

RPT 21-2

TITLE: Aquatic and Arenas Recreation Centre Conceptual Design Selection

DATE: **January 4, 2021**

TO: Executive Committee

PUBLIC: X

INCAMERA:

RECOMMENDATION:

1. That Conceptual Design Concept Campus Option #3 be selected and that Group 2 and MJMA Architects proceed to detailed design.

TOPIC & PURPOSE:

To select the conceptual design that will proceed to detailed design of the Aquatic and Arenas Recreation Centre.

BACKGROUND:

On September 21, 2020 City Council awarded the Professional Architectural Agreement for the Detailed Design of the new Aquatic and Arenas Recreation Centre to Group 2 Architecture Interior Design Ltd. In partnership with MJMA Architects for an estimated cost of \$3,593,102 plus applicable taxes.

PROPOSED APPROACH AND RATIONALE:

The Architectural Team of Group 2 and MJMA set-up a Recreation Facilities Tours in consultation with the City of Prince Albert Project Team to visit 8 existing facilities in Alberta. (There are no comparable facilities in Saskatchewan). These facilities were chosen based on their age, size, related facilities of aquatic and twin arenas, and their relative distance to Prince Albert. During the week of October 5 to 9 2020 the Team visited the following facilities to learn the best practices of what works and what doesn't work.

- Commonwealth Recreation Centre Edmonton
- Clareview Recreation Centre Edmonton
- Emerald Hills Leisure Centre Edmonton
- The Meadows Community Centre Edmonton

- GH Dawe Community Centre Red Deer
- Collicutt Centre Red Deer
- VIVO Centre for Healthier Generations Calgary
- Great Plains Recreation Centre Calgary

The Team then met 8 times over the next 10 weeks to come up with approximately 27 possible conceptual layouts, refine those down to 10 concepts and then again down to 3 common site strategic options. The three final options approach the site differently in an effort to achieve the best possible outcome for the facilities.

- Single Building (Phased)
- Hybrid Building
- Campus Building

These options were then evaluated for their pros and cons in comparison to each other as well as for program benchmarking and estimated costs to construct. Details of these comparisons are in the attached PowerPoint Presentation.

The Conceptual Design has taken into consideration all the requested items from the Terms of Reference. The main items are listed here as a general outline though all the design spaces and program functional areas are detailed in the attached Power Point Presentation.

Aquatics

- 6 lane 25m pool, two diving boards, complete with 200 spectator seats
- Combined leisure, splash and wave pool
- Lazy River
- Two water slides
- Whirlpool
- Male, Female, and Universal change rooms
- Lifeguard room
- Staff and Office rooms
- Multi-purpose room
- Mechanical and storage rooms

Arenas

- 2 NHL size 200 x 85ft rinks, complete with 424 spectator seats each
- 10 Locker rooms, (6 regular, 2 large, 2 female)
- 2 Referee locker rooms
- Double Zamboni room
- Staff and Office rooms
- Concessions
- Board room
- Mechanical and storage rooms

Once the recommended conceptual design concept is selected by Council then the architectural team will start on detailed design. This step will take until August 2021 to complete. At that time Administration will bring forward another report for approval of the Detail Design and approval to proceed to Public Tender. The detailed project schedule is in the attached Power Point Presentation.

CONSULTATIONS:

The City of Prince Albert team consulted with the owners and operators of the 8 facilities toured in Alberta to gain knowledge as to the do's and don'ts when it comes to both construction, programming, operation and maintenance of aquatic and arenas. The Prince Albert Team consisted of The Director of Public Works, Director of Community Services, Manager of Capital Projects, Recreation Coordinator, and the Facilities Project Coordinator. The team meet 8 times with the architects and their design team. Two consultation updates were also held with the City Manager and Mayor.

Once the recommended conceptual design concept is selected then consultation meetings will be held with the potential user groups for their input before detail design.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

Once the recommended conceptual design concept is selected it will be posted on the City Website and made public.

FINANCIAL IMPLICATIONS:

Revenue

On September 21, 2020 the City of Prince Albert signed the Ultimate Recipient Agreement for the Investing in Canada Infrastructure Program between the City and the Government of Saskatchewan. The total eligible expenditure of \$60 million is as follows:

Federal Government (40.00%)	\$24,000,000
Provincial Government (33.33%)	\$19,998,000
City of Prince Albert (26.67%)	\$16,002,000
Total Project funding (100.00%)	\$60,000,000

Expenditures

On December 23, 2020 the Architect's Class D cost estimate on Concept #3 is as follows:

Campus Concept #3	\$69,830,000
Revise timber roof structure to steel	-\$3,922,000
Aquatic reductions (6 lanes)	-\$3,513,000
Arenas reductions (no 2 nd level)	-\$4,498,000
Common area reduction (10%)	-\$1,131,000
Site amenities (landscaping)	-\$500,000
Revised cost estimate	\$56,266,000
Equipment Fit-up & Furniture	\$2,500,000
Project Contingency (4.2%)	\$2,500,000
Project Cost Estimate	\$61,266,000 (Class D estimate)

Please note that is a Class D cost estimated based only the conceptual design (+/-15%). The Design team will continue to work during detail design to stay on the \$60 million budget. Once detailed design is 50% complete a Class C (+/-10%) level cost estimate will be complete. When detailed design is 100% complete a Class B (+/-5%) level cost estimate will be completed and presented. Actual construction costs cannot be known until Tender prices are received from contractors after the bidding period closes.

OTHER CONSIDERATIONS/IMPLICATIONS:

There are no Policy, Privacy, official community plan, or other considerations or implications at this time.

STRATEGIC PLAN:

Acting and Caring Community – Development of a new Aquatic Centre and a new Arena.

OPTIONS TO RECOMMENDATION:

1. Select recommended Campus option #3, with the addition of 2 more competition swimming lanes. This would require an additional (\$1,902,000) to make the pool and the building larger. Total cos is \$63,172,000. This option could be considered if there was a willing participating donor resident or business who could fund the \$1.9 million upgrade to an 8 lane pool. Otherwise this option is not recommended.
2. Select recommended Campus option #3, with the addition of 2 more competition swimming lanes (\$1,902,000) plus the addition of 2nd level seating for the areas (\$4,498,000). This would require an additional \$6,400,000 to make the pool, arenas, and the building larger. Total cost is \$67,670,000. Not recommended as the \$6.6 million would put Phase #1 of the project 11% over the approved project budget.

3. Select Single Building option #1, with the additional cost of integrating a larger lobby to accommodate the Phase #2 4,500 seat stadium. This would require an additional (\$2,221,425) to make the building larger. Total cost is \$63,491,425. Not recommended as the \$2.2 million for the lobby could be better spent on the future stadium.

4. Select Hybrid option #2, with the additional cost of constructing a bridge link for the connection of the Phase #2 4,500 seat stadium. This would require an additional (\$2,995,182) to make the build the +15 link bridge. Total cost is \$64,265,182. Not recommended as the \$3 million for the bridge link could be better spent on the future stadium.

PUBLIC NOTICE:

Public Notice pursuant to the Public Notice Bylaw No. 24 of 2015 is not required.

PRESENTATION:

PowerPoint Presentation by Group 2 and MJMA Architects.

ATTACHMENTS:

1. Aquatic & Arenas Concept Designs Presentation Part 1
2. Aquatic & Arenas Concept Designs Presentation Part 2

Written by: Director of Public Works

Approved by: Director of Public Works & Director of Community Services & City Manager