

# Future of the Shawville Arena – Public Information Session

Shawville RA, September 18<sup>th</sup> 2025



# Purpose of Tonight's Session

- Inform residents of the arena's current condition, costs and the municipality's decisions to this point
- Present the limited building condition assessment and renovation pre-feasibility study (Class-D)
- Outline options
- Collect your input — decision not taken tonight



# History & Current Operations (Context)

- Owner: Pontiac Agricultural Society (PAS); building constructed in 1960, ice slab added a few years later.
- Municipality of Shawville has operated the arena since inception
- Lease agreement signed with PAS (signed in 2015, and again in 2025 for a period of 5 years)

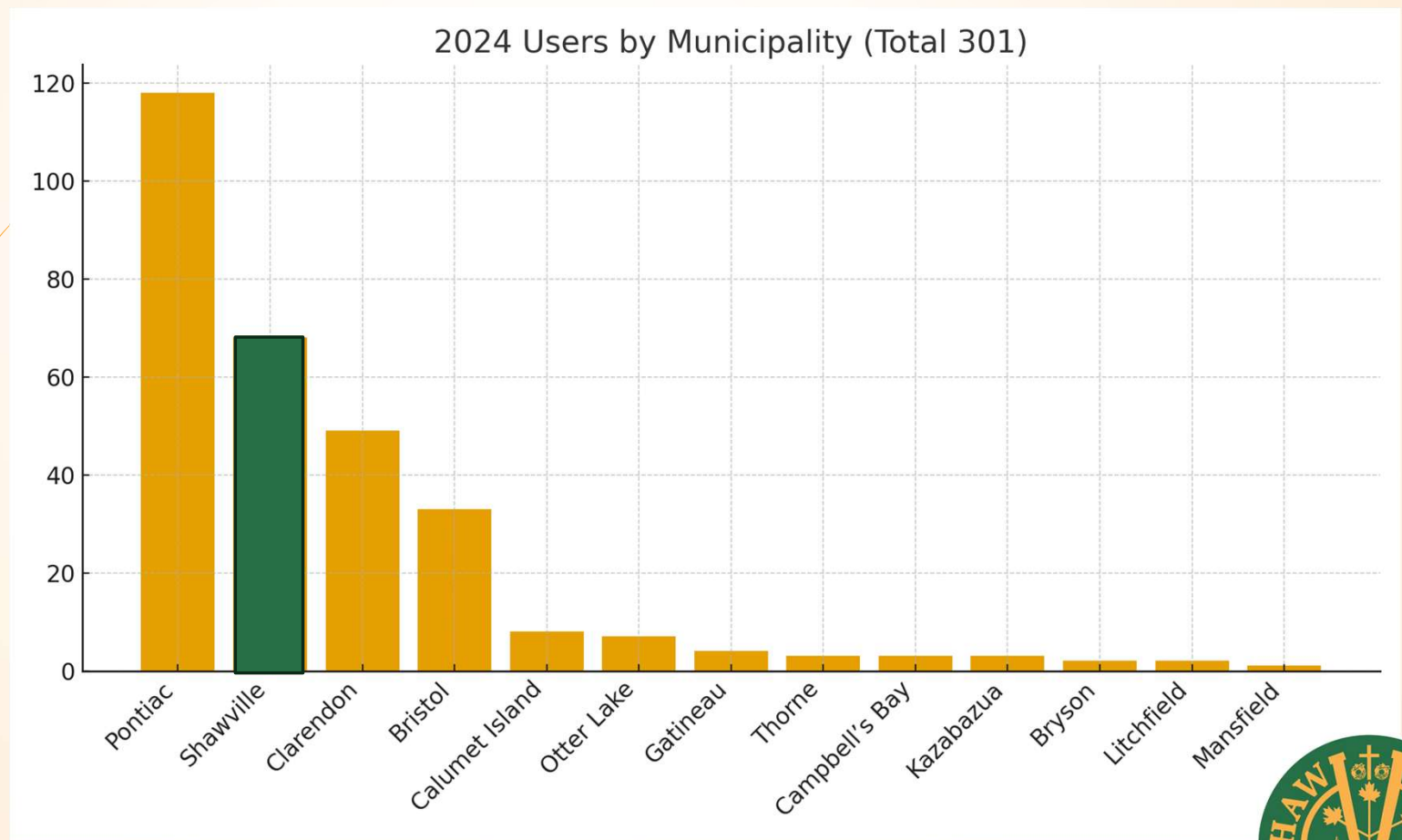


# Who Uses It & What It Costs

- 2024 Users (excl. adult leagues/public skating): 301 total
- Top user municipalities: Pontiac (118), Shawville (68), Clarendon (49), Bristol (33)...Total 301 kids
- Municipal net contribution rose from ~\$120K (2021) to \$177,236 (2024)
- Per-household impact (821 households): ≈ \$216/household



# Who Uses It & What It Costs



# Important Financial Considerations

- This council, during their current term, recognized the important financial considerations between the operations of the arena and its future financial investment required to maintain it
- The financial considerations were ever increasing, requiring more and more injection of funds to keep it running
- Future considerations include arena floor replacement, compressor room and condenser, ammonia leak and ice-resurfacer (Zamboni)



# Why Commission the Study

- Provide neutral, Class-D order-of-magnitude costs to renovate to minimum code/standards
- Support an apples-to-apples comparison with a potential 'build new' pathway
- Identify risks, unknowns, and critical upgrades before committing any funds
- Grant receive from MRC Pontiac to pay for study, resulting in 90% of costs paid for.



# Study Team & Method

- Prime: J.L. Richards & Associates • Costing: Hanscomb
- Inputs: Limited Building Condition Assessment (Nov 2024), Pre-Feasibility Report (June 2025)
- Visual review only (no destructive testing) → higher contingency and risk allowances
- Preliminary code & accessibility review; systems assessment; Class-D cost model





# Code & Accessibility Gaps - Briefly


- Fire alarm (new addressable system) and proper compartmentation/egress
- Barrier-free path: universal washroom, accessible changerooms, lift/elevator, wheelchair seating
- Replace/upgrade envelope: cladding, roof/wall insulation, windows/doors
- Reconstruct non-combustible second floor; compliant bleachers and bench separation



# Systems & Electrification

- New ventilation/dehumidification (ERVs with DX), electric DHW and spectator heating
- Estimated +~400 kW to peak demand → Hydro-Québec service upgrade study required
- Kitchen suppression verification; full lighting and distribution renewal





# Opinion of Probable Construction Cost (Class-D)

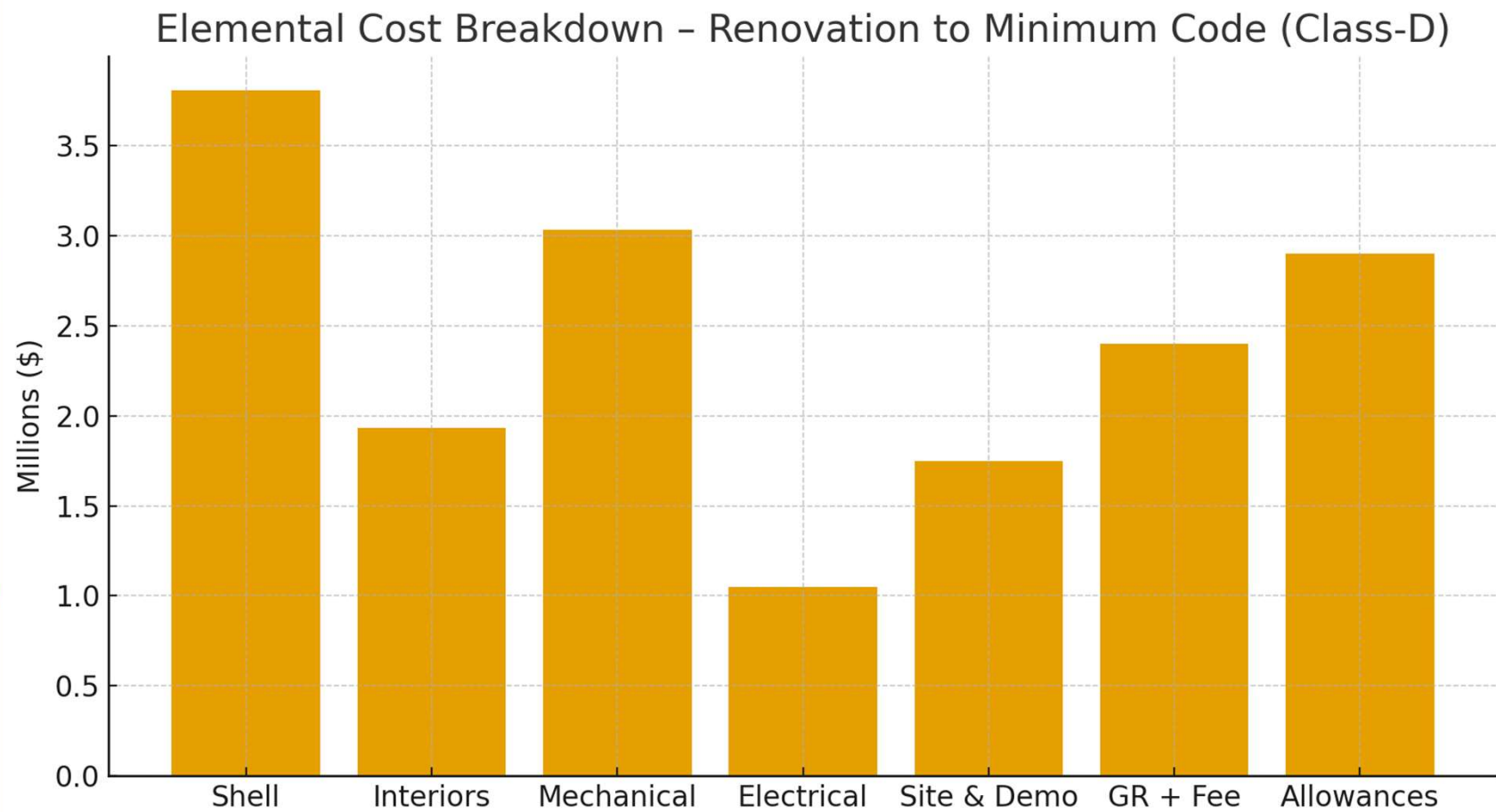
Component	Cost (CAD)
New construction scope (Reno)	\$9,821,700
Site development	\$407,900
Demolition/alterations	\$1,340,800
Subtotal (work)	\$11,570,400
General requirements (15%)	\$1,735,600
Contractor fee (5%)	\$665,300
Design & pricing allowance (15%)	\$2,095,700
Construction allowance (5%)	\$803,400
Escalation	0% (excluded)
Total construction estimate (incl. allowances)	\$16,870,400

# Elemental Cost Breakdown – Renovation to Minimum Code

- Shell ≈ \$3.81M
- Interiors ≈ \$1.93M
- Mechanical ≈ \$3.03M; Electrical ≈ \$1.05M
- Site & Demo ≈ \$1.75M; GR + Fee ≈ \$2.40M; Allowances ≈ \$2.90M
- Total ≈ \$16.87M (March 2025 dollars; excludes escalation/tariffs; visual-only scope)



# Elemental Cost Breakdown – Renovation to Minimum Code



# Current Conditions





# Current Conditions



# Risks & Unknowns

- Class-D precision with visual-only BCA → unseen conditions likely
- Hydro-Québec service capacity & timeline to be confirmed
- Tariffs and market escalation not included
- Potential designated substances (asbestos/lead) not yet surveyed





# Recommended Next Steps – Study findings

- Geotechnical/foundation study; detailed structural analysis
- Topographic & underground CCTV; humidity and electrical load studies
- Concept design development and updated Feasibility (Class-C)
- Early engagement with Hydro-Québec on service upgrades



# Acknowledgements

- Pontiac Agricultural Society
- Pontiac Arena fund
- Sponsors
- Minor Hockey Association and Figure Skating Club
- Community fundraising initiatives



# Partnerships

- Discussions with Bristol, Clarendon, Pontiac: contributions to the deficit are anticipated; no interest in formal operating partnership at this time (elections approaching).
- Implication: near-term help likely financial, not governance/operations.
- The municipality is open to any form of partnership, to help fund or operate arena in any way



# Big Decision

- The municipality believes that we are currently at a major junction point in the history of the Shawville Arena
- Large investments are upcoming, likely to occur in the next council term
  - Arena floor, Condenser, Compressor Room
- Before spending millions of taxpayer dollars, we must analyse all possible avenues
- No decision has been made as of yet, but will be required very soon



# Options & Public Input

- Options: Renovate existing • Build new • No major investment
- Tonight: Please complete your ballot to indicate your preference
- Indicate must-have features (accessibility, regulation ice, community rooms, energy, seating)
- Council will synthesize input and report back before decisions



# Community Engagement & Input

- Which direction should Council prioritize?
  - Renovate existing
  - Build new
  - Do not invest
- Optional
  - willingness to support via taxes/user fees/donations;
  - desired features (accessibility, regulation ice, community rooms, walking track, energy efficiency, seating/sightlines; changerooms);
  - residency/user type.





Thank you!

Questions?

