

Multi-Purpose Agricultural Facility

Priorities Committee
June 16, 2020

Multi-purpose agricultural facility

Design, budget and construction update

Strathcona County's multi-purpose agricultural facility is being built to meet the needs of the community. It will be [a destination that all residents can experience.](#)

During the presentation we will review:

- Design elements chosen for the site
 - The design process on large infrastructure projects includes refinements at every stage, from concept development through to detailed design
- Construction schedule, budget and development options

Multi-purpose agricultural facility design

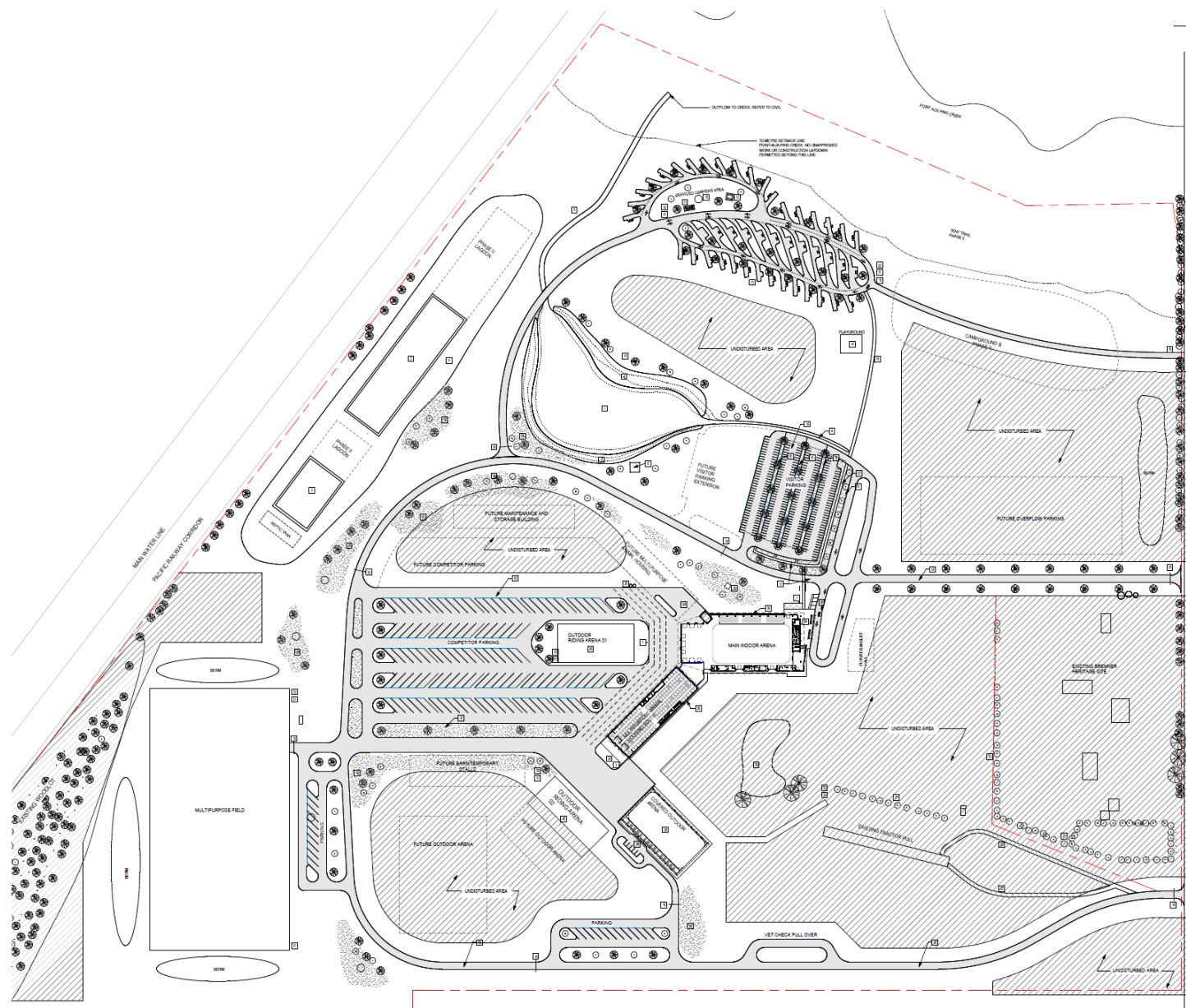
Administration has been working to finalize the design of the facility based on Council direction to ensure:

- Design allows for ease of future expansion, future construction and best meets community need
- Arena size allows for increased scope of events, and the area size will accommodate up to provincial level types of events.
- Supports more variety of uses by including a covered outdoor arena and a serviced campground.

The final design includes:

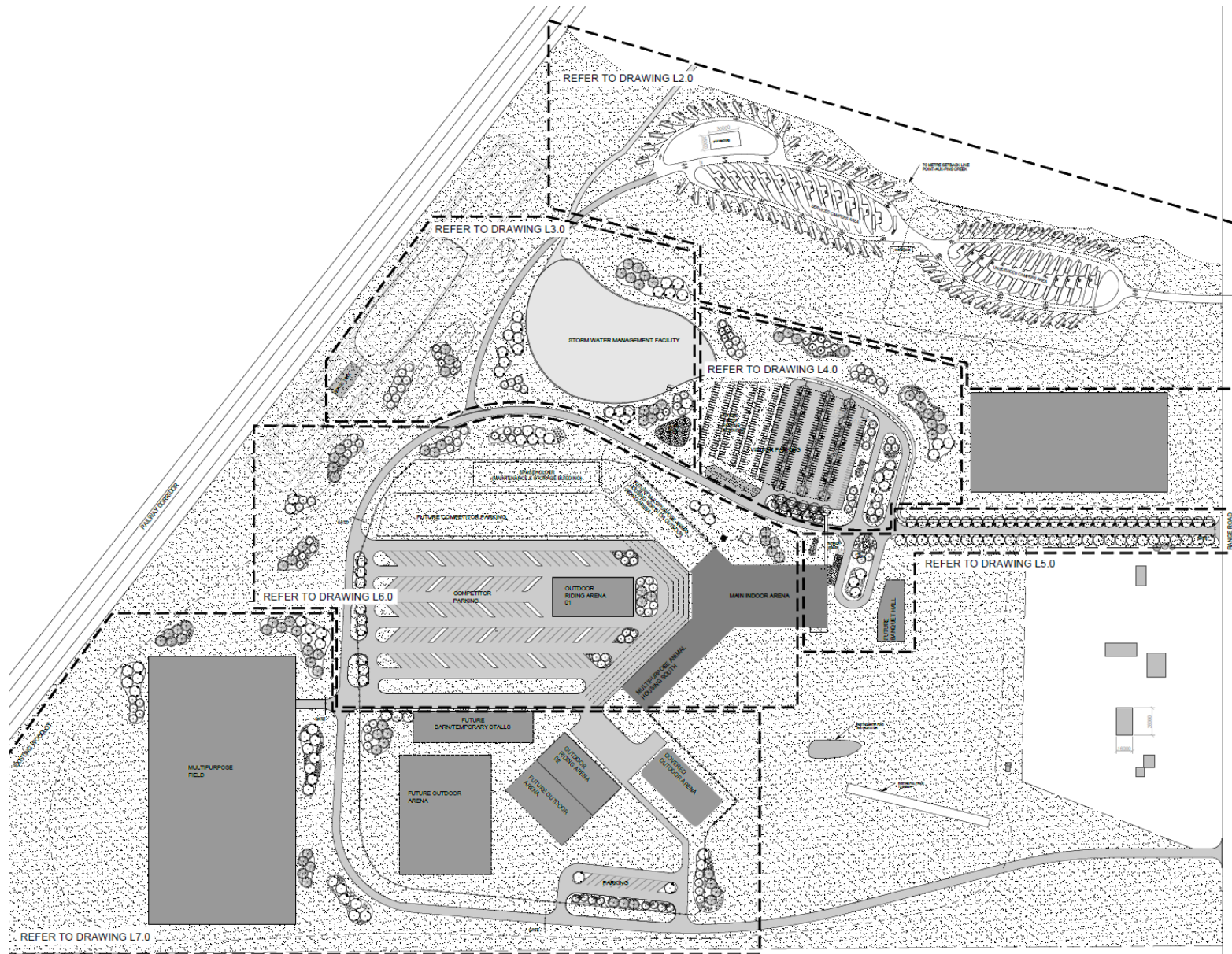
- Indoor amenities: arena, warm-up area and stabling
- Outdoor: covered and uncovered outdoor arenas, tractor pull track, serviced campground, playground and day-use space
- Site services – water, sanitary, roads and parking

Site current



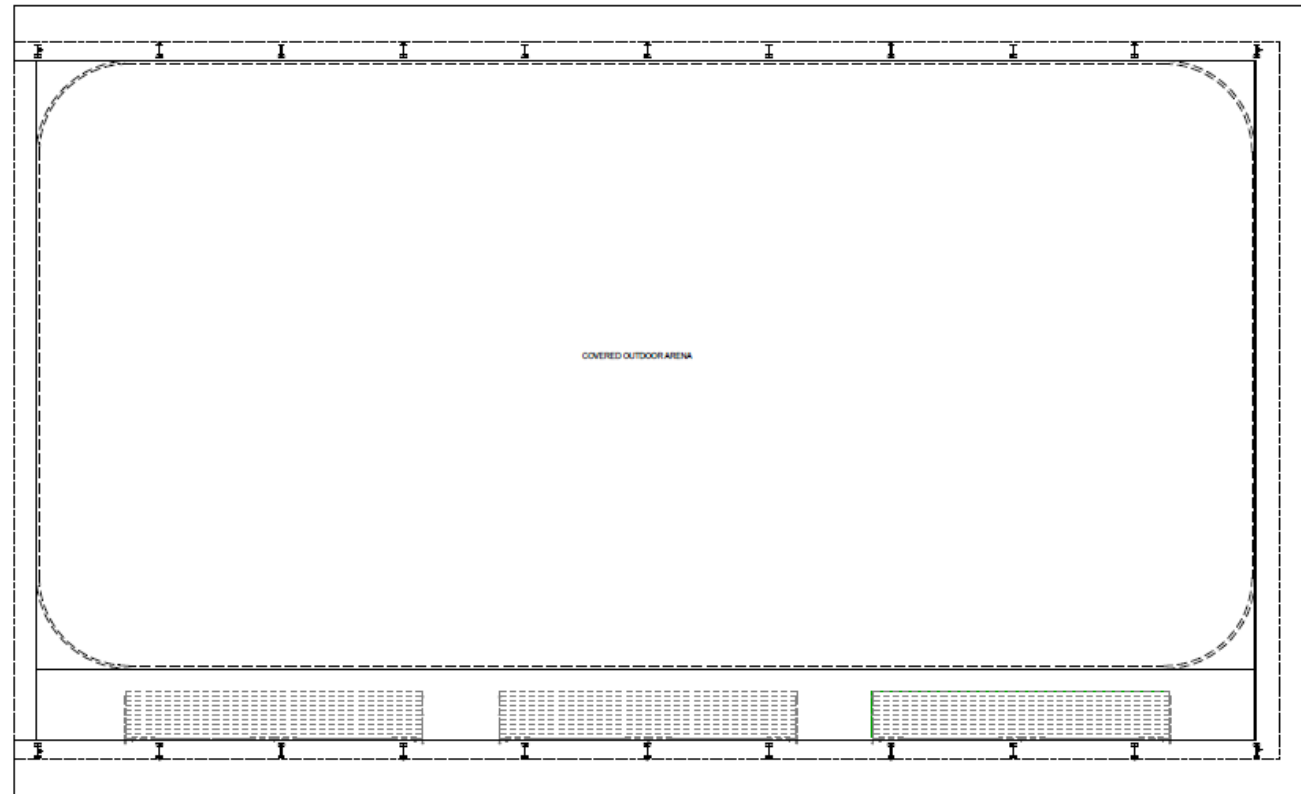
- Site services / systems
 - Water
 - Sanitary
 - Fire protection
 - Stormwater management
 - Roadways
 - Parking lots
 - Landscaping
- Amenities
 - Indoor arena
 - Animal housing
 - Outdoor covered arena
 - Outdoor rings x2 (132x132)
 - Multi-purpose field (480x900)
 - Camping includes washrooms & showers
 - Playground
 - Tractor pull area

Site future



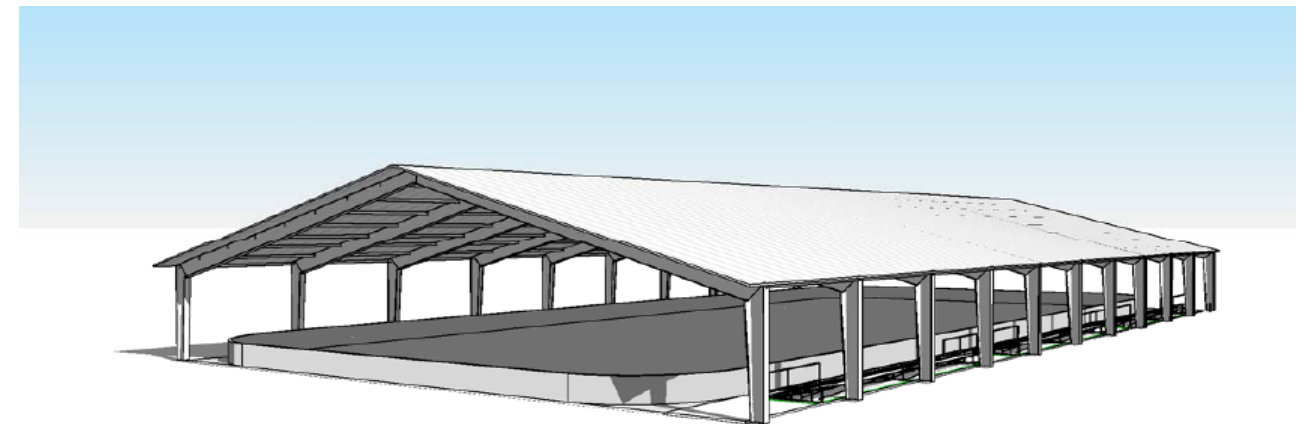
- Site developed for future growth
 - Site services expandable
 - Additional parking
 - Additional camping
 - Outdoor rings
 - Animal housing
 - Maintenance shop

Covered outdoor arena

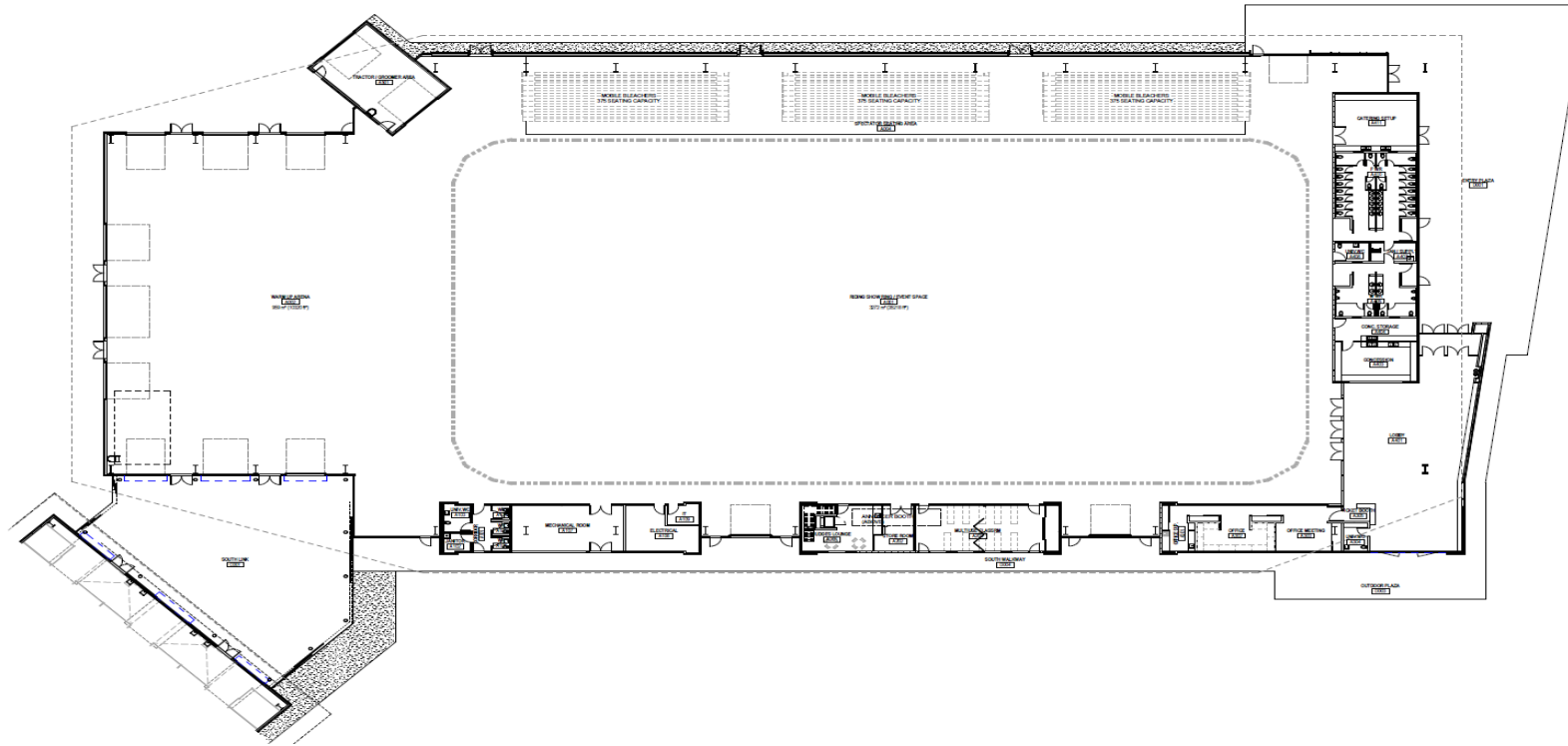


1 PLAN - COVERED OUTDOOR ARENA
C1.02 SCALE: 1" = 200'

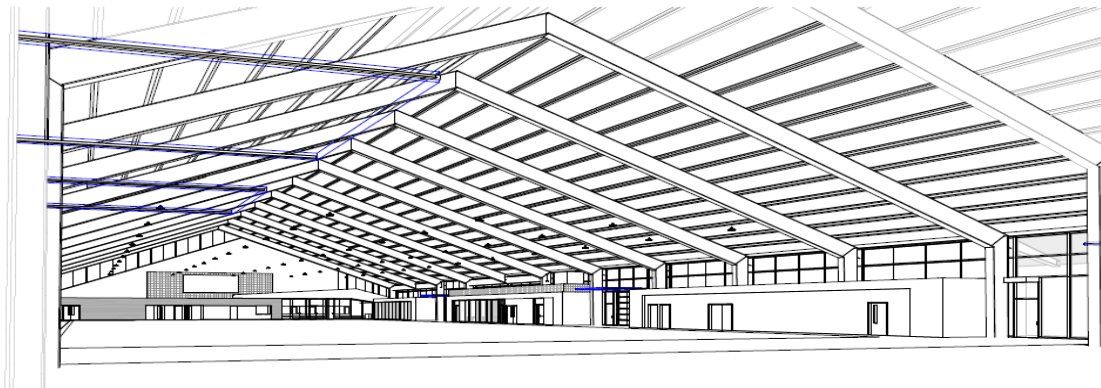
- Outdoor covered ring
- 263' x 132'
- Pre-engineered structure
- Spectator seating (200)
- 38,500 sqft



Main indoor arena

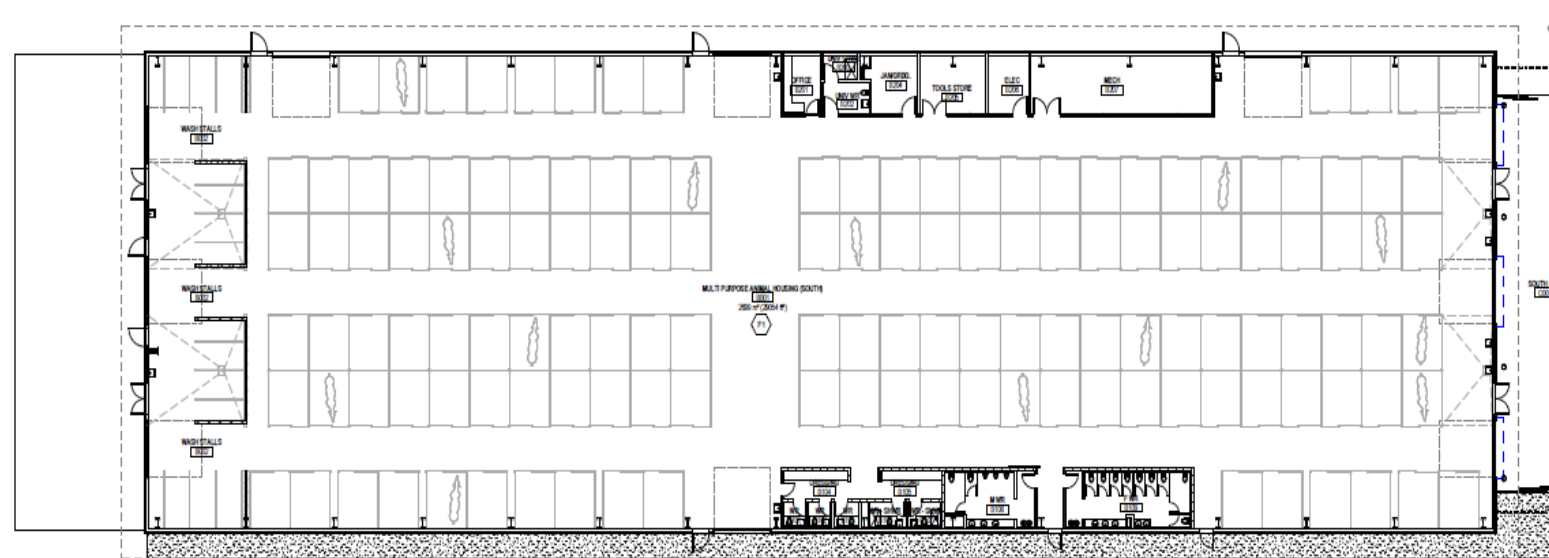


- Indoor arena 132'x263'
- Warm-up arena 132' x 100'
- 80,000 sqft
- Pre-engineered structure
- Sized to support provincial event
- Spectator seating (1,200)
- Concrete floor
- Lobby
- Concession
- Site offices
- Washrooms
- Meeting rooms
- Catering room



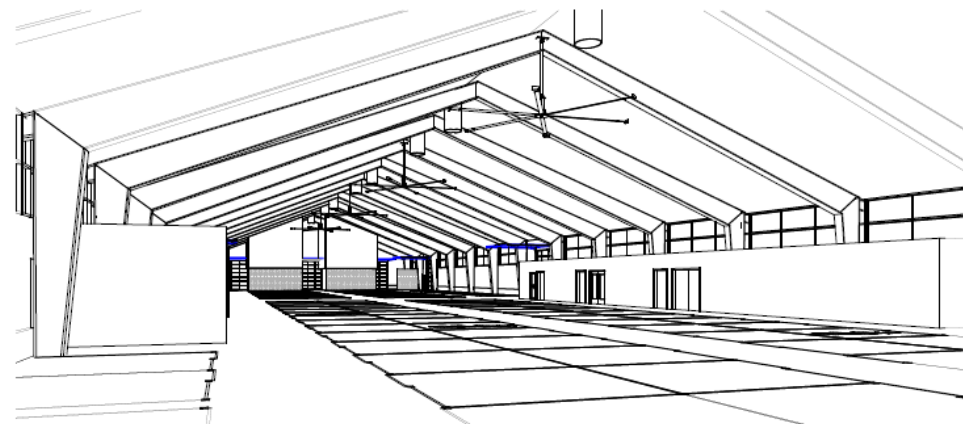
1 Main Indoor Arena (Flex) Perspective 01
SCALE

South animal housing



- Pre-engineered structure
- 37,800 sqft
- 140-150 animal stalls
- Demountable
- Wash racks
- Washrooms
- Heated building

1 PLAN - MULTIPURPOSE ANIMAL HOUSING - SOUTH
C1.01 SCALE: 1:200



3 Multi-Purpose Animal Housing Perspective 07
P.106 SCALE

Perspective views



Project schedule forecast

Phase	Timeline	Status
1. Functional program	- fall/winter2 2018/19	- completed
2. Conceptual design	- winter/spring 2019	- completed
3. Schematic design	- summer/fall 2019	- completed
4. Design development	- winter/spring 2020	- finalizing, June/July
5. Development permit approval	- spring 2020	- in progress
6. Project council approval	- summer 2020	- tbd
7. Detail design	- August/September 2020	- in progress
8. Procurement	- September 2020	- prequal completed
9. Contract Award	- December 2020	
10. Construction	- April 2021	
11. Completion	- fall 2022	

Design considerations driving project estimates

While building costs are mostly finalized; many considerations will drive cost estimates.

1. Site servicing for a rural site

- Similar to a subdivision, it requires water, sanitary, and fire protection
- Traffic impact assessment requires roadway upgrades

2. Environmental concerns

- Stormwater pond size and depth for fire protection
- Making sure stormwater and sanitary systems meets guidelines and regulations
- Long-term environmental and operational considerations

3. Building engineering and materials

- Community and operational needs for high indoor clearance = large structural supports (steel and concrete)
- Concrete floors for multi-purpose use
- Increasing volumes and costs for steel for roof systems

4. Allowing for future growth to a provincial scale facility

- Incorporated in design work.

Current construction budget

Construction budget prepared using
"Class C" estimate (Sept 2019)

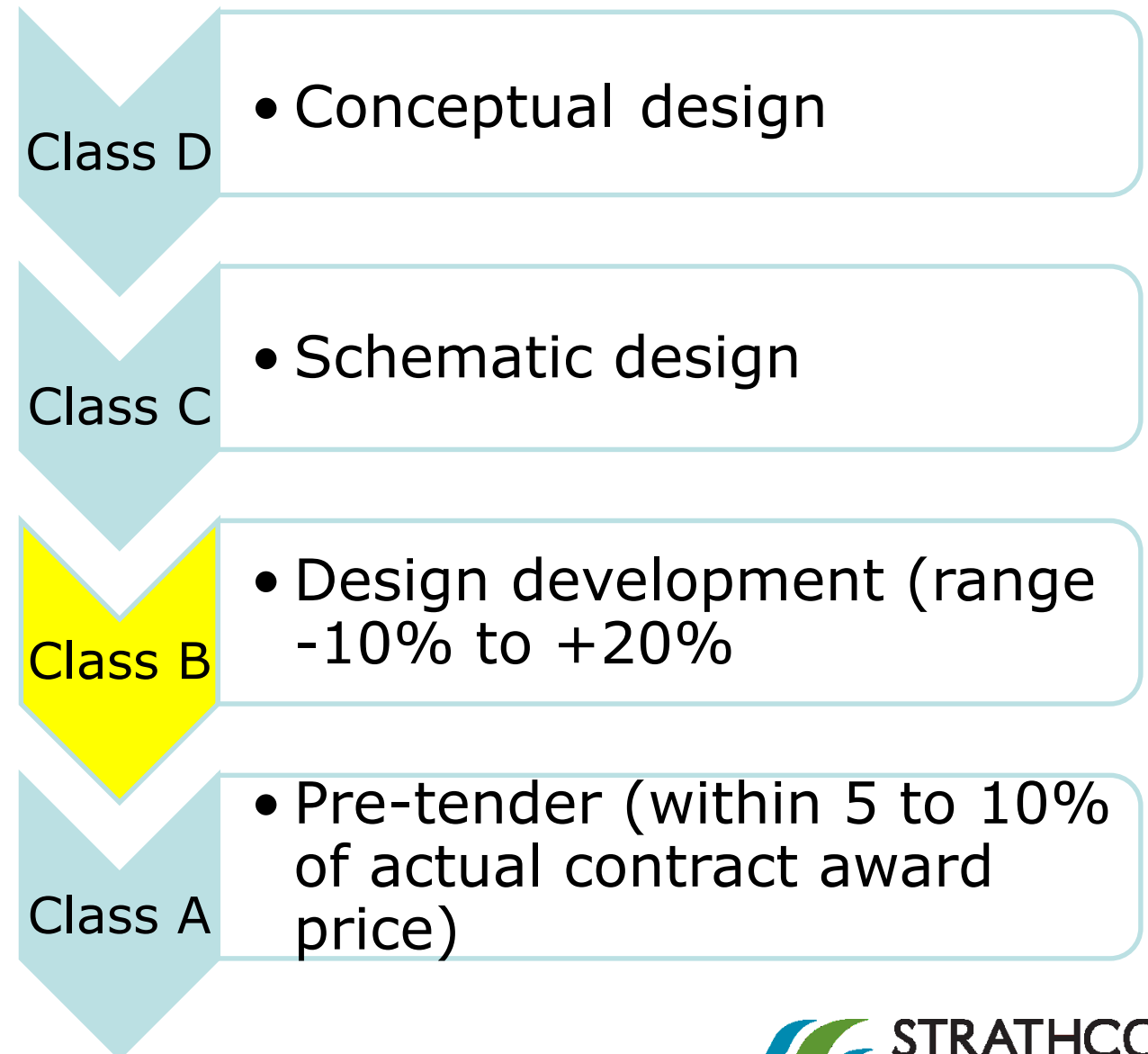
Approved funding

- 2018 \$16.1m
- 2020 \$36 m
- Total \$52.1m

Current budget estimate (May 21, 2020)

- "Class B" estimate
- Cost consultant estimate provides a range of \$6m to \$10m over approved budget.

Estimates at different project stages



Construction options

	Possible next steps	Details
1	Build within approved budget	• Reduce project scope to the local facility concept only. • Further work would require new business case and Council approval.
2	Build using a phased approach. Additional funds required over time to complete the entire project.	• Phase 1 – local facility concept • Complete design and regulator issues; re-cost remaining work • Future phases – based on budget approvals, regional plus facility, targeted to be completed within five years
3	Request capital budget amendment. Continue with project as forecast.	• Build within original project scope and schedule • Capital budget amendment request comes to Council as design is finalized

Building with a phased approach

Phase and timing	Amenities	Site requirements	Estimated budget
Phase 1 2020-2021	Supports local community use • Outdoor covered arena • Outdoor arena • Multipurpose field • Tractor pull • Temporary facility – show room and washrooms • Water for washing animals	• Complete all design and regulator issues • Rezoning • Potable water line • Stormwater management • Grading • Temporary sanitary • Traffic impact assessment • Roads and parking	\$30M +/-
Future phases 2023 - 2025	Supports regional facility use over time • Indoor arena • Animal housing • Campgrounds	• Pumps • Lift stations • Wastewater management facilities	Additional budget approvals required (\$22m+/- balance, plus further funding required)

Phase 1 – local facility components

Local components 



Questions?