



# **Arena Project**

## **April 26, 2021**

# Outline:

1. Brief background on journey
2. Summary of work done since July 2020
3. Key learnings
4. Public engagement overview
5. New Assumptions
6. New Concept – Civic Centre
  - Facility Characteristics
  - Community Spaces
  - Examples

# Outline:

7. Capital Cost Estimates
8. Operating Cost Estimates
9. Financing
10. Regional considerations
11. Stakeholder engagement/feedback
12. Next Steps/Implementation

# The journey...

- 2014 market feasibility of MUSEC
- Preliminary assessments presented in 2016/2017
- 2017 Indoor Facility Strategy
- 2017 initial public engagement
- 2019 several updated presentations
- July 2020 – 3 options down to 2 (spectator hockey arena & twin pad)
- Oct 2020 public engagement
- July 2020-April 2021: Refinement and analysis

## Summary of work since July 2020

- Administration's perspective, experience, and research.
- Researching and engaging with industry contacts who have similar facilities.
- Engaging with construction and design professionals to gain further insight into "current state" and possible options.
- Analyzing previous work considering both old and new assumptions.
- Identifying more specific operating pro forma's in relation to other similar facilities, our own experience, and various assumptions.
- Engaging more directly with partners and stakeholders.
- More fulsome long term capital planning.

# Summary of work since July 2020

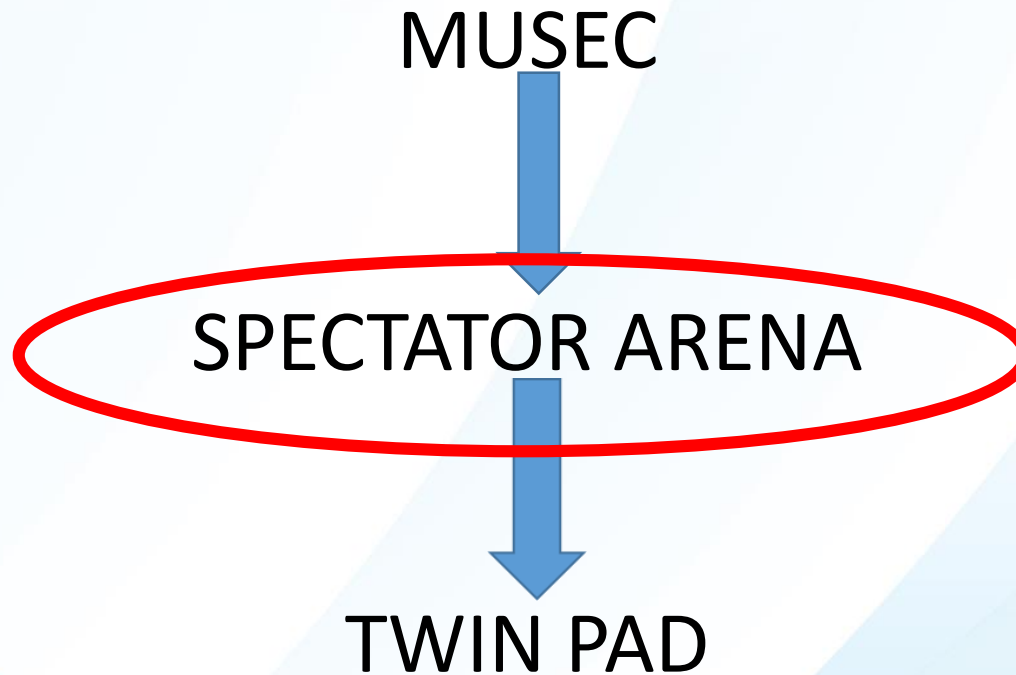
## Analysis of land options

- Discussing with Council in closed session later this evening
- Without specific details, analysis did include:
  - Opportunity to leverage GreenTrip funding by also co-locating a transit park-n-ride at the facility.
  - Servicing considerations both in regards to site development and timing of such.
  - Opportunity to maximize additional ancillary development investments.
  - Both cash and non-cash considerations in short and long term.
  - A minimum requirement of 10 acres required for the Civic Centre and park-n-ride with ability to secure an additional 2 acres if required based on design or to be used for future needs.



Key learnings...

MUSEC down vs. twin pad up



# Other Key Learnings

## Pre-engineered Construction Option

- Each component is fabricated and pre-drilled in the manufacturing plant and delivered to the site for assembly vs. step by step traditional construction on site dependent on step completion before moving on.

	Pre-Engineered Construction	Traditional Construction
Construction Time	Approximately 15-18 months	Approximately 24 months
Construction Waste	Lower	Higher
Operating Costs	Less	More
Design Flexibility	Less but amenity and use dependent	Higher
Aesthetics	Less pleasing but can enhance frontage	More architecturally pleasing
Life Expectancy	Estimates are lower but still unknown	Longer



# Public Engagement Overview

## Top observations:

- Concern about cost implications.
- Strong desire and support to see ice needs met.
- While not overwhelming, good indication that “elite hockey programming” is of benefit.
- Comments/stats related to concerns of either option not addressing “other programming/amenities/recreation needs”.
- Comments/stats showing support for ability to host larger events.

# Public Engagement Overview

In short...

1. Costs low.
2. Address ice needs.
3. Do more than basic (subject to #1).
4. What about other community needs?

# New Assumptions

- Twin pad up vs. MUSEC down.
  - Facility reality
- Design to use.
- Construction and design philosophy that emphasizes community use vs. operating performance.
- Design principles would be focused on cost, functionality, and aesthetics in that order vs. the opposite.
- Amenities with zero or limited community use would be paid for by benefiting stakeholders (i.e. suites, offices).

# New Assumptions cont'd...

- Run facility similar to Agrena.
  - City operated
  - Similar staff complement with minor exceptions
  - Concession and similar components contracted out
  - Events/uses that require additional resources (i.e. floor installation/removal) would be contracted out
- Any non-ice programming would be focused on non-ice season or with minimal disruption to ice users.
- A ticket surcharge would be charged for non-community, commercial, or other events (parameters to be finalized) where such programming includes an entrance fee.
- No significant revenue or expenses identified for non-ice uses/events beyond the ticket surcharge.
- Sponsorship opportunities similar to or enhanced above Agrena/BPAC.

**A New Concept...**

# **CIVIC CENTRE**

# Facility Characteristics

- 130,000 estimated total square footage.
- Purpose built spectator arena with second community ice pad (NHL reg size).
- Pre-engineered construction.
- Minimum of 1700 seats with additional seats either as standing room or fixed seats (design dependent). Overall capacity including floor seating to be determined.
- Second community ice rink with 250 bench seating capacity.
- Increased concession, lobby, washrooms, etc. as part of current standards.
- Mezzanine space/concourse with community walking track.
- Commercial kitchen.
- Enhanced back of house design over Agrena but not as extensive as original MUSEC.
- Reduced technical capabilities (relevant to design) but more than Agrena.
- Limited design flexibility compared to MUSEC but more than Agrena.
- Non-community amenities (i.e. suites/offices) if paid for by partners.
- Approximately 25,000 sq ft of additional community spaces



# Facility Characteristics

- Limitations of purpose built.
  - Lower floor to bottom of truss height
  - Extra rigging limited
  - Diminished sound quality
  - Retractable seating limited so reduces floor area for some events
  - Limited catering capabilities
  - Limited back of house storage
- Full benefit of 2 community ice sheets.
- Sub-regional (Stony Plain, Spruce Grove, Parkland County) main catchment area and event possibility.
  - Community events such as graduations, Remembrance Day services, etc.
  - Local conferences, expos, and trade shows
  - Jr. Hockey & Lacrosse
  - Other flat floor events (i.e. cheer competitions, dog shows, virtual gaming)
  - Minor sports tourism events (i.e. hockey tournaments, provincial competitions)

# Facility Characteristics

- Estimated Event Days
  - Community: 16-20 days
  - Commercial: 6-10 days
  - Jr. A Hockey: 40 days
- Total estimated parking of approximately 820 stalls (to be finalized during design).
- Inclusion of a park-n-ride facility at the desired location.

# Community Spaces

## Library

- SGPL is a significant contributor to the social, cultural, and even economic vibrancy of the City.
- Over the last several years the City has examined and pursued options to increase library space capacity.
- 16,000 sq ft today.
- SGPL needs assessment indicated 37,000 sq ft by 2032.
- Stand alone single use facility in 2021 dollars \$25-\$30 million.
- Other examples of library space being co-located in recreation or other civic buildings.

# Community Spaces

## Library

- Signals branch concept vs. single facility.
- Proposing approximately 15,000 sq ft for SGPL branch.
- Total space would increase to 33,000 sq ft (art gallery to move out of existing space).
- Close to projected space need 8-9 yrs earlier.
- Opportunity to plan for and evaluate need for additional space proactively vs. reactively.
- Possible expansion of services at Rec Hub (BPAC) or TLC can provide access to all quadrants of the city with most of it being walkable.

# Community Spaces

## Art Gallery – Allied Arts Council

- Highly valuable programming and visual arts opportunities in community.
- Currently located with the SGPL.
- Approximately 2,000 sq ft existing space (combination of dedicated and shared).
- Partnership – City provides space & small grant; AAC operates.
- City & AAC believe visual arts being accessible to as many as possible is highly important.
- Recommend locating Art Gallery/AAC to the Civic Centre with approximately 2,000 sq ft of dedicated space with additional shared programming space.

# Community Spaces

## Black Box Theatre

- Additional cultural amenities and access to culture is a core strategy of the City's Cultural Master Plan (CMP).
- The City currently spends a significant portion of their cultural investments in Horizon Stage, an asset that has and continues to provide great benefit to the community.
- Questions about long term future of Horizon Stage.
- Opportunity to invest in cultural spaces and co-locate within Civic Centre.



# Community Spaces

## Black Box Theatre

- A black box theatre is a simple performance space that can vary in size.
- The key for this space is simplicity and flexibility so they can meet the requirements of many different types of events and performances and maximize audience interaction.
- Relatively recent innovation but gaining popularity due to flexibility and reduced costs.
- Facility can be transformed into other uses such as lectures, business meetings, hospitality/VIP events, traveling art exhibits, and much more either as separate to or complimentary to the other amenities of the Civic Centre.

# Community Spaces

## Black Box Theatre

- Recommend approximately 4500 sq ft and 250-300 seats (for context Horizon Stage is 324 seats).

## Multi-purpose/Studio Space

- Recommend two rooms with approximately 2,500 sq ft between both.
- Used for a variety of needs in relation to the many stakeholders and programming that would take place in the facility.
- Can accommodate arts programming (i.e. dance, music, visual arts) or things like business meetings, receptions, recreation, non-profit community group space, etc.

# Community Spaces

Amenity	Square Feet
Library	15000
Black Box Theatre/Flex Space	4500
Art Gallery	2000
Studio/Multi-purpose Rm (2)	2500
Ancillary spaces	1000
Total	<hr/> 25000

# Examples

## CIH Arena – Clarence-Rockland, ON.

- 100,000 square foot facility holds two NHL size rinks with one capable of accommodating up to 2,000 spectators.
- The complex also includes therapy rooms, video rooms, a fitness centre, a running track, office spaces, tuck shop, food concession, meeting rooms, coaches' offices and outdoor sporting amenities such as tennis courts, soccer fields and an outdoor rink.
- 15 month construction completed in June 2011.
- \$18 million target budget.



































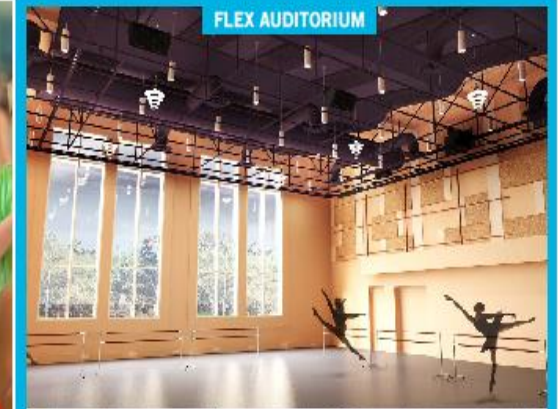








# MULTI USE FACILITY / FLEX SPACE



SPRUCE GROVE, ALBERTA



BLACKFALDS MULTI-PLEX



















# Capital Cost Estimates

## July 2020 and Public Engagement:

\$52 million construction

\$3.5-\$4.75 million land

**\$55.5-\$56.75 million total** (no community space)

Includes 25,000 sq ft of  
Shelled Community  
Space!

## Arena only portion:

\$43 million construction (low range – pre-engineered)

\$45.75 million (mid range – pre eng/trad combo)

\$49.3 million (high range – traditional construction)

Land – (included above)

**\$43 – 49.3 million total** (low-high range)

# Capital Cost Estimates

In addition to the previous slide, administration has estimated additional capital costs for the specific community space options. These include:

Additional Capital Cost Estimates	Low	Mid	High
Parking	\$ -	\$ 600,000	\$ 1,300,000
Furniture, Fixtures, & Equipment	\$ 1,000,000	\$ 1,500,000	\$ 2,000,000
Contingency	\$ 1,000,000	\$ 1,350,000	\$ 1,700,000
Total	\$ 2,000,000	\$ 3,450,000	\$ 5,000,000

This brings the total capital cost estimates to:

\$45,000,000 (low range)

\$49,250,000 (mid range)

\$54,300,000 (high range)



# Capital Cost Estimates

## Total City Capital Costs Arena/Culture

Original Arena Capital Cost Estimates	\$ 55,500,000
Original "Cultural Spaces" Capital Cost Estimates	\$ 15,000,000
Total Arena/Cultural Spaces	\$ 70,500,000
Updated Total Arena/Cultural Spaces (average between low-mid point)	\$ 47,125,000
Total City Capital Costs Savings	\$ 23,375,000

# Operating Cost Estimates

## July 2020 and Public Engagement:

\$900 K - \$1.1 million (net deficit)

## Civic Centre (arena only portion):

\$491 K (net deficit)

### Comparator Subsidies

Facility	Design	Deficit
Agrena	Small spectator arena + 2nd comm rink	\$ 350,000
Glen Hall (Stony Plain)	1 community arena only	\$ 166,000
Pason Arena (Okotoks)	Spectator, community rink, leisure ice	\$ 575,000
Brooks Centennial Arena	Spectator Arena only	\$ 400,000
Q Centre (Victoria)	Spectator arena only	\$ 400,000
Encana (Camrose)	3 rinks including spectator + 9 sheets curling	\$ 900,000

# Operating Cost Estimates

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## Notes:

- Annual lifecycle costs not included.
- Debt servicing not included.
- Black Box Theatre impacts not included (TBD).
- Library operating not included.
  - Library admin has done preliminary budget work.
  - Estimated additional “grant” from City to SGPL is 48.5% higher for close to double size.
  - City admin has reviewed and high level and info and rationale is reasonable.
- Estimates do include cost share with regional partners at 50% of existing.
- Does not include additional city costs that will need to be captured in other dept budgets (approximately \$135 k).
- Sponsorship and ticket surcharge is included.

# Financing

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## July 2020 and Public Engagement:

MSI: \$23,550,000

Debt: \$31,950,000 - \$33,200,000

Tax Equiv: 7.44% - 7.63% (operating and capital debt servicing)

## Civic Centre Revised Est: \$47,125,000 million (avg between low-mid range)

MSI: \$18,550,000

Debt: \$28,575,000

Tax Equiv: 5.73% (1.19% operating and 4.54% capital debt servicing)

# Financing

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## Financing Notes:

1. Tax “equivalent” does not imply that the City would raise taxes for the amounts identified. The purpose is to highlight the costs as a representation of the equivalent in tax revenue. The City may choose to fund the capital and operating expenses through taxation, growth, or other budget/service priorities.
2. No regional contributions to capital have been considered. Any such investments would reduce the overall costs and debt servicing. No contribution going out at this time either.
3. The City has and will continue to investigate possible grant opportunities which will serve to reduce the debt servicing costs of the project.



# Regional Considerations

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- No regional contributions to capital have been assumed in the report.
- Presented concept to both Stony Plain and Parkland County prior to April 26 Spruce Grove Council meeting.
- City taking lead in ice development as identified in 2017 study.
- Stony Plain investigating other recreational needs identified in 2017 study.
- Stony Plain also presenting to their Council seeking direction and confirmation to proceed with design on a recreation facility with the following proposed or possible amenities:
  - Dry floor space
  - Multi-purpose spaces
  - Fitness
  - Track
  - “Turf feasibility”
  - Investigation of covering outdoor pool
- City open and willing to discuss partnerships with Stony Plain on their facility.
- Similar hope regional partners are willing to do so on Civic Centre.



# Stakeholder Engagement

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- Met with several stakeholders over the last several weeks including:
  - Spruce Grove Saints
  - Minor ice sport associations
  - Library administration/board (several occasions)
  - Allied Arts Council
  - Stagelighters
  - Horizon Players
  - Parkland School Division
  - TLC
  - Town of Stony Plain/Parkland County (admin/council)
- Overall feedback has been extremely positive.
- If approved, significant engagement throughout design process will be required.

# Next Steps and Implementation

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- April 26 Council meeting for decision
- Administration is seeking a decision as outlined in the Request for Decision on:
  1. Facility type – Support for Civic Centre
  2. Direction to proceed with preliminary design and further refinement of partnerships (i.e. Saints) and stakeholder engagement in relation to possible other amenities.
  3. Land Assembly (separate “in camera” discussion and decision)
- Public communications after decision
- Implement Project Delivery Plan as outlined in the report
- Tender for design and construction management services as soon as possible after decision
- Refine programming and design features with stakeholders and finalize agreements where necessary throughout summer/fall of this year.
- Update to Council in fall (post election) related to preliminary design, financial analysis, and elements/amenities
- Continue with detailed design over winter
- Construction tender spring 2022. Construction commence spring 2022.
- Pre-engineered build 15-18 mths; Conventional construction 18-24 mths

# Questions/Comments