan
5. Project Research: research influencing components within project scope

Choices and Directions

1. Prepare design Standards criteria and typical layouts: develop template layouts for site requirements
2. Stakeholder's workshop: conduct workshop with partners and stakeholders to determine areas of ideas, opportunities and constraints
3. Define Choices and Directions: documentation of plan's choices (areas of the plan where an option has been presented) and directions (areas of the plan where firm direction has been presented)
4. Engineering Review – Utilities, Parking and transportation: review of existing and proposed utilities, parking options and transportation directions
5. Identify football construction alternatives: review of natural and synthetic football field turf including construction, costing, and constraints
6. Global cost estimate: development of probable costs
7. Review with planning committee: presentation of directions and choices to city administration team for their comment
8. Present to partners and SLT: present directions and choices to both partners and SLT for their comments
9. VE session: value engineering session
10. Council presentation: Presentation of preliminary findings to City Council

Master Development Plan

1. Review direction with planning committee: receive comments and directions from city administration
2. Master Plan development
    a. Detailed component study: detailed component layout of football field, Rotary Park, RV park and rodeo grounds
    b. Rendered Master Plan: digitally rendered master plan colour reproduction showing facilities roads/parking and landscape development
3. Identify event options: schematic overlays of zoning configurations
4. Preparation of implementation plan: schematic overlays of implementation and staging configurations
5. Preparation of written report: preparation of written documentation with plans, graphics and costing
6. Review with Planning committee: present written report to planning committee for their comments
7. Circulate to departments: circulation of report and plans to city departments
8. Public Open house: presentation of plans and options to the general public
9. Present to partners and SLT: presentation of final plans to both the project partners and SLT
10. Refine and present to city council: presentation of final plan and report to City council for their approval

1.2 MASTER PLAN DESCRIPTION

The main components of the Riel Park Master Plan are identified below:



Football Field

1. Premier multi-use synthetic turf sports field
2. Sport field lighting
3. Multi-sport score board
4. Spectator stands and press box
5. Practice field
6. Club house and change rooms
7. Addition to Kinsmen Korral with change rooms, concession and restaurant.
8. Parking
9. Public restrooms and concession

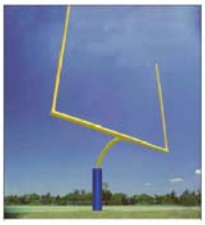














Rugby and Soccer Fields

1. Addition of 63 parking stalls along west end of fields
2. Addition of 80 parking stalls along south side of soccer fields
3. Improved grading and water management of fields to minimize leachate generation













Kinsmen Exhibition Grounds

1. Expansion of useable space for the exhibition grounds to allow for additional event usage such as Rockin' August, and farmers market
2. Additional space for overflow event parking and RV parking.
3. Proposed covered event facility

Rodeo Grounds

1. Reconfiguration of rodeo grounds
2. Additional spectator seating
3. Elimination of the chuckwagon track

BMX Track

1. Improved configuration of BMX parking
2. Expanded safety barrier
3. Improved spectator seating

Kinsmen RV Park

1. Initial development of 43 RV stalls
2. Improved washroom and laundry facilities
3. Site hook-ups
4. Future expansion of 51 RV stalls



Rotary Park / Gateway to Lois Hole Centennial Provincial Park

1. Creation of a gateway to Lois Hole Centennial Provincial Park
2. Interpretive signage informing the user of Lois Hole, the park and the Big Lake Natural Area
3. Day use facility for picnicking, for all users of the park
4. Natural play area
5. BLESS Shelter – Staging Facility
6. Boat Launch
7. Parking (80 Stalls)























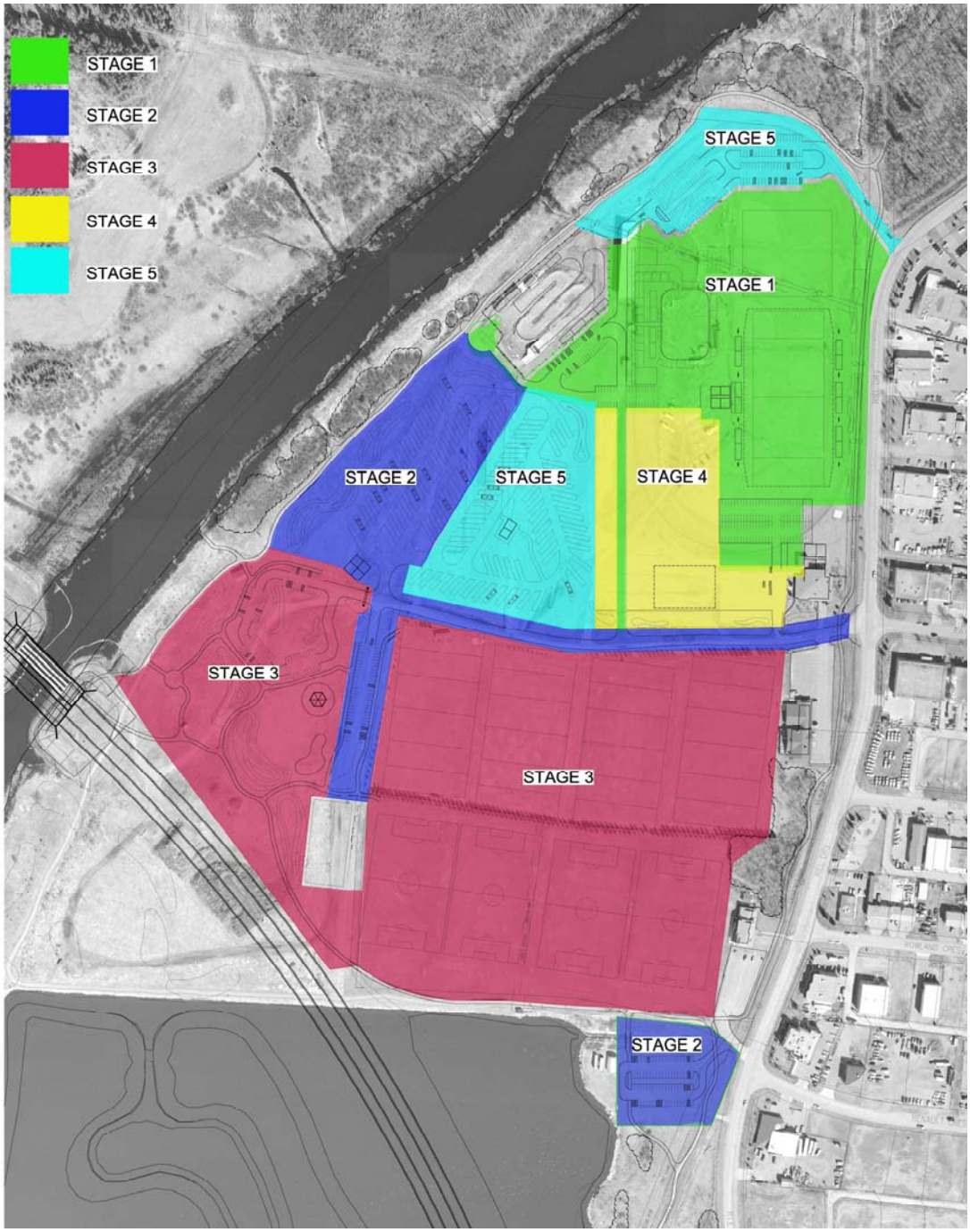




1.2.1 PROJECT STAGING

Site is broken down into five stages.

1. Football Field, Kinsmen / Football Parking, BMX Parking
2. Kinsmen RV Park (43 Stalls), Soccer / Rugby Parking, Rodeo Drive
3. Rotary Park, Soccer / Rugby Field up-grades
4. Kinsmen Exhibition Grounds
5. Kinsmen RV park expansion (51 Stalls), Additional North parking lot



1.2.2 PROJECT CAPITAL COSTS AND STAGING

See Appendix for spreadsheets

Costs are programmatic and subject to change

Based on 2007 un-inflated dollars

1.2.3 PROJECT BENEFITS

Premium Soccer / Football Facility (New)

1. Up to 2100 hrs annually of program time for football, soccer and field lacrosse
2. Annual costs of $75,000 - $100,000 would be off set partially by user fees of $10,000 - $20,000
3. Premium facility retains all local teams in St Albert and brings in spin-off revenues from away teams including hotel, restaurant, gas etc
4. Synthetic turf and drainage system utilizes recycled by products (bottom ash and recycled rubber) and has eco-friendly energy-efficient lighting
5. The field promotes healthy lifestyles, fitness and pursuit of excellence in St Albert

Kinsmen Rodeo and Exhibition and RV Park (Upgraded and Repositioned)

1. The Kinsmen Club of St Albert donate all proceeds of the site attractions to charitable and social causes in St. Albert. To date the Kinsmen have donated $4M back to the community
2. Reconfiguring the Kinsmen facilities will allow the club to significantly expand their support of community organizations by:
    a. Tripling revenue from and expanded RV park (estimated $120K up from $40K/annum)
    b. Diversifying and repositioning from a single event (Rainmaker Rodeo) to increased emphasis on multiple attractions through-out the year on its exhibition grounds. Events could include Show and Shine, agricultural fairs, concerts and community events)
    c. Synergies exist with other site operators for share of parking for major attractions of a world class calibre (ex. Women Rugby Worlds)
3. Creating a multifaceted events park will bring in tourism spin-off dollars to St. Albert the regional economy.
4. The RV Park has strong demand and little competition in the region and will be well connected to regional transportation systems. The revenue spin-offs from the RV clientele will benefit St. Albert the regional economy. The RV park supports the sports tournaments, and events operated by the Kinsmen

Rotary Park and Gateway to Lois Hole Centennial Park

1. This new park area will support the site activities with a day-use area, sledding hill, playground and group site. It also is the Gateway to Lois Hole Centennial Provincial Park. Many of the park components will be donated by the Parkland Rotary Club
2. Big Lake is the recognized International Bird Area and recently a provincial park
3. The Gateway concept provides a land and water trail staging area to the Park
4. The benefits are increases environmental education and awareness for all ages and improved heritage presentation

SCHEDULE 2.1

Project: Riel Park Recreation Master Plan

Project Number:

Subject: Site Improvement Option B - Conceptual Quantity/Cost Estimate

Round 1 draft

preliminary

Stage/Work Item	Quant	Unit	Unit Price	Extension	Percent	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
					Support	11.7 ha	3.5 ha	13.5 ha	3.0 ha	2.1 ha
Drainage and Grading (Drainage Concept 2										
Site Preparation (i.e. remove existing fencin	1	L.S.	$20,000	$20,000		$20,000				
Clay Capping (600 mm over 15.7 ha)	95,000	m^3	$25	$2,375,000		$997,500	$532,000		$346,800	$498,700
Fill for Rotary Park	35,000	m^3	$15	$525,000				$525,000		
Additional Fill (to meet Drainage Concept 2,	20,000	m^3	$25	$500,000		$175,000	$175,000		$150,000	
Drainage Swale Cut	10	m^3	$5	$50		$50				
Drainage Swale Fill	200	m^3	$5	$1,000		$1,000				
Liner for Drainage Swale (4 m wide by ~ 320	1,300	m^2	$7	$9,100		$9,100				
Drainage Swale Seeding	1,300	m^2	$2	$2,600		$2,600				
				$3,432,750		**$1,205,250**	**$707,000**	**$525,000**	**$496,800**	**$498,700**
Football Field										
MultiSport Stadium w/ artifical Turf	1	L.S.	$2,500,500	$2,500,500		$2,500,500				
Practice Field 150 topsoil and seed	15,500	m^2	$5.5	$85,250		$85,250				
Change rooms - not funded		LS	$330,500.0	$0						
				$2,585,750		**$2,585,750**	**$0**	**$0**	**$0**	**$0**
RV Park Relocation (43 Initial 94 Total):										
RV Stalls:										
Stall Development - Hard	94	stall	$5,600	$526,400			$240,800			$285,600
Stall Development - Soft - table and grass	94	ea	$2,000	$188,000			$86,000			$102,000
Water and Sewer and Electical Mains	1	LS	$521,600	$521,600			$521,600			
Washhouse Laundramat	1	LS	330,500.00	$330,500			$330,500			
Secondary Bathroom Bldg	1	LS	166,000.00	$166,000						$166,000
				$1,732,500		**$0**	**$1,178,900**	**$0**	**$0**	**$553,600**
Rodeo Drive Improvements:										
Subbase (200 mm depth over 8 m wide Rod	4,000	m^2	$25	$100,000			$100,000			
Base (100 mm depth over 8 m wide Rodeo I	4,000	m^2	$20	$80,000			$80,000			
Asphalt (100 mm depth over 8 m wide Rode	4,000	m^2	$30	$120,000			$120,000			
Culverts (assume 600 mm diameter, 12 m le	5	ea	$2,500	$12,500			$12,500			
Tie-In Existing Access Roads (Rugby, Kinsm	1	L.S.	$10,000	$10,000			$10,000			
Liner for Ditch (2 m wide by ~ 500 m long, 2	2,000	m^2	$7	$14,000			$14,000			
Ditch Seeding	2,000	m^2	$2	$4,000			$4,000			
				$340,500		**$0**	**$340,500**	**$0**	**$0**	**$0**

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Stage/Work Item	Quant	Unit	Unit Price	Extension	Percent	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
Rotary Park:										
3.0m wide Asphalt Trail (75mm lift, 150mm	680	l.m.	$75	$51,000				$51,000		
Topsoil - Turf and Beds	1	LS	$158,600	$158,600				$158,600		
Plant Material	1	LS	$253,000	$253,000				$253,000		
Bench	4	ea.	1,300.00	$5,200				$5,200		
Waste Receptacle	4	ea.	800.00	$3,200				$3,200		
Swing Bench	2	ea.	1,500.00	$3,000				$3,000		
Picnic Tables	8	ea.	1,500.00	$12,000				$12,000		
Informative Signage	4	ea.	250.00	$1,000				$1,000		
5 Interpretive Nodes (75mm Ashalt,	120	m^2	30.00	$3,600				$3,600		
Area Lighting	1	ea.	5,000.00	$5,000				$5,000		
Canoe Launch	1	ea.	5,000.00	$5,000				$5,000		
Gateway	1	ea.	20,000.00	$20,000				$20,000		
Play Structure	1	ea.	60,000.00	$60,000				$60,000		
Day-Use Shelter	1	ea.	75,000.00	$75,000				$75,000		
				$655,600		**$0**	**$0**	**$655,600**	**$0**	**$0**
New Parking Lots (200 base w/ 75 ACP)										
South Lot Near Riel Pond + Access Road	2,660	m^2	$60	$159,600			$159,600			
Lot in Rotary Park + Access Road	3,480	m^2	$60	$208,800				$208,800		
Lot West of Rugby & Soccer (By Rotary)	1,800	m^2	$60	$108,000				$108,000		
Lot Near BMX Track + Emergency Access	3,000	m^2	$60	$180,000		$180,000				
Lot South of Football Field	2,950	m^2	$60	$177,000		$177,000				
Lot South of Rodeo Grounds	1,670	m^2	$60	$100,200		$100,200				
North South Kinsmen Access Route	1,500	m^2	$60	$90,000		$90,000				
Lot North of Football Fields	5,600	m^2	$60	$336,000						$336,000
North Lot Access Road + Riel Drive Access	1,300	m^2	$60	$78,000						$78,000
* Surface lots do not include concrete curbs or				**$1,023,600**		**$547,200**	**$159,600**	**$316,800**	**$0**	**$0**

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Project Number:
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Round 1 draft
preliminary

Stage/Work Item	Quant	Unit	Unit Price	Extension	Percent	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
Pedestrian Circulation and Site Beautificati										
3.0m wide Asphalt Trail (75mm lift, 150mm	1,900	l.m.	$150	$285,000			$285,000			
Pedestrian Bridges - 6m	4	ea	10,000.00	$40,000			$40,000			
Concrete Bus Stop	15	m^2	$120	$1,800			$1,800			
Turf 125 topsoil and seed	56,940	m^2	$5.5	$313,170		$156,585	$78,293		$78,293	
Shrub Beds 350 topsoil and 100 mulch	1,200	m^2	$33.0	$39,600		$19,800	$9,900		$9,900	
Plant Material	1	LS	$325,860	$325,860		$162,930	$81,465		$81,465	
Site Furniture	1	LS	$180,700	$180,700		$90,350	$45,175		$45,175	
Site Signage	4	ea	2,500.00	$10,000		$5,000	$2,500		$2,500	
				$1,196,130		**$434,665**	**$544,133**	**$0**	**$217,333**	**$0**
Soccer Field Soil Improvements:										
Top Dressing (assumed 50 mm composted	2,500	m^3	$30	$75,000				$75,000		
Reseeding and fertilize	14	ha	$10,000	$135,000				$135,000		
				$210,000		**$0**	**$0**	**$210,000**	**$0**	**$0**
Rodeo and Exhibition Grounds:										
Install RAP (assumed 75 mm donated RAP	15,000	m^2	$5	$75,000						$75,000
Rodeo Infield and Pens (not funded)	1	LS	$120,000	$120,000						
Bleachers - 200 seat portable	10	ea	$20,000	$200,000		$100,000				
				$395,000		**$100,000**	**$0**	**$0**	**$0**	**$75,000**
Sub-Total				$11,571,830		$4,872,865	$2,930,133	$1,707,400	$714,133	$1,127,300
Contingency Allowance (@ 25%)				$2,892,958		$1,218,216	$732,533	$426,850	$178,533	$281,825
Consulting Services (@ 15%)				$1,735,775		$730,930	$439,520	$256,110	$107,120	$169,095
TOTAL				**$16,200,562**		$6,822,011	$4,102,186	$2,390,360	$999,786	$1,578,220

Note: All quantity estimates are based November, 2006 prices. Estimates and will vary depending on sourcing and volitile market prices.
Cost estimates are conceptual (+/- 25%). Allow 30% inflation per year for budgeting.

SCHEDULE 2.2

Project: **Riel Park Recreation Master Plan**
Project Number:
Subject: Football field - Conceptual Quantity/Cost Estimate
By:

Stage/Work Item	Quantity	Unit	Unit Price	Extension
Common Football Field Components				
Shape top surface of clay cap layer	1	L.S.	$20,000	$20,000
150mm field drainage tile @ 9.0M O/C	1	L.S.	$184,667	$184,667
Compacted Bottom ash	7,756	m^3	$42	$325,752
Night lighting system, c/w poles wiring controller transformer	1	L.S.	$350,000	$350,000
Bleachers 1000 seats- 15 row framed stationary, elevated	1,000	seat	$125	$125,000
Bleachers pad - concrete	500	m^2	$100	$50,000
Perimeter fencing 1800mm ht	400	m	$100	$40,000
Bleacher/Field separation fence 1200mm ht	150	m	$75	$11,250
Score board	1	L.S.	$45,000	$45,000
Players Benches	2	ea	$2,500	$5,000
Goal Posts	1	L.S.	$8,000	$8,000
Change Room (NIC)				
Press box stand	1	L.S.	$15,000	$15,000
Subtotal				$1,179,669
Conventional Irrigated Turf				
300 Soil sand mix	3,324	m^3	$90	$299,160
Seed	11,080	m^2	$2	$22,160
Irrigation	1	L.S.	$750,000	$750,000
				$1,071,320
Synthetic Turf (cf Clark Park)				
Compacted Bottom ash - 300 top-up	3,324	m^3	$42	$139,608
Concrete Curb surround 150*600 and sidewalk/bleacher pad	1	L.S.	$50,000	$50,000

Project: **Riel Park Recreation Master Plan**
Project Number:
Subject: Football field - Conceptual Quantity/Cost Estimate
By:

Stage/Work Item	Quantity	Unit	Unit Price	Extension
Underlay - Elayer	11,080	m^2	$40	$443,200
Plastic wood securing board	1	L.S.	$23,000	$23,000
Synthetic Surface with lines for football and soccer	11,080	m^2	$60	$664,800
				$1,320,608
Differential				$249,288
Total - Natural Irrigated Turf				**$2,250,989**
TOTAL - Synthetic turf				**$2,500,277**

Note: All quantity estimates are based November, 2006 prices. Estimates and will vary depending on sourcing and volatile market prices. Cost estimates are conceptual (+/- 25%). Allow 30% inflation per year for budgeting.