Sherwood Park Alliance Church Property Company

South Gym Renewal
March 31, 2026

Vision

The South Gym was constructed in 1974 and has served as a multi-purpose space for nearly five decades. Following the addition of a school in 1980, the gym has been used for physical education, performances, and general assemblies, as well as weekend and evening use by the congregation.

Today, the South Gymnasium serves as a shared-use facility that supports both an Alternate Public Secondary School with Elk Island Public Schools and Sherwood Park Alliance Church. It accommodates approximately 680 secondary students during school hours for physical education classes, athletic tournaments, and music events such as band concerts. Outside of school hours, the space is regularly used for church programming, including youth nights, community receptions, and recreational activities.

The ultimate end is to extend the life expectancy of this heavily utilized facility by school and church at a time where cost is a constraint, and the continuity of current function is a priority. The church and school highly value this space.

Objective

1. To extend the life expectancy of the facility (currently 51 years of service) to allow another 30 years with a comparable function to the present use.
2. To preserve the multi-purpose function of the facility to accommodate gym classes, band concerts, parent-teacher interviews, church kids and youth programming, funerals, and weddings.
3. To improve the building envelope and energy efficiency.
4. To improve the air quality of the facility with air make-up (partial heat and cool) and to align with current building codes.
5. To upgrade the flooring and wall treatments.

Functional Requirements

1. Regular gym class use (35 per class, 94% of the school day)
2. 20 school events per year (100-600 in attendance)
3. Musical Theater rehearsal (35 evenings each spring)
4. Weekly youth and kids evening/weekend programming (50-200 in attendance)
5. 20 church events per year (100-400 in attendance)

Renewal Elements

Roof: The roof has not been updated since 1993. The roof needs to be re-sloped to correct drainage issues and insulated (current R-value is R4).

Air Handling: Currently the gym only has radiant heat and two large exhaust fans. The feasibility of adding an air handling unit for air conditioning and heat make up are being explored.

Floor: The 'rubber' floor is the original floor (1974) and is clearly past its life expectancy. The planned usage of this space requires a multi-purpose floor that can sustain court sports and reception uses (tables and chair set-ups).

Wall and Ceiling Treatments: The original wall treatments are in place (brick and open wood). Resurfacing of the current brick is needed to make it safer for athletic uses (minimize the abrasive nature of the walls) while making it more usable for multipurpose events and reducing the echo.

Washrooms: The gym is currently served by two change rooms with a single toilet fixture in both and double sinks. The goal is to remodel this to align washroom capacity to the gym's seating capacity (14 fixtures would be required for a capacity of 450).

Lights/Sound: Upgraded LED lights and sound system with a view to efficiency and ease of use. Addition of a digital screen for presentations, assemblies, and sporting events (scoreboard) to be examined.

Storage: Storage space is at a premium in light of the multi-use nature of this facility. Exploration of alternative solutions will be examined.

Entrance: Options to make the space more accessible to the church should be considered.

Kitchen: Renewal of this area is an important related project with a view to making it a commercial kitchen with proper ventilation and fire suppression.

Budget Estimate

Element	**Cost/ Estimate**
Roof	$300,000
Air Handling	$600,000
Sprinkler System	$50,000
Floor	$200,000
Wall and ceiling treatments	$200,000
Washrooms	$300,000
Lights and Sound	$150,000
Kitchen Renewal	$300,000
Contingency	$200,000
Estimated Total	$2,300,000

Draft Renewal Schedule

- Phase 1: June 1– September 30, 2026
    1. Removal of old ceiling
    2. Roof work: membrane, slope/insulation
    3. Air Handler: fresh air make-up, partial heat and cooling
    4. Re-designed sprinkler system
    5. Painted Trusses
    6. New lighting
- Phase 2: May 15 – September 30, 2027
    1. Washrooms and Entrance
    2. Commercial Kitchen
    3. Wall treatments
    4. Renewed Sound System
    5. New Flooring