



Kingston Regional Sports and Entertainment Centre Update

*Lanie Hurdle, Director, Project Development
Sustainability and Growth - City of Kingston - 216 Ontario Street, Kingston ON K7L 2Z3
(613) 546-4291 ext. 1231*

December 18, 2006 Issue #2

This is a brief update on the Kingston Regional Sports and Entertainment Centre. These updates will be issued to you on a monthly basis and can be used for circulation to your membership.

Construction update

EllisDon has completed about 85 per cent of the caisson work and has also started work on grade beams and formwork. EllisDon obtained a structural permit last week and will start working on the stair structures within the next few weeks. Structural work, concrete work and steel erection will occur early in the new year.

Cataraqui Archaeological Research Foundation continues to monitor sensitive areas of the site during foundation work.

In keeping with the 2001 Environmental Risk Management Plan for the North Block site, Pinchin Environment and Scott Industrial are monitoring the soil, water and air quality on site during foundation work. This is part of the waste management plan and health and safety plan as submitted by EllisDon and approved by the city during the site plan control process.

Parking and accessibility

City staff has met with members of the accessibility committee to review options to increase accessibility to the site and to address the accessible parking required for patrons of the centre. These options include the number parking spaces available, the location and the possibility of a lay-by lane for drop off and pick up. Staff will present options to the accessibility committee on January 26.

Design/build drawings

The design is currently 90 per cent complete. The Kingston Frontenacs and the Kingston and District Sports Hall of Fame have been consulted on the design and compliance reviews have been completed and submitted to EllisDon. The final design will be completed by late-January or February 2007.

Noise impact

Preliminary noise studies were provided by EllisDon during site plan meetings. These noise studies included concert noise and mechanical unit noise and were required as part of the site plan approval process.

The sports and entertainment centre is a design/build project and many components of the facility such as the construction and acoustic materials and mechanical units are being selected as the design evolves.

EllisDon recently revised its concert noise study based on additional information on building finishes. The original noise study was developed without key critical information on materials to be used in the construction of the sports and entertainment centre. The original study showed a significant impact outside of the facility parameter. The noise impact was as high as 65 dBA in the Fort Frontenac area (based on 5ft above grade). The noise impact cannot exceed 50 dBA as per Ministry of Environment (MOE) regulations.

The revised study includes a change in occupancy as well as more detailed information on construction material that will be used to build the facility. The revised study indicates that most of the areas outside of the facility parameter are at 50 or 55 dBA. There is one small area outside the facility parameter that is at 60 dBA.

City staff and EllisDon are aware that the noise level still needs to be reduced to 50 dBA to meet MOE regulations. There are a few factors that should be taken into consideration that will allow EllisDon to meet these regulations:

1. The study is based on concerts with a source of 105 dBA. This information is being revised to ensure that the sound at source is appropriate for the average concert. A different sound at source could possibly have an impact on the noise levels generated outside the facility.
2. The interior acoustical treatment design is not yet completed. The design is at 90 per cent completion with much of the interior design being completed in the remaining 10 per cent. It is expected that as sound reducing elements are added, sound transmission levels will be decreased so that the maximum noise level outside of the facility parameter does not exceed the 50 dBA regulations.

Next steps

Noise impacts

Review concert noise study and provide proper mitigation to ensure that the noise level is reduced to 50 dBA. Critical areas are around Fort Frontenac and the condominiums which are currently at 50 and 55 dBA levels. EllisDon has recently selected the mechanical units and will submit a revised mechanical unit noise study early in 2007.

Interior design

With the building design anticipated to be completed by the end of February, the interior design involving Kingston Frontenacs, Kingston & District Sports Hall of Fame and the Arts community will be completed by late-February or March 2007.

Operator contract

Arcturus/SMG has executed the management and operations agreement which will be signed by the city this week. The agreement delegates the management and operations responsibilities, which include programming, maintenance, booking and marketing to Arcturus/SMG for a period of five years. Through this agreement, Arcturus/SMG also provides support for pre-opening services such as review of designs, purchase of Furniture, Food and Equipment and policy development.

Private suites

A “*Suite Lottery*” is being planned for January 2007. Arcturus/SMG is leading this process. Individuals and companies that have submitted deposits for suites will be provided with renderings of future suites

and information packages on amenities and costs. To date there are more companies/individuals who have requested suites than there are suites available.

Naming Rights

A report on naming rights and sponsorship will be submitted to City Council in January 2007. The report will provide information on the value of naming rights, process and sponsorship package.

Seating

Sample seats including stadium and club seats will be available at City Hall for public viewing later in January.

Contact

If you have any questions regarding the Kingston Regional Sports and Entertainment Centre please contact Lanie Hurdle, director of project development at 613-546-4291 ext. 1231 or by email at lhurdle@cityofkingston.ca.