



REQUEST FOR DECISION

MEETING DATE: May 30, 2022

TITLE: Civic Centre Update

DIVISION: City Manager's Office

SUMMARY:

Administration is presenting an update on the Civic Centre project as a result of preliminary design analysis.

PROPOSED MOTION:

A motion is not required at this time.

BACKGROUND / ANALYSIS:

Administration presented a business case and presentation in April of 2021 for a proposed Civic Centre. At that time City Council directed administration to proceed with preliminary design of the Civic Centre.

The Civic Centre being recommended includes amenities that address the identified needs of ice shortages while at the same time including a number of cultural amenities that enhance both the facility and the community with their inclusion. The proposed facility includes a spectator ice rink with approximately 1500 seats plus, second community ice rink (both NHL sized), community walking track/concourse, art gallery, Black Box performing arts theatre/flex space, courtyard, and a library branch.

Since the April 2021 business case presentation to Council, significant work has been completed on the Civic Centre Project. The majority of the effort in 2021 was focused on preliminary design and site master plan which included a schematic design for the co-located transit centre. At the end of this work the Civic Centre program was established as was the schematic site

plan. This work was based on realizing the vision and goals conveyed in the business case presented to Council in April of 2021.

The facility program established through the pre-design work identified a 125,000 sq. foot facility that was made up of the following amenities;

- 1432 fixed seat spectator arena (1503 total for ice event and 2389 for floor event)
- 250 seat community arena
- A Satellite library location
- A black box theatre
- A gallery and studio space
- Outdoor courtyard
- Co-located Transit Park and Ride

Additionally, cost estimates were fine-tuned and analyzed in the face of volatile market conditions. A detailed administrative report, schematic design report, presentation, and the original 2021 business case are provided to supplement the information in this Request for Decision.

In support of this special meeting of Council, included is an updated Civic Centre Report, presentation, schematic design report, and the original April 2021 business case for historical context.

OPTIONS / ALTERNATIVES:

n/a

CONSULTATION / ENGAGEMENT:

The complexity of this project requires significant internal cross-departmental alignment. In fact, there are very few areas of the City that have not had input or provided support to the development and analysis. In late 2021 an Executive Oversight Committee (administrative) was created to ensure consistency in decision making and collaboration.

In addition to the work on the facility, site, and internal staff collaboration, significant work has also been completed with project stakeholders. This includes ongoing engagement with the Spruce Grove Saints, Spruce Grove Public Library, Allied Arts Council, and external and internal culture and program specialists. Community ice and floor users including Minor Hockey and Ringette organizations as well as Minor Lacrosse have been updated throughout the process.

IMPLEMENTATION / COMMUNICATION:

Following the presentation to Council on May 30, 2022 the following processes have been identified:

- Public Information Session on June 2, 2022 starting at 7 p.m. at Horizon Stage. This will be a sit-down info session that will include a formal presentation and overview of the project, speakers, display boards, and an opportunity to connect with project team members and members of City Council.
- Public Information Session on June 4, 2022 from 2 to 5 p.m. at the Spruce Grove Public Library. This will be a drop-in style info session that will include display boards and an opportunity to connect with project team members and members of City Council.
- June 13, 2022 Regular Council Meeting. Administration will provide any further updates where applicable and present a budget request for consideration of approval of the project.
- If the project is approved to proceed on June 13, 2022, the project team will commence further detailed design, site coordination with the developers, procurement, and construction commencement. An updated construction schedule/timeline will also be completed and provided to Council and the community.

IMPACTS:

The Civic Centre project will undoubtedly have significant impacts to the community. This is an important investment in our city and region as well as the future needs of our community. The proposed Civic Centre design addresses identified needs in the community, including ice surfaces and additional arts and culture investments.

Additionally, the proposed Civic Centre will be co-located with a proposed Transit Park and Ride. While ultimately considered two separate projects, co-locating both amenities and working with the same overall design team achieves efficiencies in design, construction, cost, and use. Included below under fiscal implications is a breakdown of the updated Transit Park and Ride cost estimates and funding as it is not included in the overall Civic Centre report and analysis.

FINANCIAL IMPLICATIONS:

Total Capital Cost is estimated at \$72,789,000 (detailed in report).

Total annual Civic Centre operating subsidy is estimated at \$586,000 (detailed in report).

Estimated future annual increase to library subsidy is \$560,000.

The following represents the update Transit Park and Ride cost estimates and funding.

Total Cost (construction/land):	\$4,222,000
Funding Sources	
MSI:	\$1,982,000
GreenTRIP:	\$1,843,000
Investing in Canada Infrastructure Program (ICIP):	\$397,000

STRATEGIC VISION ELEMENT:

This topic relates to all three of the City's strategic vision elements contained in Council's Strategic Plan

RELATED GOAL:

n/a