

An alternative plan.

Build on the existing site



- I am presenting an alternative plan because I find that my proposal unites the various user groups of the city. Having a unified community facility combines the expenses of maintaining the existing structures which allows us to do more with the limited amount of money that we do have. We save by having the walls of the east side of the new arena to be the curling rink and the west wall of the new arena to be arena #2. Merely adding the extra square footage to the existing ice surface of arena #1 to make it an NHL size saves a lot of money there too. Extra time and materials were used when we redid the ice surface, so to redo it seems wasteful.
- At the end of this proposed project, the only thing remaining of the old arena will be the ice surface. What we will have is 1000 seats on each side; a lounge on the front end, capable of seating 500 people; we will have 800 new seats for the arena #2. What we do save, will off-set some of the expenses of demolishing the existing arena. We combine all three structures with a lobby that can be designed to make it look like a structure that is new.

- What is really disturbing is that the citizens of Quesnel, voted not to borrow money last November, and here we are being asked to borrow again months later. The Joint Planning Committee is again going ahead and spending money without having the necessary funds in place.

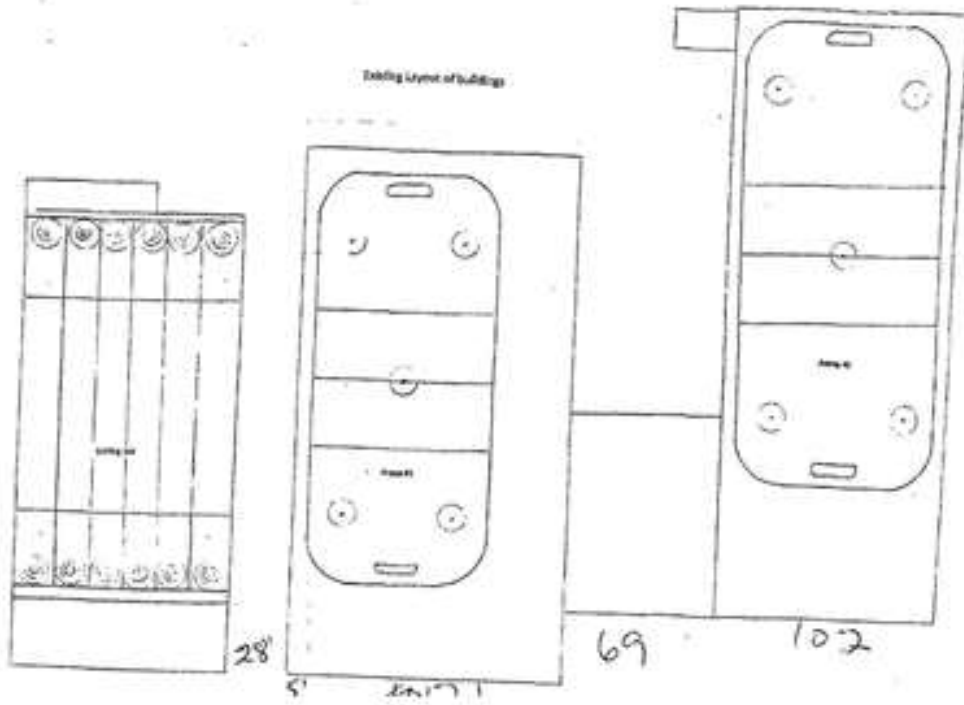
I'm willing to provide equipment, an excavator and a bobcat, to help keep the costs down. As well my brother, Len Gamache would volunteer to provide his expertise in site preparation; like he did for the soccer building. Hopefully other trades people would volunteer to help keep costs down as well.

- What is really disturbing is that the citizens of Quesnel, voted not to borrow money last November, and here we are being asked to borrow again months later. The Joint Planning Committee is again going ahead and spending money without having the necessary funds in place.

- What is really disturbing is that the citizens of Quesnel, voted not to borrow money last November, and here we are being asked to borrow again months later. The Joint Planning Committee is again going ahead and spending money without having the necessary funds in place.

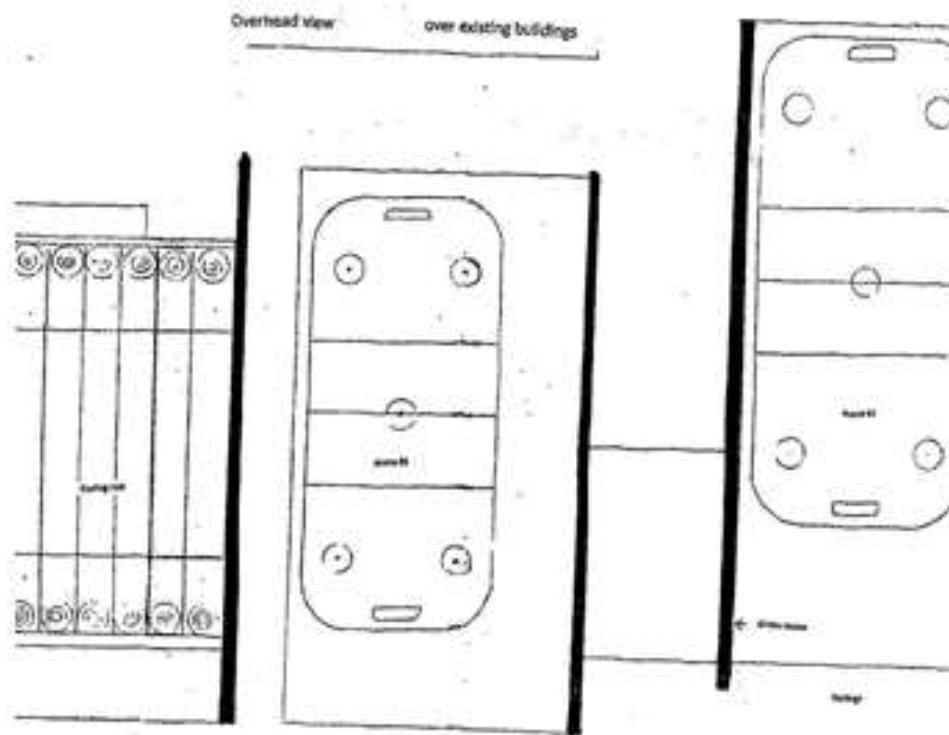
- The architects that were hired by the JPC commended me on my creative designs and that it would cost less but the unknown elements would drive up the costs as the builders start allowing for possible additional unknown costs.

Existing structures



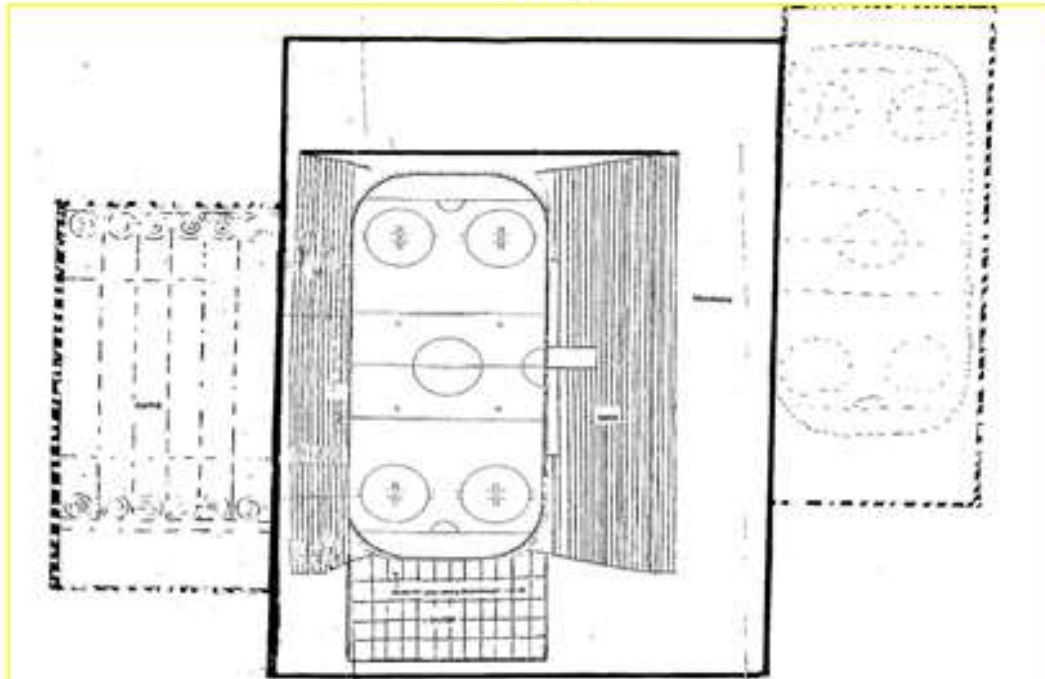
P All the construction of the new walls or posts, is done on the outside of the existing structures; not disrupting the seasonal events.

ting

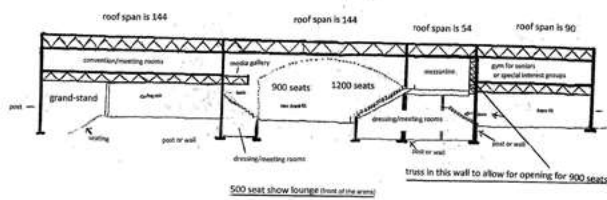


The work done in the 70's; the site preparation; the ice surface, with extra rebar and extra strong concrete; makes it an ideal site to redo right over it.

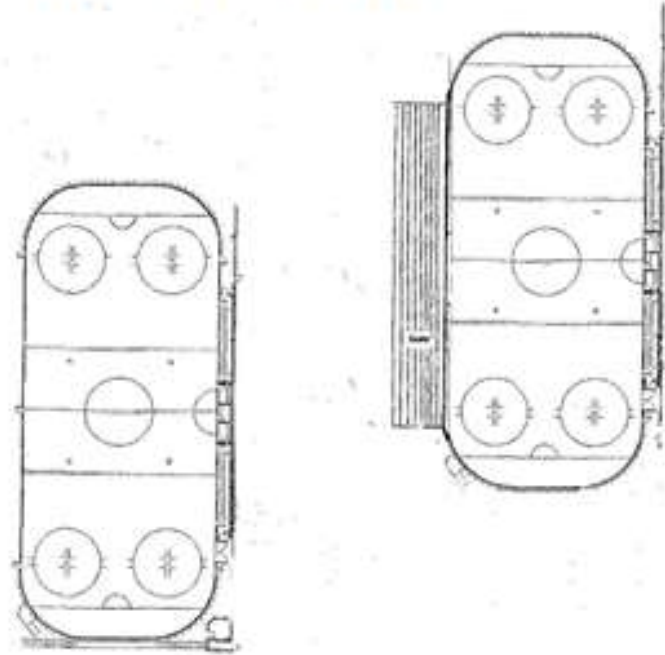
Upper floors showing concourse, access to the side seats & show lounge



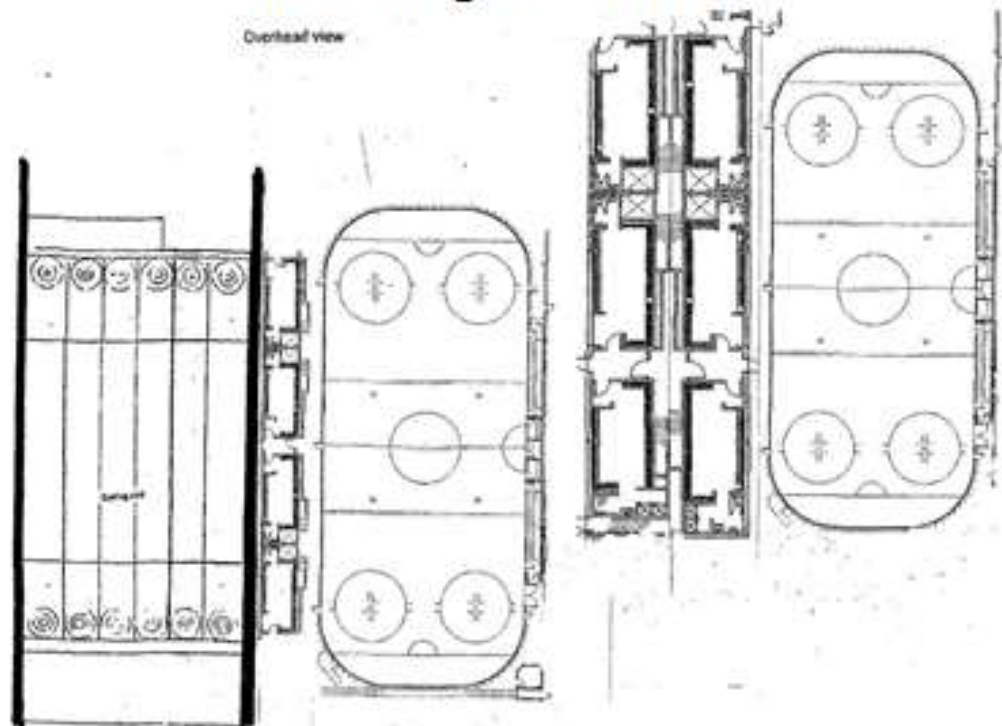
Future additions



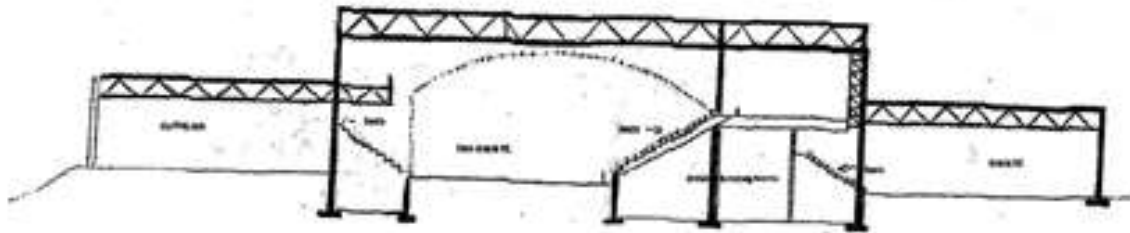
Main floor showing new seats for the arena #2



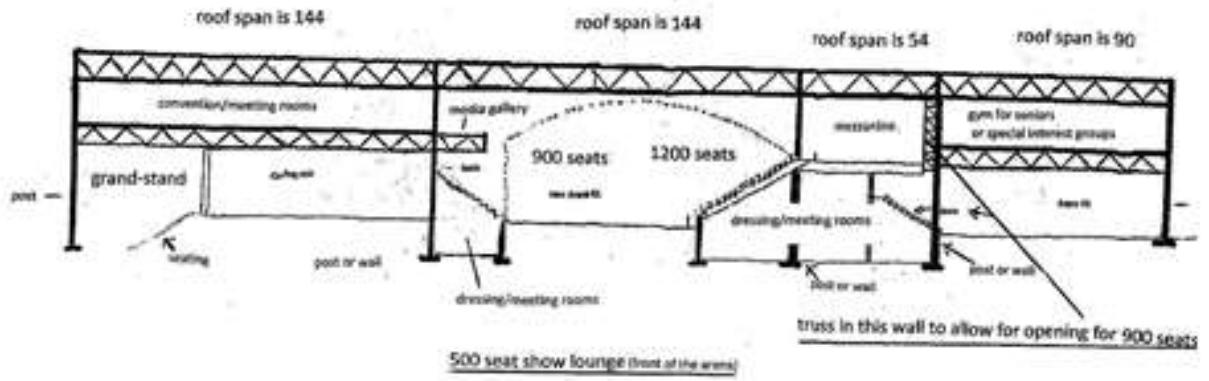
Lower floor area with change and meeting rooms

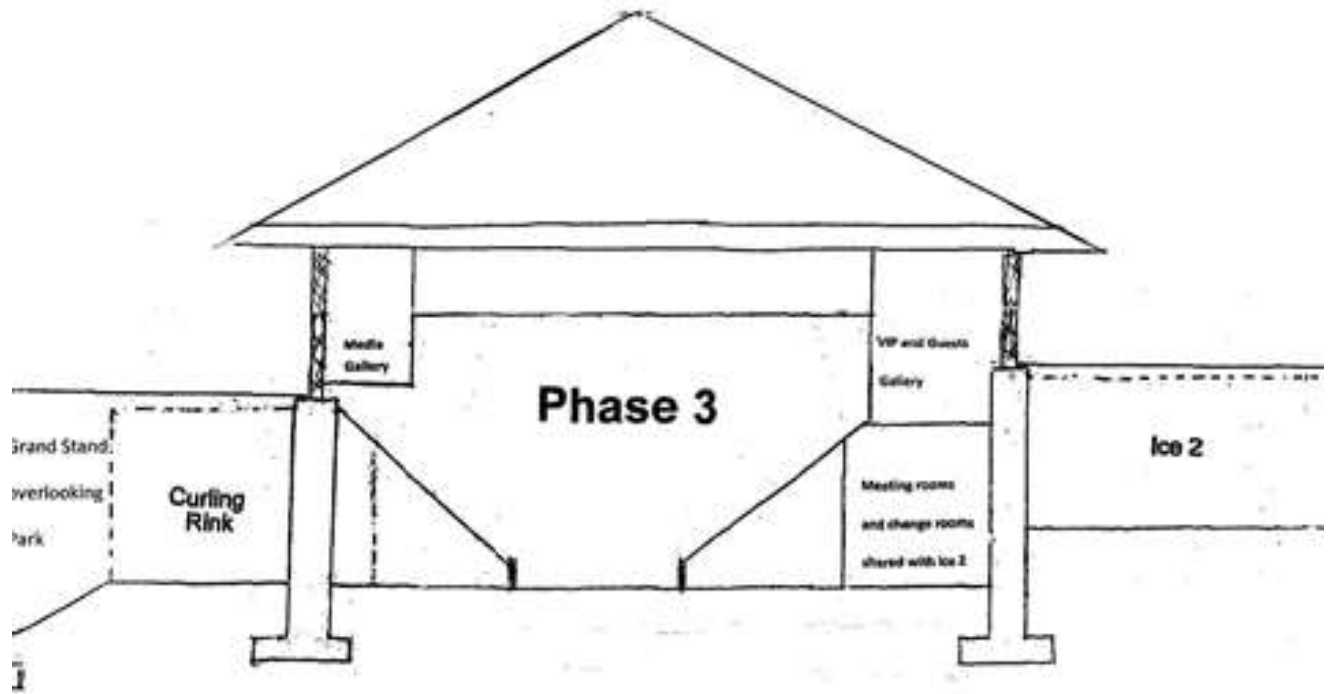


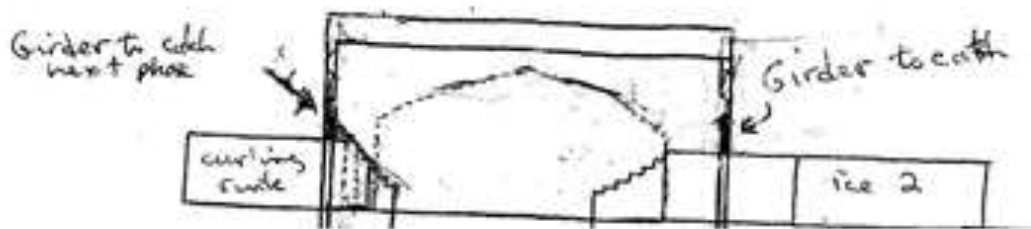
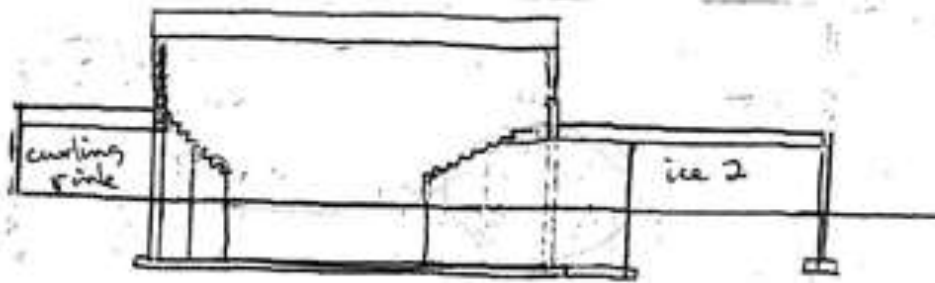
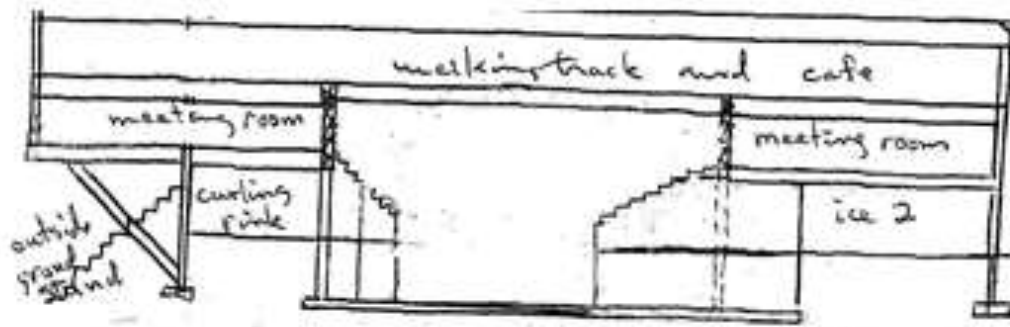
The front view of proposed site,
from curling rink to arena #2, with
outline of old arena



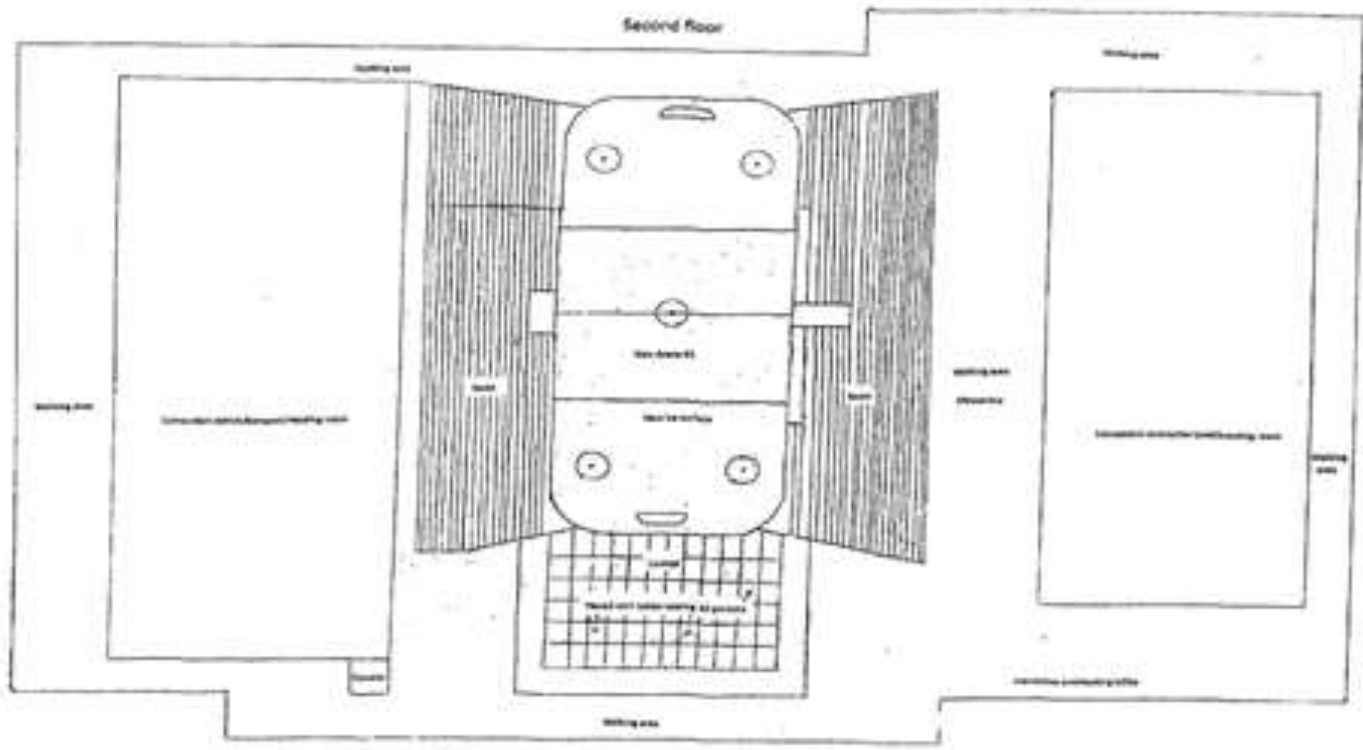
Future additions







Future second floor



In summary, by adopting this alternative plan, we would demonstrate to Quesnel citizens, a readiness to have a viable, fiscally responsible plan that could be implemented immediately. This particular plan reflects that our community has been left without sufficient federal funds and more importantly, it responds to the reluctance Quesnel citizens have to incurring a further debt load. This plan responds to the recent mill closures that have affected the local economic environment, and in particular, to the senior sector that is on fixed incomes. The results of the 2008 referendum indicated that the people approved of the multi-facility concept but did not approve of the "borrowing" aspect that was being presented.

- The state of the economy will dictate our choices and will demand fiscally responsible management of the available funds. We must take optimal advantage of the nine million jump start. There are many other interest groups in the regional district that are vying for this funding, (the competition is fierce). Bringing a genuinely different option to the table, that does not require assuming a large debt load; we may get more people on board. We have a great opportunity to revitalize this city by offering its citizens an affordable and accessible recreational facility which is more inclusive and sensitive to the needs of the majority of its population. If we choose to simply use the funding to build an arena now and convention later, it still leaves the curling sector left with significant renovation costs and seniors and all curlers being neglected. This type of facility allows us to get maximum use for the costs incurred. This plan addresses all the issues all at once and keeps the cost of the building manageable and the maintenance cost down.

- As the facility would be utilized by all the user groups to entertain by hosting tournaments, bonspiels, concerts, family and group gatherings, an appropriate parking facility would be a necessity. Requiring seniors, handicapped citizens, and people formal attire, to access these buildings in a less than conducive manner, is really unsuitable.
- Constructing these structures in distinct stages, allows us to be able to create a community center in a conservative, attainable manner. Patience and cooperation would ensure the success of this proposal.