

Multi-Purpose Agricultural Facility Scoping Refinement and Design Options**Report Purpose**

To seek Council approval on the design option for the Multi-Purpose Agricultural Facility.

Recommendation

THAT Administration proceed with detail design for Option 2, as set out in the September 24, 2019 Transportation and Agricultural Services report, and THAT an updated budget be included in the 2020 budget process.

Our Prioritized Strategic Goals

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure

Goal 5 - Foster collaboration through regional, community and governmental partnerships

Goal 7 - Provide opportunities for public engagement and communication

Report

Work is continuing on the schematic design stage of the Multi-Purpose Agricultural Facility (MPAF) project. This stage determines the architectural, landscape, structural and mechanical requirements, and design details for the facility and site based on the conceptual design.

The functional program for the MPAF was created and refined during the conceptual design phase of the project. The refinements are a reflection of public engagement (Advisory Committee, focus groups, interviews), significant research and architectural recommendations. The concept was designed based on the functional program (which includes building sizes, amenities, and site features).

Refinements were made to the functional program to reflect the feedback received from public engagement; the size and inclusion of certain amenities was therefore reprioritized. Following the schematic design stage, an updated "class C" cost estimate was completed. Within the existing budget, many of the amenities can be included; however, some changes would require a request for additional funding. These changes include:

- Build out of site servicing to meet future needs
- Expansion of the indoor covered arena to accommodate various events
- Additional stabling to meet event needs

In order to evaluate the facility and budget requirements, the following options have been developed (Enclosure 1):

Option 1 – Existing project budget

Approved funding: \$23.8M

Approved in Principle: \$24.3M

Total square footage: 76,728 sq. ft

Project scope:

- Limited site servicing for current construction
- Original indoor arena size (100' x 200')
- Covered outdoor arena (200' x 125')
- Stabling - permanent structure for 150
- Pre-engineered construction method for stables and covered outdoor arena

No additional budget is required for this option.

This option eliminates changes to the sizes of amenities that were amended over the course of the functional program development. Maintaining the original arena size would limit the events that would be able to use the indoor arena to 1 to 2 day events; it also reduces the area available for circulation space, viewing, and classrooms. Expanding the arena size in the future would not be an option, as the footprint of this building would be set. The number of stalls would impact the size of events that can be hosted in the facility, 150 stalls would generally accommodate regional level shows; larger higher-level shows could be accommodated by the use of temporary stabling. Additional stabling could be constructed in the future as outlined in the facility and site layout.

Option 2 - Recommended project

Approved funding: \$23.8M

Approved in Principle: \$24.3M

Total square footage: 107,000 sq. ft

Project scope:

- Full site servicing for current construction and future expansion
- Increased indoor arena size (132' x 263')
- Covered outdoor arena (200' x 125')
- Stabling - permanent structure for 150
- Pre-engineered construction method for stables and covered outdoor arena

This option requires an additional \$9M; bringing the total budget to \$57.1M.

This option is the recommended option as it best meets the needs of the community as found through public engagement. Fully building out the site servicing (water and sanitary requirements) at this time also allows for the most efficient future expansion of the site. Increasing the arena size will allow the facility to be able to host a larger scope of events in the future, such as 3 to 5 day events; and would accommodate up to provincial level events. The number of stalls would impact the size of events that can be hosted in the facility, 150 stalls would generally accommodate regional level shows; larger higher-level shows could be accommodated by the use of temporary stabling. Additional stabling could be constructed in the future as outlined in the facility and site layout.

Option 3 - Expanded project

Approved funding: \$23.8M

Approved in Principle: \$24.3M

Total square footage: 140,000 sq. ft

Project scope:

- Full site servicing for current construction and future expansion
- Increased indoor arena size (132' x 263')
- Increased covered outdoor arena size (132' x 263')
- Stabling - permanent structure for 300
- Full engineered construction method

This option requires an additional \$26.5M; bringing the total budget to \$74.1M.

This option meets the needs of the community as found through public engagement and also positions the MPAF as a destination able to accommodate up to provincial level competitive events. With the addition of the expanded amenities the facility is set to meet needs for a longer horizon for a broader scope of events.

Site Layout

Although considering changes to the amenities that will currently be constructed; at this stage in the project, Administration recommends that no other significant changes be made to the planned layout of the facility and site. The site layout has been developed to address feedback received through public engagement with solutions that continue to meet the project scope and principles.

The layout has been developed to be multi-use in nature and meet the overall needs of various user groups, which may not meet the specific needs of each event type. For example, the covered outdoor arena has been placed significantly south of the indoor arena to ensure that this facility can be accessed by community groups (4H, pony club, other similar community based clubs), and individual users, even if the indoor facility is in use.

Further, the creation of “boundaries” across the site better allows for the security and control of movement across the site; this movement includes: animals/ livestock, public, equipment, and disease. Biosecurity remains a primary concern across the site.

Council and Committee History

June 18, 2019	Priorities Committee was updated on the progress of the Multi-Purpose Agricultural Facility.
March 12, 2019	Priorities Committee was updated on the progress of the Multi-Purpose Agricultural Facility.
November 13, 2018	Priorities Committee was updated on the progress of the Multi-Purpose Agricultural Facility.
September 18, 2018	Priorities Committee was updated on the progress of the Multi-Purpose Agricultural Facility.
March 13, 2018	Priorities Committee was updated on the background of the Multi-Purpose Agricultural Facility project and the Regional Plus concept.
February 13, 2018	Priorities Committee was updated on the Regional Plus concept for the Multi-Purpose Agricultural Facility.
September 12, 2017	THAT Enclosure 6 be added to item 4.3 <i>Multi-Purpose Agricultural Facility Site Servicing Update</i> of the September 12, 2017 Council Agenda; and THAT Administration take the actions set out in enclosure 6; and THAT enclosure 6 to item 4.3 remain private pursuant to FOIP section 25.
October 25, 2016	THAT the Regional Multi-Purpose Agricultural Facility concept, as outlined in Enclosure 2 of the October 25, 2016 Transportation and Agriculture report, be approved and that the site chosen be of adequate size to allow opportunity for growth.

- April 19, 2016 Priorities Committee was updated on the Development of a Functional Plan for the Multi-Purpose Agricultural Facility.
- May 12, 2015 THAT Council approve proceeding with partnership solicitation for the construction and operation of a Multi-Purpose Agricultural Facility.
- THAT Council approve funding in the amount of \$75,000 from the Municipal Project Reserve (1.3773) to support the partnership solicitation process for the Multi-Purpose Agricultural Facility.
- April 21, 2015 THAT the Priorities Committee refer the Multi-Purpose Agricultural Facility Solicitation Process to the May 12, 2015 Council meeting for formal direction.
- January 20, 2015 THAT Council direct Administration to bring back to the April 21, 2015 Priorities Committee Meeting a draft process to solicit partnership interest in building and operating a Multi-Purpose Agricultural Facility.

Other Impacts**Policy:** n/a**Legislative/Legal:** n/a**Interdepartmental:** Planning and Development Services; Transportation and Agriculture Services; Facility Services; Financial Services; Recreation, Parks, and Culture; Utilities**Master Plan/Framework:** n/a**Enclosures**

- 1 Multi-Purpose Agricultural Facility - Project Options Summary
- 2 Multi-Purpose Agricultural Facility - Scope Summary
- 3 Multi-Purpose Agricultural Facility Scoping Refinement and Design