

June 23, 2026

Jason Whitford, Executive Director
Treaty One Development Corporation
103-1075 Portage Ave., Winnipeg, MB R3G 0R8

copy : Cody Mercer
Chief Development Officer

Dear Mr. Whitford:

RE: Professional Consulting Services for Treaty One Arena Feasibility Study

A. PROJECT UNDERSTANDING

Thank you for inviting HTFC to submit a proposal for the preparation of a feasibility study for a planned new arena development for Treaty One Development Corporation. Our understanding of the project is as follows:

- Treaty One is looking to develop a new multi-ice sheet indoor arena at Naawi Oodena site, Block B.
- Preliminary project scope includes a 6,000-seat arena that supports professional/ junior level teams along with supporting amenities, as well as one, and possibly two community/practice rinks. Parking requirements and other site development opportunities will be confirmed through this study.
- The City of Winnipeg is interested in being a renter of ice times to support Learn to Skate and Public Skating and would be supportive of a new facility that can be rented by teams in the community.
- Conceptual designs, feasibility and cost estimates are required for the Treaty One Development Corporation to assess the viability of the project at this site and enable the City of Winnipeg to consider a possible capital contribution to the project.
- The facility would be operated by Treaty One or a contracted operator.

To this end the project team will study:

- Program needs of Treaty 1 Development Corporation and the City of Winnipeg as a potential renter.
- Based on the Program create an indicative design for the building, site and all amenities.
- Study the servicing requirements for the Arena in terms of traffic impacts, water, sewer, electrical etc. Identify any risks or feasibility issues for this use.

CONSTANTINA DOUVIRIS
MALA, OALA, CSLA

ELLY BONNY
B.Sc., MNRM

GLEN MANNING
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MALA, FCSLA, LEED AP

TIM HOGAN
MCIP, RPP, M.L.Arch.

- Understand at a high-level other development planned for Block B and how they pertain spatially and in terms of servicing needs to the feasibility of the arena.
- Prepare a Class D Cost Estimate based on the final approved conceptual plan.

HTFC Planning & Design will lead the feasibility plan for the project. We have engaged a team that includes Number Ten Architects, Prairie Recreation Planning, TetraTech Engineering for civil and electrical and KGS for transportation engineers and Hanscomb Quantity Surveyors for cost. They will act as sub- consultants to our team.

B. METHODOLOGY

1. Engagement, Program and Design

1.1. Project Initiation and Information Gathering

- 1.1.1. Start Up meeting to discuss scope of work, schedule, and contract discussion/adjustment/finalization.
- 1.1.2. Set up preliminary project base files
- 1.1.3. Site Investigations, review previous business plan and any previous studies (if available)
- 1.1.4. Site visit to identify site conditions. This can be concurrent with the Start Up meeting.

1.2. Confirm Building and Site Program

- 1.2.1. Meet with T1DC to confirm building and site program elements, including any required adjacencies, specific requirements of professional/junior teams and any supporting amenities and spaces.
- 1.2.2. Meet with other stakeholders such as potential arena renters such as any professional teams and other groups.
- 1.2.3. Explore City of Winnipeg partnership options including:
 - a. Meet with City staff to confirm facility access needs for community programming.
 - b. Provide updates to Ward Councilor and receive input on partnership contribution options.
- 1.2.4. Prepare draft of program and stakeholder findings with client.
- 1.2.5. Review with client and finalize program.

1.3. Concept Design and Test Fit

- 1.3.1. Develop concept design for the arena and the site amenities for a test fit.
- 1.3.2. Discuss with client the concept plan and any options to customize it to the site.
- 1.3.3. Finalize concept based on client comments.
- 1.3.4. Submit final concept and obtain approval to move to the next stage.

2. Servicing Feasibility

2.1. Based on the proposed development a high-level assessment of the servicing needs and capacity for the proposed arena, site constraints, and recommended servicing strategy for the following aspects of the arena:

- 2.1.1. Water and Wastewater Utilities: After the arena functional requirements, preliminary site plan, and building loads have been established, Tetra Tech will review the water, wastewater, and land drainage system requirements. Tetra Tech will develop the preliminary service sizing and approximate alignment recommendations for linear infrastructure from the nearest point of connection to the building.
- 2.1.2. Grading / Drainage: Tetra Tech will review the conceptual grading requirements for the arena against the existing site survey previously completed for Block B to determine if changes are required.

- 2.1.3. Shallow Utilities: Tetra Tech will estimate electrical power requirements for the arena and request building mechanical's estimates for natural gas system requirements. Tetra Tech will coordinate with site servicing including high level calculations of the sewer/septic, water, power needs, communication, and storm water management.
- 1.1.1. Transportation and Servicing
 - a. Estimate how much traffic will be generated by the ice rink development
 - b. Review vehicle access implications
 - c. Identify next steps and further study requirements for the site.
 - d. The review will consider Block B of the Naawi Oodena development, including the sole access of the development off Taylor Avenue opposite Block A.
 - e. The traffic analysis will consider weekday AM and PM peak hour conditions.
- 2.2. Identify any risks or feasibility issues for this use and list mitigative measures and any future study required.
- 2.3. Prepare high level drawings for costing.
- 2.4. Summarise Findings for the content of a feasibility study deliverable.
- 3. Final Concept Design and Class D Cost Estimate**
 - 3.1. Develop conceptual design of preferred option based on findings in step 1 and 2
 - 3.2. Submit to Quantity Surveyor for pricing
 - 3.3. Team to review costing
 - 3.4. Present to client for final review of plans and cost estimate
 - 3.5. Compile all work into a final report for submission
 - 3.6. Discuss next steps and funding opportunities.

C. PROJECT TEAM

HTFC proposes the following team for this commission. Given you have worked with our team already and many of our team members remain the same, a firm CV and team member CV's complete with references will be made available only upon request. As always, for more on HTFC and our work visit www.htfc.mb.ca

HTFC Planning & Design

Constantina Douvris MALA, OALA, CSLA
Bruce Dixon MALA, CSLA
Andrea Linney M.L. Arch.,

Partner in Charge/ Lead
Project Landscape Architect
Project designer

Sub-consultants

Ken McKim M.L. Arch., IAP2
Gabe Derkson MAA, OAA, AAA
Lin Watt MBA, P.Eng.
Tyler Evans, P. Eng.
Stephen Chapman, P.Eng.
Isaac Gwendo, BA PQS

Prairie Recreation Planning
Number Ten Architectural Group
Tetra Tech Canada Inc.
Tetra Tech Canada Inc.
KGS Group
Hanscomb Ltd.

D. PROJECT FEES + DISBURSEMENTS

Professional fees for the feasibility study are as following:

1 Engagement, Program and Design		
HTFC	\$	32,000
Prairie Recreation Planning	\$	3,400
<u>Number Ten Architectural</u>	\$	<u>32,000</u>
Subtotal Fees	\$	67,400
2 Servicing Feasibility		
HTFC	\$	7,000
Number Ten Architectural	\$	4,000
TetraTech (Municipal, Electrical)	\$	15,000
<u>KGS (Transportation)</u>	\$	<u>9,600</u>
Subtotal Fees	\$	35,600
3 Final Concept Design and Class D Cost Estimate		
HTFC	\$	8,000
Prairie Recreation Planning	\$	1,200
Number Ten Architectural	\$	6,000
<u>Hanscomb (Cost Estimate)</u>	\$	<u>9,900</u>
Subtotal Fees	\$	25,100
Total Fees	\$	128,100
Total Estimated Disbursements *	\$	1,000

*Disbursements are only estimated. Prints and plots etc. will be charged at cost plus 10% administration fee.

Notes:

1. Fees are valid for the 2026 and 2027 calendar year and may be revisited for escalation should this work move into consecutive years.
2. GST and PST not included

If you have any questions regarding this proposal, please let me know. I can be reached at (204) 944-9907 and by email. We look forward to working with you should our proposal be successful.

Sincerely,



Constantina Douvris, OALA MALA CSLA
Principal, HTFC Planning & Design