



Shawville Arena – Pre-Feasibility Summary

(Public Information Session)

Purpose: Present the arena's condition, costs, and decisions to date; summarize the renovation pre-feasibility findings (Class-D), and outline next steps.

Key Facts (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.
- Ice surface: exactly 25 ft shorter in length vs. Hockey Canada regulation (length only).
- Lease: agreements signed in 2015 and 2025; current term is five years (to 2030).
- Users (2024, excludes adult leagues/public skating): 301 total; top municipalities—Pontiac (118), Shawville (68), Clarendon (49), Bristol (33).
- Municipal net contribution: ~\$120,000 (2021) → \$177,236 (2024); ≈ \$216 per household (821 households).

Study Overview

- Prime consultant: J.L. Richards & Associates; independent cost estimating by Hanscomb.
- Inputs: Limited Building Condition Assessment (Nov 2024; visual only) and Pre-Feasibility Report (June 23, 2025).
- Grant support: MRC Pontiac grant covered approximately 90% of study costs.
- Method: multi-disciplinary reviews; preliminary code & accessibility analysis; envelope/structure/rink slab; mechanical and electrical systems; quantities and Class-D costing; risk register.

What Must Be Addressed (Minimum Code/Standard)

- End of life cycle: Arena floor (20+ past service life), condenser and compressor room equipment
- Life safety & code: new addressable fire alarm; compliant egress/partitioning; non-combustible second-floor assembly; compliant bleachers and bench-to-spectator separation.
- Accessibility: barrier-free path; universal washroom; accessible changerooms; lift/elevator; wheelchair seating.
- Envelope & interior: cladding renewal; roof & wall insulation; new windows/doors; new rink slab (heated perimeter) and dasher boards; interior reconfiguration aligned with accessibility.
- Mechanical/Electrical: code-compliant ventilation & dehumidification (ERVs with DX); electric DHW and spectator heating; full renewal of lighting and distribution; electrification adds ~400 kW peak demand → Hydro-Québec service upgrade coordination.

Opinion of Probable Construction Cost (Class-D, March 2025 \$)

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

Risks & Unknowns

- Class-D with visual-only scope → hidden conditions likely once opened up.
- Hydro-Québec service capacity & timelines to be confirmed.
- Tariffs and market escalation excluded from totals.
- Potential designated substances (asbestos/lead) not yet surveyed.

Recommended Next Steps

- Investigations: geotechnical/foundation, detailed structural analysis, topographic survey, underground CCTV, humidity & electrical load studies.
- Design development: concept drawings and an updated feasibility to move from Class-D to Class-C; refine phasing/downtime.
- Utilities: early engagement with Hydro-Québec on increased peak demand and primary service upgrades.

Acknowledgements

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

Have Your Say

Please complete the ballot to indicate your preferred direction (renovate • build new • no major investment) and the features that matter most to you.