

• NOTES •

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• DRAWING VERSIONS •

MAY 4, 2016 • CONCEPT DRAWINGS
 MAY 26, 2016 • CONCEPT DRAWINGS
 JULY 10, 2016 • CONCEPT DRAWINGS

**NOT FOR
 CONSTRUCTION**

• PROJECT •

**ROTARY / PEMBINA NORDIC
 OUTDOOR EDUCATION &
 EVENTS CENTER**

• PROJECT ADDRESS •

NE-24-49-7-W5
 EAGLE POINT PROVINCIAL PARK
 BRAZEAU COUNTY, AB

• CLIENT •

DEJANIRA ENTERPRISES LTD.
 (FOR PNSC / ROTARY DV / EPBRPC)
 BOX 7596, Drayton Valley, AB T7A 1S7

• SHEET INFO •

VERSION DATE: JULY 10, 2016
 VERSION DESC.: CONCEPT DRAWINGS
 DRAWN BY: I. MACINTOSH
 CHECKED BY: I. MACINTOSH
 SCALE: AS SHOWN

• DRAWING NAME •

**PERSPECTIVE VIEW -
 SOUTHEAST**

• PROJECT NO •
 16-10-001

• SHEET NO •
A1-02



Eagle Point (Rotary - Pembina Nordic) Outdoor Education & Events Centre

Summary:

Pembina Nordic Ski Club working with the Rotary Club, and the Eagle Point Blue Rapids Parks Council will design, fundraise for, build, and operate a two storey expanded chalet building and outdoor education centre also designed for staging larger races and events.

The lower level of the building will have a dedicated spaces for ski waxing or bike prep that will double as a second outdoor education classroom space, as well as a rental ski equipment storage room and a garage scale grooming snowmachine and trail gear storage and repair room. The upper level will have a main chalet lunch room public space during weekends that will serve as the primary outdoor education classroom space during the week days. It will also have an office for teacher use and for PNSC club use and race event operations, along with two washrooms and a storage room.

The building will be located just north of the current seacan between the driveway and the race stadium start-finish area and training grid and will better serve the jack-rabbit, racing rabbit and adult ski lessons on weekends. The existing chalet will remain in place and continue to be used as is.

Purpose and Use:

- OUTDOOR EDUCATION CENTRE: Main use will be to provide year round outdoor and environmental education program day-use facility located in an ideal location in the heart of Eagle Point Provincial Park for informal youth programs and services, school educational programs and services, and some adult programs
 - Eagle Point Blue Rapids Parks Council (EPBRPC) already has a reasonably successful outdoor and environmental education program serving 1500 or more youth per year but it is limited by the lack of adequate on-site classroom and learning space, washroom facilities, storage and office which this facility is designed to provide
 - Current users seeking better facilities and expanded programming include:
 - Elementary, junior and senior high school teachers offering field trips and outdoor learning experiences for science, phys-ed, environmental studies, survival, leadership and related curricula
 - Scouts, Guides, Cadets, 4H, Junior Forest Wardens, etc
 - Home school parents, Youth Groups and Church-based youth programs
- EVENTS CENTRE: Another main use will be to host major outdoor summer and winter recreational and trail events including the Annual Eagle Point Loppet, Alberta Cup Nordic races; Annual Bears Trail Run; regional and provincial mountain bike and trail cycling events; high school and club cross-country running events; geocaching and orienteering events; and other snow-shoe - winter carnival - outdoor focussed activity events
- TRAIL & STAGING AREA CHALET: Third primary use will be for a weekend public chalet and lunch / warm-up facility for weekend and evening users of the provincial class trail system that supports X-C skiing, cycling, walking, running, hiking, and nature enjoyment - with a higher calibre, more handicapped friendly and slightly less "rustic" or "primitive" facility than currently exists
- Other Important secondary uses will include a wilderness based but nearby and accessible rental facility that offers:

- an excellent and affordable non-profit local venue to corporate and government bodies seeking an outdoor oriented and, away from the office location for retreats, planning sessions, training sessions, or team-building
- Outdoor nature based and highly scenic facility for private or family functions

Description:

- Wood frame partial timber frame building with steel roof, 1728 sq ft main floor (54' x 32')
- Grade beam on piles and concrete slab floor for full useable basement level opening out on grade to south and east sides and accessibility access - no stairs or ramp required
- Additional 400 sq ft covered deck and event observation and staging area on east "stadium" side and west side front entrance porch and deck with accessibility ramp
- Two large public activity / classroom / workshop / events spaces - one on each floor
- Other rooms include:
 - Multi-purpose office and educator work space, two washrooms, furniture and equipment storage space upstairs to maximize ease of multi-use
 - Rental / loaner ski and snowshoe storage space, trail equipment workshop, and utility room will complement the main downstairs classroom and event workroom

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CAPITAL COST

- Budget after preliminary review by potential contractors **\$480,000**
- Funding Sources
 - o PNSC cash including corporate donations and pledges \$60,000 being raised
 - o Rotary Club of Drayton Valley \$120,000 confirmed
 - o Government of Alberta funding [CFEP, Rec .. others \$105,000 application Dec 16
 - o Brazeau County request \$105,000 pending
 - o Corporate and Business In-kind contributions \$ 50,000
 - o Volunteer labour \$ 40,000

OPERATING COST:

- Approximately \$20,000 per year which is more than covered by existing or easily achievable user charges conservatively yielding a self-funding operation and small surplus towards major maintenance or upgrades

TIMELINE:

- Complete fundraising and approvals and permits to March 2017
- Potential to commence site and foundation work April - May 2017
- Close in June 2017; interior finishing Summer 2017
- Opening Fall 2017

OWNERSHIP and OPERATIONS:

PNSC will own the building and continue to hold the recreational lease on which it is located. PNSC will operate the facility during the weekends and have priority use on selected weekdays required for race events or other programming on a pre-scheduled basis. The Eagle Point Blue Rapids Parks Council will operate and manage the facility during the weekdays and be responsible for all outdoor education and environmental education programming and for overall scheduling and book-keeping.

A joint building committee is being established consisting of members from PNSC, Rotary Club and the Eagle Point Blue Rapids Parks Council staff.

Additional information available at this time includes:

- Preliminary Drawings - concept drawings with floor plans and equipment layouts [8 pp]
- Construction Budget
- Operating Budget