

**Whitemud Equine Learning Centre Association
Riding Arena Replacement Project**

SUMMARY

The Whitemud Equine Centre is a City of Edmonton facility operated by WELCA for the purpose of providing equine programs for the community.

The existing riding arena with its attendant spaces is deteriorating and must be replaced. The budget for this project is \$6.5 million. The old building will be demolished and the area reclaimed as pasture once WELCA has moved into the new building sometime in early 2017.

In order to ensure that WELCA is better able to provide programs and services for the community, a number of enhancements have been proposed for the new building.

Highlights include:

- An access lane with a concrete drop off area so that persons with disabilities can disembark safely and enter the building.
- Designated disabled parking.
- A bright welcoming foyer and classroom space with direct viewing to the front entrance and drop off area so that customers can wait in comfort.
- A public reception space for Little Bits Therapeutic Riding programs and WELCA programs.
- A riding arena 40% larger than the existing arena so that it can easily be divided into two teaching areas and of suitable size to hold small schooling shows, clinics and para-dressage testing. The arena is also designed to have natural, diffused lighting and climate control to a comfortable 5 to 10C for riding.
- The built-in wheelchair ramp and ceiling-mounted lift provide safe transfer areas for Little Bits riders. And, the close proximity of the accessible washrooms plus a universal washroom for those customers requiring assistance is a much-needed amenity.
- The spectator viewing area is raised to allow for good sightlines and will have the added comfort of radiant heat for cold days. The classroom also has windows facing the arena.
- The teaching barn is equipped with modular stall walls so that WELCA can easily configure the barn to suit future programming needs. The proposed configuration shows 12 tie-stalls and 16 box stalls. The tie-stalls will be used as grooming/tack stalls for programs and clinics.
- Hot and cold running water in the classroom, washrooms, barn, feed room and wash rack will add comfort and convenience for people and animals alike!

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INTRODUCTION

The Whitemud Equine Centre is a City of Edmonton facility operated by WELCA for the purpose of providing equine programs for the community.

This document compares the individual components of WELCA’s existing arena with the ones in the new building proposed to take its place.

The existing riding arena with its attendant spaces is deteriorating and must be replaced. The budget for this project is \$6.5 million. The City of Edmonton is contributing \$4 million towards the project and WELCA is contributing \$2.5million. The existing arena building will be demolished and the area reclaimed as pasture once WELCA has moved into the new building.

In order to ensure that WELCA is better able to provide programs and services for the community, a number of enhancements have been proposed for the new building. The priority is to provide a recreational space which is fully accessible and safe. The project team has done their best to reduce traffic conflicts for people, equipment and horses while ensuring that the building is a bright and welcoming space for all.

COMPARISON CHART

Facility Space	Existing Arena	Proposed Enhancements for the New Replacement Arena
Main Entrance	<p>The main entrance to the building is located 65m from the parking lot. Visitors walk on a dirt and gravel path to the main door.</p> <p>Main entrance is a single, solid exterior door into a dark, narrow hallway.</p> <p>From the hallway, visitors can access:</p> <ul style="list-style-type: none"> • WELCA & LBTRA Office • Classroom/multi-purpose space • Riding Arena & Viewing Area 	<p>The main entrance to the building will be located 49.5m from the parking lot. Visitors will walk on a level, gravel walkway to the main door.</p> <p>Main entrance will be a fully accessible double glass door into a large foyer with windows facing the passenger drop off area. The foyer will be spacious enough to accommodate a small group of people in wheelchairs (4-5) or a school group.</p> <p>From the foyer, visitors can readily access:</p> <ul style="list-style-type: none"> • WELCA & LBTRA Program Reception • Classroom/multi-purpose space

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WELCA & LBTRA Office	<p>The offices for both organizations are located next to the hallway.</p> <p>Functions include:</p> <ul style="list-style-type: none"> • Public reception & information • WELCA Program registration • LBTRA Program registration (during Spring & Fall sessions only) • WELCA general operations management. 	<ul style="list-style-type: none"> • Riding Arena & Viewing Area, and • Washrooms/Universal Washroom <p>Both organizations will have public reception & information space at the front entrance for:</p> <ul style="list-style-type: none"> • WELCA Program registration • LBTRA Program registration & administration <p>WELCA general operations management will be headquartered in Keillor Log Cabin (40m away)</p>
Classroom / Multi-purpose space	<p>The classroom has tables, chairs, refrigerator, microwave, shelves and other storage units as well as 2 non-motorized, mechanical horses.</p> <p>There is no running water or sink so groups must go to the outside washrooms to fill and empty coffee urns, etc.</p> <p>The room is used for:</p> <ul style="list-style-type: none"> • Rider & volunteer sign-in and lounge during LBTRA programs • Muster area for field trips and tours • Classroom for clinics, workshops & lesson programs • WELCA, LBTRA & other association meetings • Storage of helmets & boots 	<p>In addition to all of the elements from the existing classroom, the new classroom will have a simple food service area with a sink and running water so that groups such as LBTRA can do basic food prep to provide snacks & refreshments for volunteers and participants.</p> <p>The classroom will also have windows looking directly into the riding arena for added safety and learning opportunities.</p> <p>The room will be used for:</p> <ul style="list-style-type: none"> • Rider & volunteer sign-in and lounge during LBTRA programs • LBTRA riders ready area • Muster area for field trips and tours • Classroom for clinics, workshops & lesson programs • Rentals including birthday parties and other events • WELCA, LBTRA & other association meetings

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		<ul style="list-style-type: none"> • Storage of helmets & boots • Registration/show office for schooling shows
Spectator Viewing Area / Ramp	<p>The spectator viewing area is located on the south side of the arena. It is used for:</p> <ul style="list-style-type: none"> • Space for visitors to sit or stand to watch activities in the riding arena • Access to teaching barn & wheelchair ramp 	<ul style="list-style-type: none"> • The spectator viewing area is separated from the wheelchair transfer area for better safety & traffic control. • The viewing area features overhead radiant heaters for the comfort of spectators. • Visitors may also watch activities from the classroom.
LBTRA wheelchair ramp & transfer lift	<p>The wheelchair ramp is located on the south side of the arena.</p> <p>It is used for:</p> <ul style="list-style-type: none"> • Wheelchair ramp for riders to access horses • Storage of portable lift for moving clients onto horse from wheelchair. • Access to grooming and tack area 	<ul style="list-style-type: none"> • The wheelchair ramp and lift transfer station is separated from the spectator viewing area for safety. • A permanent ceiling mounted lift will improve this function for riders with disabilities. • There is direct access to public washrooms including a universal washroom for clients requiring an attendant. • Access to grooming and tack area
Public Washrooms	<p>The public washrooms are located in a separate building 60m from the main arena.</p> <p>There is no suitable location to provide for persons with disabilities who require an attendant.</p>	<p>The public washrooms including a universal washroom for clients requiring an attendant will be conveniently located in the new building next to the classroom and riding arena (within 3m).</p> <p>A single accessible washroom will also be located in the barn.</p>

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Indoor Riding Arena	<p>The indoor riding arena is approximately 19m x 45m.</p> <p>The arena has been used since the mid-1950s to host a variety of shows, events and clinics as well as lesson programs.</p> <p>There is little natural light.</p> <p>It has sand and rubber crumb footing which is dusty and hard on riders and horses.</p> <p>Overhead radiant heaters were installed in 2009; however, the arena is not insulated with a metal roof.</p> <p>The temperature in the arena is usually a few degrees colder than outside in the winter and several degrees warmer than outside in the summer.</p>	<p>The indoor arena will be 20m x 60m (40% larger than the current arena).</p> <p>The arena is large enough to host schooling horse shows and to divide into two riding areas for concurrent programs.</p> <p>The ceiling height will be 16m and the space will feature natural, diffused light.</p> <p>The riding footing will be a waxed sand and fiber mixture which will retain moisture and be relatively dust-free.</p> <p>The arena will be climate-controlled between 5 and 10 degrees C.</p>
Teaching Barn	<p>The teaching barn is attached to the arena and is accessed by going down the front hallway through the spectator viewing / ramp area.</p>	<p>Standards for the barn were set using Equine Canada's <u><i>Code of Practice for the Care and Handling of Equines</i></u>.</p> <p>The teaching barn is attached to the arena and is accessed by going through the foyer into the arena.</p> <p>Staff, volunteers and riders in WELCA programs, summer camps and clinics may also access the teaching barn directly from the parking lot.</p>

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Tack Rooms & Grooming Stalls	<p>There are four usable grooming stalls located in front of a combined tack room/feed room.</p> <p>Both WELCA and LBTRA must use a number of individual tack lockers throughout the barn to store horse tack and equipment. LBTRA also has two small sheds for equipment storage.</p>	<p>Both WELCA and LBTRA will each have a large tack room capable of handling all their storage needs as well as providing muster space for riders (2 tack rooms).</p> <p>An increase in the number of grooming stalls, from 4 to 12, will support WELCA's goal to run concurrent programs in the arena. Group lessons are a maximum of 6 riders per class.</p> <p>Providing increased opportunities to the community with more programs and reduced waitlists are an important element of WELCA's operating plans.</p> <p>The stalls will also be used by participants in clinics including horses from other stables (biosecurity).</p>
Overnight Stalls	<p>Of the 36 existing stalls in the teaching barn, ten (10) need serious repair and are unsafe. <u>There are 26 usable stalls.</u></p> <p>Of the usable stalls, 8 are used during lesson programs & farrier appointments to hold waiting horses. Two stalls house boarder horses that also work in the WELCA program.</p> <p>The rest are open and used as day stalls or in case of severe weather conditions.</p>	<p>There are 16 stalls in the new arena plus the 12 grooming/tie stalls for a <u>total of 28 stalls.</u> In severe weather conditions, tie stalls can be used for horses staying in overnight.</p> <p>All the stalls in the barn are modular and can be reconfigured depending on program needs.</p> <p>In addition to the 28 stalls, there is one larger stall designated as a vet/farrier treatment stall and will also double as a horse washing station with hot/cold water for use by staff and boarders.</p>

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Lockers	There are currently 11 lockers being used by boarders in the teaching barn (Barn 1).	<p>There will be 16 lockers in the barn which will be assigned or rented to boarders by WELCA.</p> <p>The first priority will be given to boarders who had a locker in the old teaching barn (Barn 1)</p>
Feed Room	The tack room has been portioned in order to create a small feed room where special feeds are mixed and stored. Equine first aid supplies and medications are also stored.	<p>A large, separate feed room will allow for a sink with running water and counter for mixing of special feeds as well as storage.</p> <p>A limited quantity of equine first aid supplies and medications will also be stored.</p> <p>A single accessible washroom for staff and riders will be located beside the feed room.</p>
Keillor Log Cabin	<p>The log cabin is currently available to rent for small events such as retirement parties, meetings and receptions.</p> <p>During the summer, the veranda and yard are used by River Valley Summer Day Camps.</p>	<p>The log cabin will serve as the office for WELCA's Executive Director and Program Manager. Business and financial records will be stored here. These functions require minimal upgrades to the building.</p> <p>This building will also be the central monitoring for security on site. In addition to enhanced security in the new arena building, WELCA is exploring ways to enhance site security using cameras and motion sensors at key access points.</p> <p>During the summer, the veranda and yard will continue to be used by River Valley Summer Camps. The yard for the stone house will also be available for their use.</p>

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OUT OF SCOPE		
Stone House	<p>The stone house is currently used as a residence. The resident is a member of barn staff.</p> <p>In addition to her regular daytime duties, the employee lives rent-free on the property in exchange for providing overnight horse care if and when required.</p> <p>The employee also does two walks of the property at night as a security measure.</p>	<p>The stone house will become the Equine Husbandry Centre & Barn Staff headquarters. Because it requires no changes to accommodate these functions, it is outside of the scope of the arena replacement project.</p> <p>The space will hold supplies and equipment relating to:</p> <ul style="list-style-type: none"> • Herd Health care • Winter blankets, rain sheets, masks • Equine First Aid • Biosecurity • Fencing, water troughs & shelter maintenance • Seasonal events <p>Barn staff will be headquartered here and pertinent information on all horses will be maintained for each shift including the new night shift which will be introduced to provide overnight horse care and onsite security.</p> <p>Staff will have individual lockers for clothing & equipment. There will also be a cot available in case someone is required to stay overnight with an ill horse.</p>