

## **Priorities Meeting – October 23<sup>rd</sup>**

### **Questions from Council**

#### **Councillor Robert Parks**

##### **What is the expected lifespan of a Dome Roof?**

Depending on the manufacturer and type of Tarp selected the life expectancy is anywhere from 10-25 years.

For More images and information on two manufacturers of these domes feel free to view.

<https://www.thefarleygroup.com/soccer-domes.htm>

<https://arizonbuildingsystems.com/sport-domes/>

##### **Can you expand on Scottish expecting a positive Return in Year 1?**

Based on their existing block bookings they have verbally committed a significant positive Cost Recovery in Year 1.

All prime time hours are booked for peak season including several bookings in non-peak season.

At this time we are awaiting Scottish Society Board Approval for access to all their construction and scheduling details.

##### **Given other sports have received funding why should we invest Tax Payer dollars into a soccer dome now?**

As soccer dominates many of our existing recreation facilities, a dome would free up a considerable amount of recreation slots for groups of all skill levels, both for children and adults. Several groups would benefit by the SPDSA moving out of school gymnasiums or Millennium Place. Many groups would also be able to book time at the Dome. A soccer dome would immediately attract some of the top local soccer players into Strathcona County. These facilities are going to become more common place especially leading towards the 2026 North American World Cup which will see 3 matches being played in Edmonton (one of 3 Canadian cities to be awarded games). By building a

soccer specific dome would allow the SPDSA to continue to build on programs started in 1976.

## **Councillor Katie Berghofer**

### **How many indoor spaces are in Edmonton?    Boarded vs. Non Boarded**

There are 3 “boarded” facility options for indoor soccer in Edmonton; brick and mortar facilities in the west, south, and east of Edmonton that house boarded indoor soccer and some floor hockey.

Two of these facilities have 4 boards each, and one has 3 fields plus one roller hockey location.

These are fields similar to Millennium Place.    Spruce Grove, St Albert, Leduc, Fort Saskatchewan all has 2 fields each.

There are 4 “non-boarded” indoor spaces in Edmonton.

- Commonwealth Fieldhouse [shared City of Edmonton recreation facility] adjacent to Commonwealth Stadium...
- Victoria Fieldhouse, warehouse soccer center in northwest Edmonton (just off St Albert Trail)...
- New Scottish dome in Edmonton south off Ellerslie Road and Hwy 2
- Foote Field winter dome south of University of Alberta, used primarily for football training

Then these spaces are non-boarded, however their narrow and high warehouse style walls create a similar playing experience to indoor, boarded soccer).

- Turf Training Center, warehouse in southeast Edmonton (SPDSA currently paying for at least 10 hours/week)...or a total of 165 hours from mid October to the first week of March).
- SPORTS TC Indoor Training Centre, warehouse also in south Edmonton.
- St. Albert Soccer also has a brand new warehouse style indoor turf training centre

**What comparison would this dome be compared to Foote Field?**

The primary difference is that Foote Field is used primarily for football whereas this dome would be used primarily for soccer. The lines on the pitch would therefore be only soccer lines.

Moreover, Foote Field is University property, which means that its use remains primarily within the University community, whereas this dome would be open to Strathcona County and regional soccer community at large.

The proposed size of our dome would be comparable in overall size to Foote Field.

**Is the dome going to be put up and down annually?**

Either option is possible at about the same cost. The savings in utilities and operations over the summer offsets the expense of putting the dome up and down.

It depends on the desired use during the summer. We recommend leaving the dome up year round as this would guarantee bookings would not be cancelled due to inclement weather.

**Can you expand on the Track Field component?**

A synthetic track made of polyurethane is a possibility in the design for the new Dome. Having a 3-lane track around the perimeter of the soccer field would be beneficial for many reasons. This could be adding potential user group training facility thus increasing potential revenue. Currently the Indoor Dome at Scottish does not have traditional polyurethane. Their 2-lane running track around the perimeter is the same turf as the soccer field just a change in color. The material and backfill is consistent throughout.

**Is this a rubber sprinter / hurdling track?**

Yes should the design include a polyurethane surface this could be set up as a sprinter / hurdler training track.

**How is the facility for Wheelchair or Mobility accessibility?**

The facility would be equipped to at least meet, if not exceed, the Government of Alberta Safety Codes Act.

**Would this be run by the County or by the SPDSA?**

The SPDSA is open to any scenario. Should an Existing Non-Profit Operating Model be adapted by the SPDSA we would put into place appropriate staff to manage the Dome.

To our knowledge all of the County facilities are currently Municipally Operated. I.e. Millennium Place, Kinsmen, Emerald Hills Leisure Centre, Ardrossan Rec Complex, Glen Allen Rec Complex.

A non-profit association manages the indoor soccer center in Saskatoon and we could use this model in managing this facility if this is the chosen arrangement.

**Councillor Paul Smith****What efforts are we making to be fully inclusive?**

By focusing on the fundamentals of sport and regular practice, children, youth, and adults of all mental and physical ability can benefit towards a healthier and happier life.

This dome would significantly contribute to the already extensive network of fitness and recreation options that are demanded by the Strathcona County community at large.

Sport, especially soccer, is a valuable opportunity to engage community building irrespective of race, gender, or ethnicity. The entire planet plays soccer and this is reflected in the quadrennial World Cup of Soccer. A functioning facility by 2026 could demonstrate to the international soccer community that Edmonton is an inclusive and multicultural city, which is attractive for living, tourism, or investment.

The SPDSA encourages participation from everyone including those mental, or physical challenges.

As part of Sport Canada Long-Term Player Development plan all clubs are mandated to be fully inclusive.

We have a successful "Hardship Fund" financial assistance program in place. Our programs welcome all ages and skills level from our newly added Rise and Shine Academy from ages 2, Community and Competitive Youth

Programs, Several Camps, all the way to our Adult, Co-Ed, or Masters programs.

### **Expand on Other Revenue?**

Main Sources of revenue would be Field Bookings, Programs, Lease Space, Admission Fees as well as Corporate Sponsorship / Advertising.

Refer to pages 30-33 of attached report.

Based on the reported projections field bookings in a year round facility would be 90% of revenue.

It would be recommend that the facility charges admissions as is practice at many soccer facilities in the region and across Canada. \$2 per entry or \$30 season pass is recommended.

A variety of public and sport specific programs add revenue.

Lease Space includes SPDSA offices or concession space.

Sponsorship and advertising will be made available and sold to add revenue.

There are other Edmonton leagues that our teams participate in, which would allow for more games to be played in Sherwood Park, in a non-boarded facility.

### **Reference fully inclusive for the County and the Region accessibility?**

Vegreville, Ardrossan, Camrose and Fort Saskatchewan teams have all participated in various SPDSA programs in the past.

The dome could be easily made available for field bookings from various user groups in these communities.

### **How many hours do you have access to at Emerald Hills?**

We currently book around 100 hours per year for training and then 50 hours for games.

This can change season to season, based on the grass fields being available and time of training.

### **What is the noise level rating for the dome?**

Please see attached sound level documents provided from a potential supplier. Ambient noise level ranges from 50dB – 65 dB depending on sound barriers.

## **Councillor Linton Delainey**

### **Location is important so with having 3000 Members to commute being on city roads preferred?**

Ideally, the dome would be accessible via city roads in order to allow low-income or young players to attend practice or competition using public transit.

Having that many cars travelling on roads would require proper safe infrastructure in place.

### **County building it, paying for it, would we be repaying it back?**

The Annual Operating Budget could allow for a repayment of capital funding. The business plan was developed on the basis of borrowing to fund the project and repaying the loan over time.

## **Councillor Bill Tonita**

### **Basically hearing that the SPDSA has \$1M to contribute?**

Yes that is correct. The SPDSA has funds available to partner with the county on this project.

The SPDSA requires additional office space for staff, board meetings, coaching clinics, and more.

Funds could be allocated for the build of the dome and office space.

### **Does the cost structure allow for a repayment on a loan?**

Yes

### **Does the market have capacity for another dome, or do we reach a saturation point?**

Currently we are well below the saturation point of domes in Edmonton. For instance, the country of Iceland publicly owns 15 indoor soccer dome facilities. This investment has seen them compete at the Euros and the

World Cup – the two largest international soccer events. Edmonton, with a population over twice of the entire country of Iceland, has one-tenth the number of indoor soccer domes. Reference:

<https://slate.com/culture/2016/06/how-the-iceland-national-team-transformed-from-a-soccer-weakling-to-a-european-strongman.html>

### **What is the trend in Canada Boarded vs. Non Boarded?**

Most definitely the trend is towards Non Board facilities with dozens communities and clubs across Canada receiving recent quotes from the Farley Group and Arizon Building Systems.

There are currently over 25 Air Supported Structures in Canada.

### **Will we fill the primetime ourselves for soccer, or would there be significant time that would also be available prime time for baseball or other groups?**

Our time requirements would be dependent on the number of programs we transfer out of gyms and Millennium Place. It would not be expected that the SPDSA requires 100% of the prime time hours during the Indoor Season. There would be time available during prime time for other user groups. Prime time considered being weekdays from 5pm-10pm and weekends from 9am-9pm.

### **What is the maximum distance away from town that this facility could be built?**

Ideally the Air Supported Dome would be close to existing business for maximum economic impact. A specific distance is not determined for this at this time.

### **Councillor Dave Anderson**

### **Contingency for the Dome Replacement in future.**

**Would the SPDSA be a partner in that process of replacement too?**

Yes a budgeted expense could be added for contribution to the capital reserve fund for future repair / replacement.

The SPDSA would also look at available grants to help offset the cost of a replacement dome.

**Is there a fun soccer league that operates outside of SPDSA?**

Edmonton Sport and Social Club (ESSC) does have a small group participating in Sherwood Park.

There is also a small group who plays Sunday mornings at Millennium Place. Some unsanctioned groups also run camps in Sherwood Park.

**The Optimist Centre is run by volunteers keeping the operating costs low, is that something we would consider?**

It is a fantastic idea and one well worth pursuing. Senior's groups, youth teams, and parents are all groups who could be leveraged to keep operational costs low.

**Mayor Rod Frank**

**Capital Costs to be \$5.5 Million and the land on top of that.**

Yes correct, the SPDSA currently does not own any land that would be required for the development for the dome.

It is requested the land becomes an in-kind contribution to the project.

**Can we see a breakdown of what grants are available?**

Among others we are aware of the following grants available:

Community Facility Enhancement Program - Alberta Lottery Fund

Community Initiatives Program - Alberta Lottery Fund

Provincial Healthy / Active Living Initiatives - Alberta Sport Connection

**Do we have an estimate of how much time SPDSA would use the dome?**



We would no longer have any time in gyms, which would free up approx. 95 hours of gym time per week for the indoor season.

We could also give back 33 hours of Millennium Place time per week for other user groups.

We would no longer have to rent space in Edmonton facilities which amount to a minimum of \$25,000.00 per year.

These numbers are based on the 2018/19 Indoor season.

**There has been discussion on a future Millennium Place 2. Was a multi sport facility part of this proposal or is this a stand-alone building?**

The SPDSA would be happy to be part of future discussions in regards to the "Next Millennium Place".

We would request that a non-boarded field be part of the design. At this time the Air Supported Dome would be stand-alone.

**Have you spoken with Parks and Rec regarding long-term rec study?**

We have spoken with Gord Johnston, Russ Pawlyk, and Jeff McKenzie whom have been fully supportive in our efforts to request funding.

**Would a long-term facility be considered on the same site?**

Yes we would be open to discussions regarding location of the site.

It does have merit to have Air Supported Dome, Long Term Recreation Facility, and outdoor fields all in the same place.

However, we acknowledge the timeline to achieve this could be considerably longer for planning and development.

**Have you used outside consultants as part of this process or has this mostly been in house?**

Yes we have previously contracted Expedition Management Consulting, along with Group 2 Architecture, to provide support in this process.

In 2015, we completed an initial report based on a long-term facility and in 2017 updated a plan as attached for the Air Supported Dome.

At this time we currently do not have a 3rd party under formal contract.

**How is demand for soccer overall?**

Demand for all programs is increasing. We have recently added a Rise and Shine Academy for kids aged 2 to 4. Our competitive programs continue to show strong numbers and we have recently added adult teams in multiple divisions along with a competitive Masters team (won Western Nationals in 2018). The SPDSA is currently working on the application to be a National Youth License holder with Canada Soccer. Clubs have to meet certain criteria (currently a list of 133 items) in order to be issued a License. The SPDSA has the majority of the items that are required, and having a full sized field available year round, will help facilitate the license process.

**Are numbers increasing across all age groups and levels of play?**

We expect to see an significant increase in demand for soccer overall but especially with a dome built

County and Capital Region projections show increasing populations. Alberta Soccer projections also show significant increase in soccer especially with the previously noted World Cup 2026 hosted in Canada and the US. Edmonton is set to host 3 games.

**Councillor Brian Botterill**

**Currently have 2100 Indoor Players, how many households does that equate to?**

Based on our 2018/19 Indoor Season, we have 2140 registrations, which equates to 1750 households.

**Can you expand on the vision for the \$1M we have allotted?  
Is that just for an adjacent office space?**

The specific allocation of our reserve funds would be open for discussion.

**What are the Pros and Cons for the clubs operating their own facility?**

It would be important to distinguish between Clubs and Communities. Only Victoria and Scottish operate their indoor facility.

All other Clubs book space at various centers in the city. There are many different community programs within Edmonton that book space.

### **Councillor Linton Delainey**

**Is there an opportunity for a large piece of land for you to partner or share with groups requiring land like Baseball, or Softball who will be losing a bit of their land?**

We would be open to discussions on location should it satisfy all needs of various user groups.

### **Councillor Katie Berghofer**

**What are your outdoor participants?**

Registrations are approximately 3000 for outdoor season.

**Do you think having a dome would increase the amount of indoor?**

Yes ideally we would be able to convert more outdoor players into indoor season players. We also project registrations as a whole increase with the development of a Dome.

**Was at Millennium when putting turf down, and it was 2 layers of matting, so can you expand on injuries incurred at gymnasium and MP?**

Millennium Place is indeed the premier boarded soccer location in the city. The majority of other facilities do not use the same amount of matting and because MP cannot accommodate ALL of the demand for soccer in Strathcona County, Edmonton facilities or Gymnasiums are often used. Despite the matting, the concrete foundation and boards of these facilities lead to back pain, knee problems, bruising, and in extreme cases, concussions. The problem with Gymnasiums is that indoor soccer shoes tend to slip on the glossy platform, which can lead to pulled groins and

twisted ankles. A dome has numerous layers of foundation included rubber fill that lead to a more supported playing experience without risk of sharp corners or hard boards to crash into. Landing on hips and backs is more cushioned.

## **Mayor Rod Frank**

### **Recap Questions.**

#### **How much actual contribution would SPDSA make?**

The SPDSA has approx. \$1M allocated for Facility Development.

#### **How we fit in with the Rec Strategy?**

The SPDSA has been a long time member of the community promoting health and wellness to all our members.

We have a strong culture supporting a diverse range of our residents.

Having an accessible indoor dome will increase the amount of programs we can offer our residents supporting the OSRFS.

#### **How can we accommodate multi use?**

Many user groups will benefit from the Dome.

Among many others we know Baseball, Softball, Lacrosse, are primary partners interested in indoor space.

#### **If this goes into this budget cycle where do you see this going forward?**

Recent projects by qualified contractors have shown that a facility can be built in approx. 10 months.

In a perfect scenario, we would have an Air Supported Dome in operation for the indoor season commencing October 2020.

To be ready for the 2020 indoor season, planning would be completed by summer 2019 and construction starting before the winter 2019.

