

Strathcona County

Indoor Fieldhouse

Council Meeting

October 27, 2020

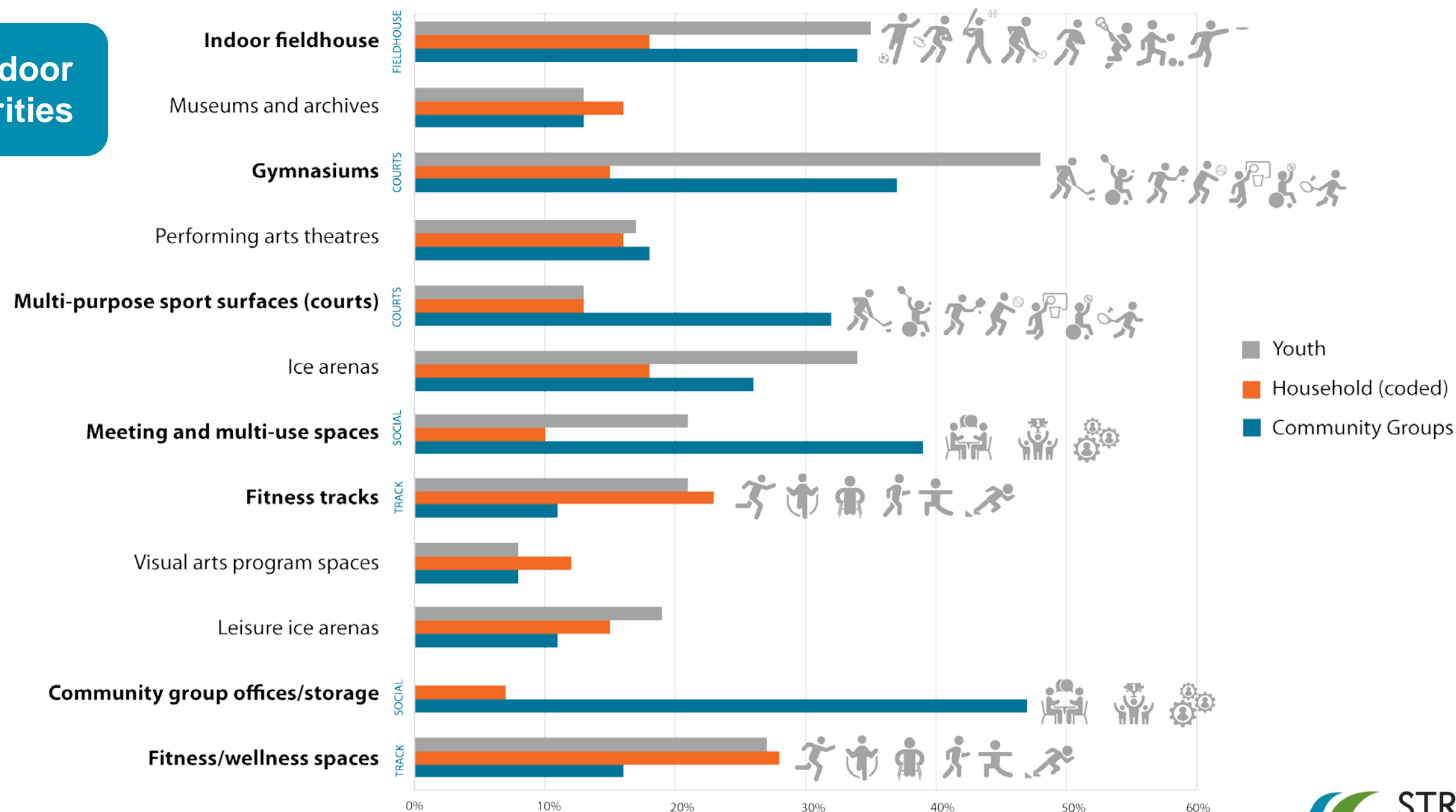
Presentation overview

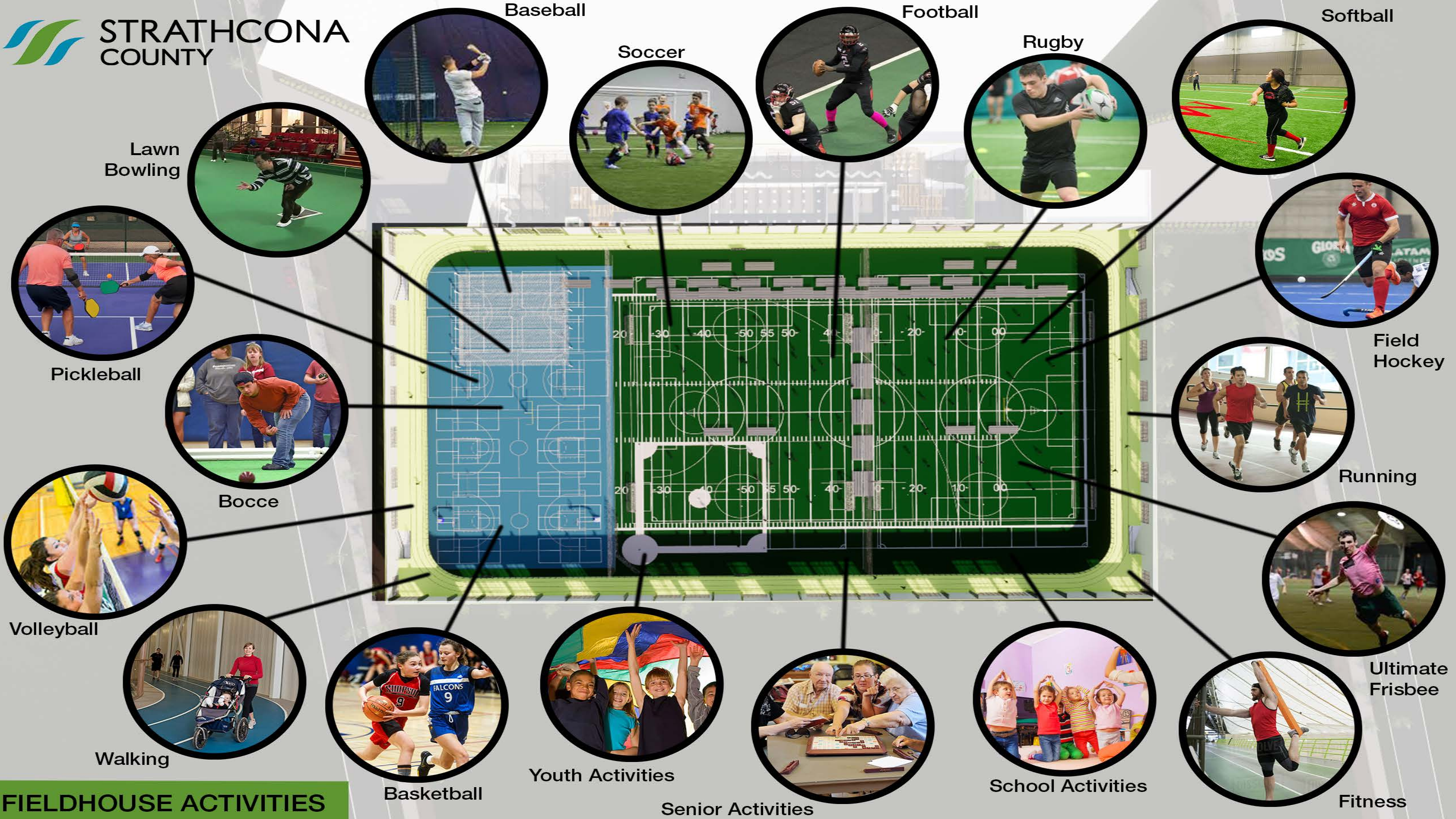
1. Recreation and Culture Strategy:
Alignment with Implementation Plan
2. Facility need and demand
3. Facility concept overview
4. Master timeline and decision points
5. Estimated net operating budgets
6. Operating budget assumptions
7. Economic impact assessment
8. Resident engagement - preliminary results
9. Next steps
10. Concept approval



Recreation and Culture Strategy: Alignment with Implementation Plan

Top 12 indoor priorities





Facility need and demand

From community groups

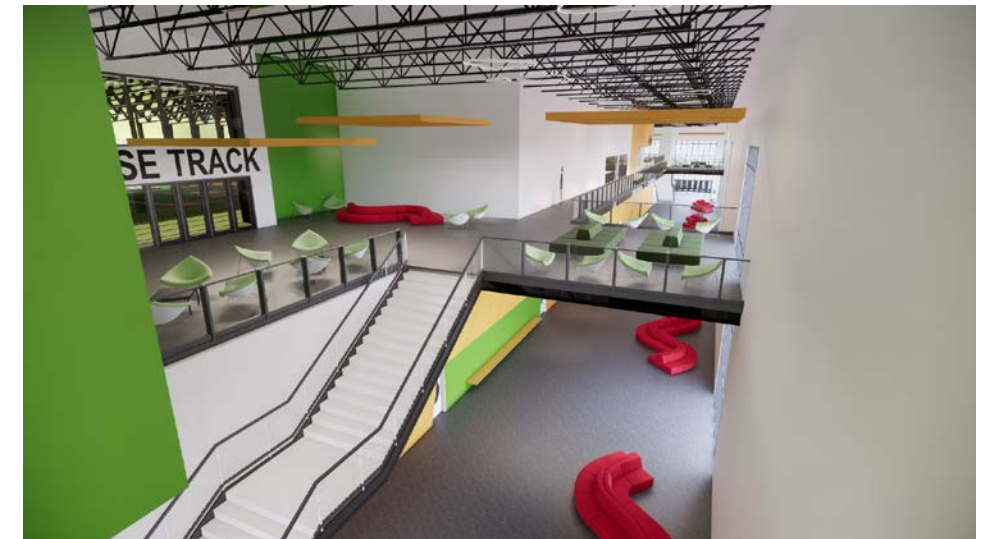
- Just over half of survey respondents said they would use the field portion of the facility; representing over 5,500 hours of use for the field (annually); highest demand group at 63%
- Just over one- third of survey respondents said they would use the multi-use court space representing over 2,400 hours of use for the multi-sport court space (annually); highest demand group at 52%
- Groups responding to the survey indicated they would use the facility (both spaces). These groups represent over 9,000 participants/residents.



Facility need and demand

Trends and other practices

- Non-boarded indoor field facilities are an **emerging trend in municipal recreation facility development in the Province** (facilities being contemplated in Chestermere, St. Albert, Grande Prairie)
- Similar **private/non-profit facilities have recently opened** in the Province (Edmonton, Red Deer, Saskatoon)
- Successful **market introduction and penetration in other areas** of Canada (Ontario)



Facility need and demand

Utilization and supply in the County and the region

- Will provide **new indoor activities** to occur
- Will **alleviate demand pressure** in existing facilities
- Confirmation of demand in the **Edmonton Metropolitan Region** (Edmonton, St. Albert)
- **Two comparable facilities** in the Edmonton Metropolitan Region:
 - U of A Foote Field (dome, temporary)
 - Edmonton Scottish Society (dome)
- Two other smaller public non-boarded turf facilities and a few private “training centres”



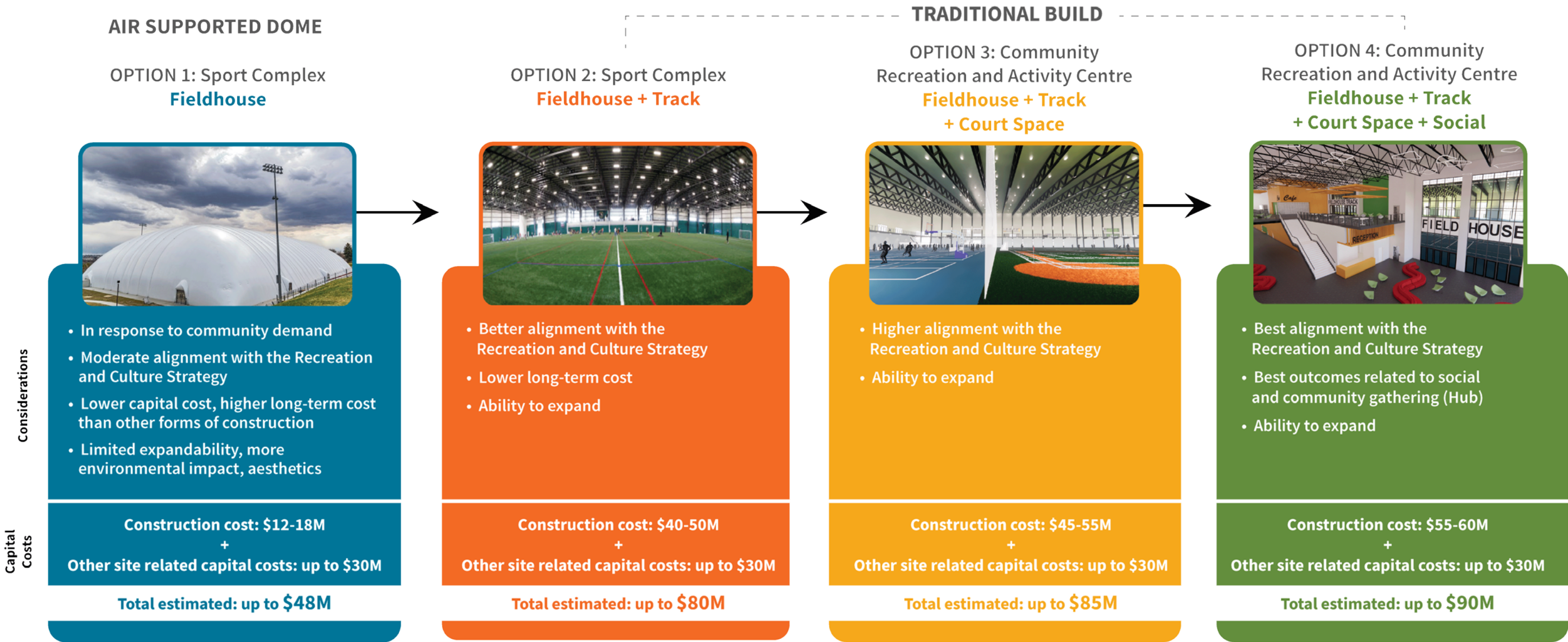
Facility need and demand

Unmet demand within existing Strathcona County recreation facilities for field and court sports, drop-in and bookable spaces for activities such as:

- Badminton, pickleball, basketball, ball/floor hockey, volleyball, box lacrosse, tennis
- Softball, baseball, football, rugby, soccer, youth, adult and senior fitness programs
- Accessible spaces for adaptive sports

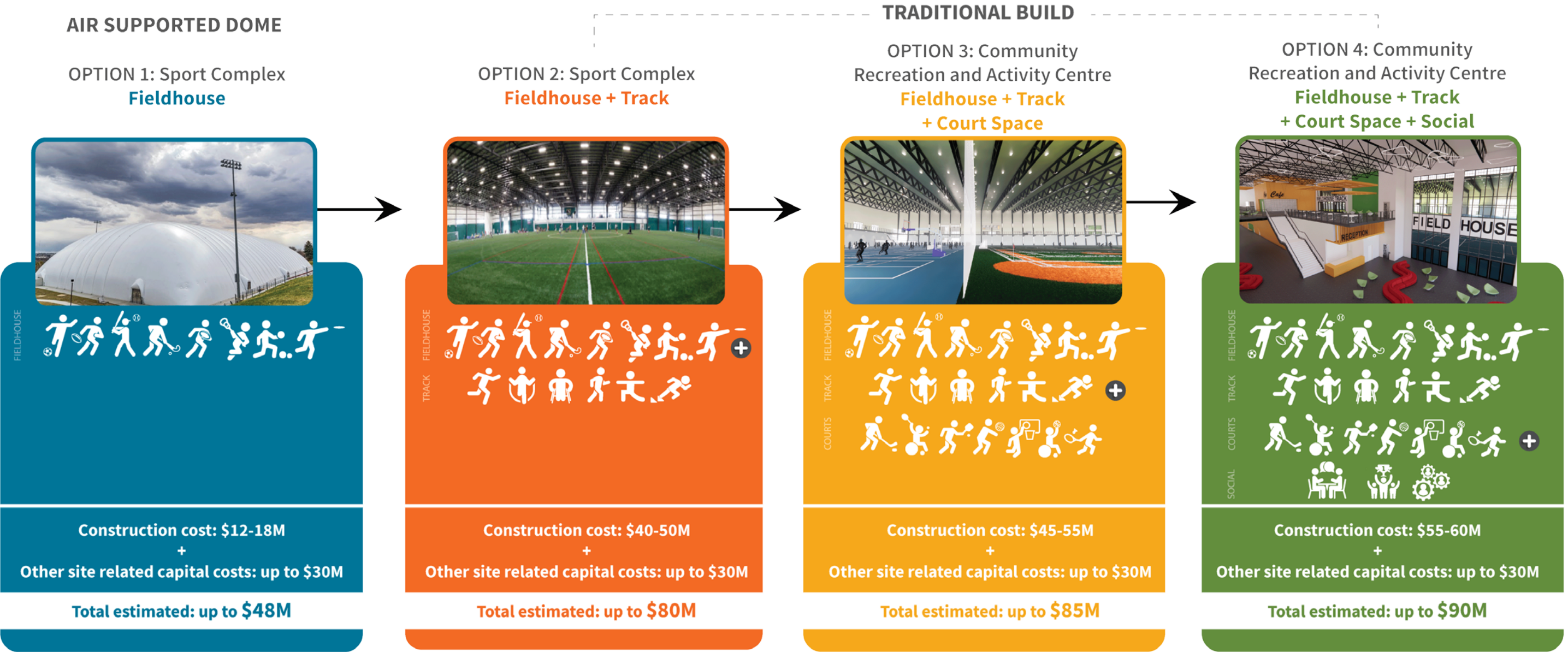


Facility concept overview



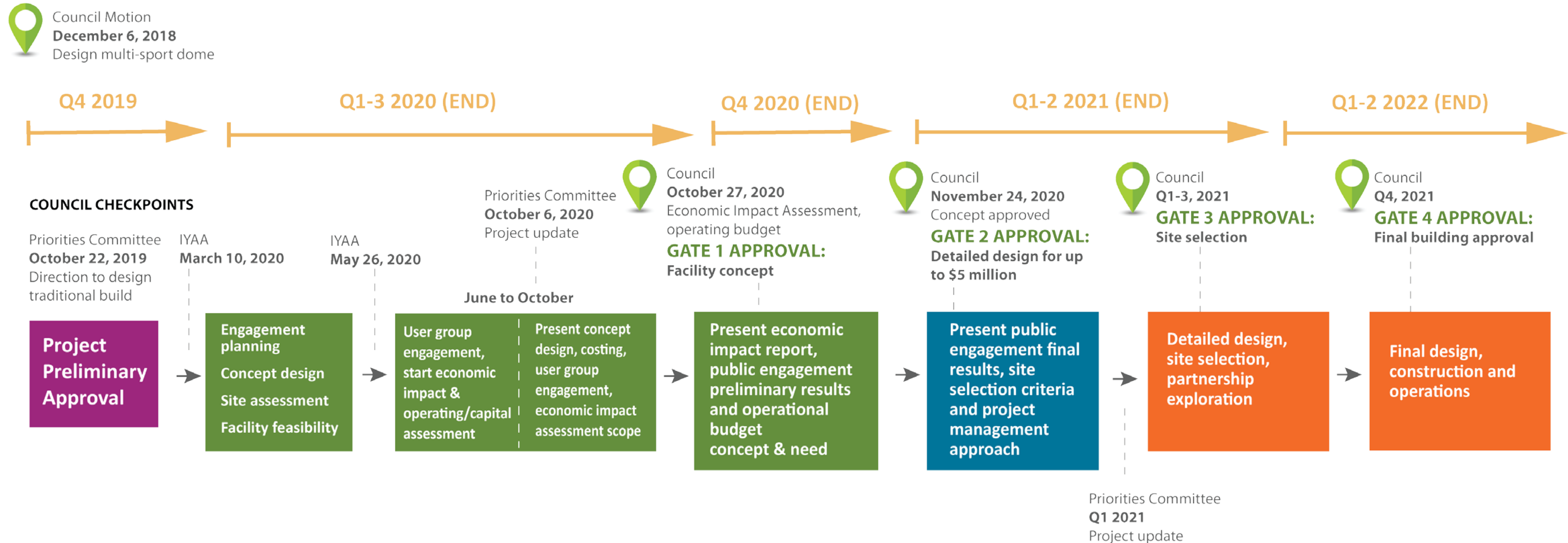
Note: Cost estimates are based on assumption the site will be on County-owned land.

Facility concept overview



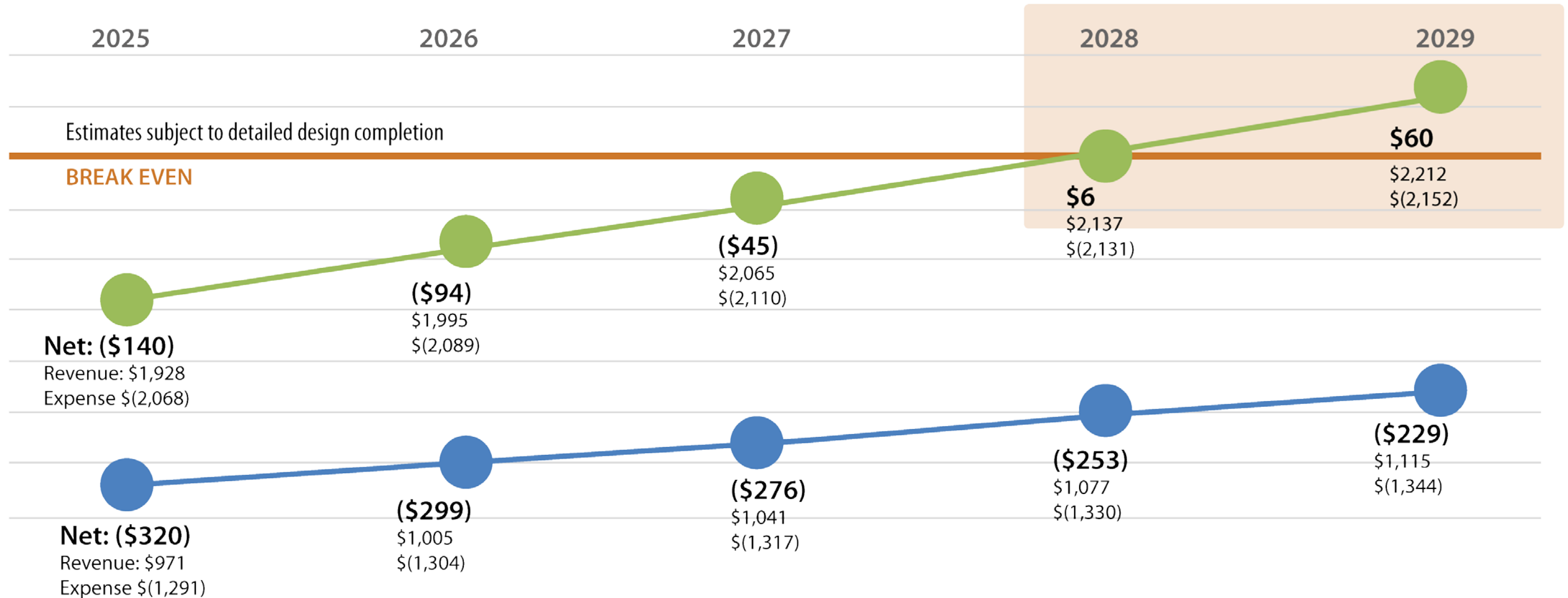
Note: Cost estimates are based on assumption the site will be on County-owned land.

Master timeline and decision points



Estimated net operating budgets

(in the thousands)



● **Option 4: Community Recreation and Activity Centre (Fieldhouse + Track + Courts + Social space)** NOTE: Option 3 - Similar to Option 4 less the social space

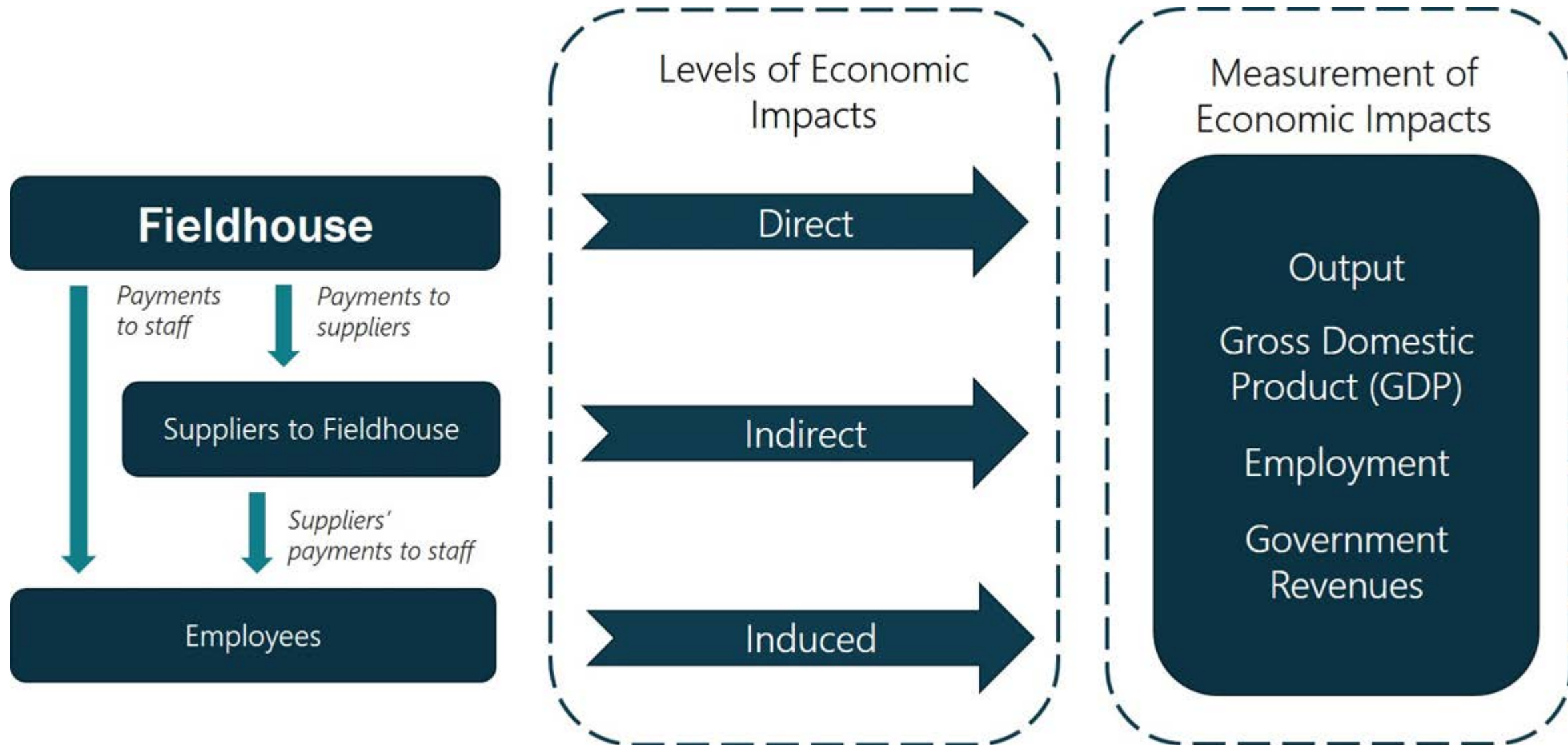
● **Option 2: Sport Complex (Fieldhouse + Track)** NOTE: Option 1 - Fieldhouse only (air supported dome) would include higher utilities and replacement costs

Operating budget assumptions

- Operating model includes facility bookings, spontaneous use, and programming.
- Comparative market fees adjusted for adult, youth/senior pricing and non-prime time fees.
- Estimated utilization 77% in 2025; 85% in 2029; 96% by 2034.
- Estimates include bookings at existing facilities moving to the fieldhouse. Assumed replacement of revenues at existing facilities.
- Savings due to synergies in staffing; average 4.4 operating staff onsite daily; 5 full time (FTE) and 21,000 hours/year (facility open 17 hours/day).
- Expenditure estimates based on existing facilities where reasonable.
- Growth and inflation have been considered.

Economic impact assessment

Input-Output Modeling



Economic impact assessment



Construction

Construction of the Indoor Fieldhouse would generate economic impacts through expenditures on materials, equipment, and other goods and services, labour and soft costs such as architectural, mechanical, and landscaping, anticipated to be incurred over a two-to three-year construction period.



Operations

The day-to-day operations and activities that would take place at the Indoor Fieldhouse would generate economic impacts through revenues and expenditures on goods and services, and spending of its suppliers and staff.



Events

The activities that would take place at the Indoor Fieldhouse would generate economic impacts through revenues from out-of-visitor spending during sporting and other events.

Impact of construction



Spending
\$60,309,000

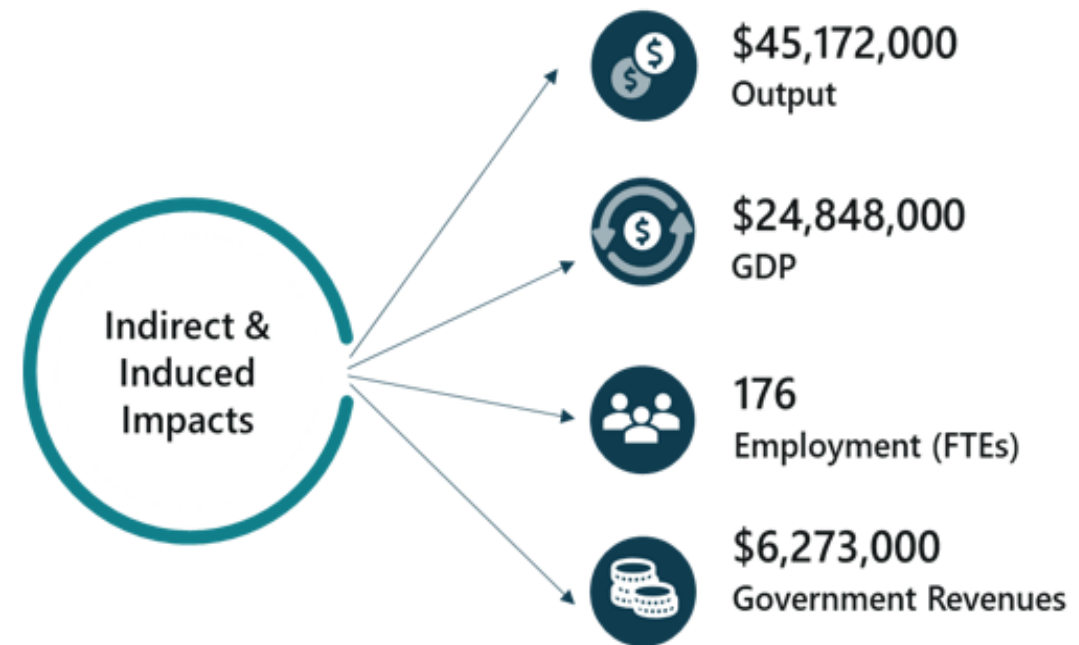
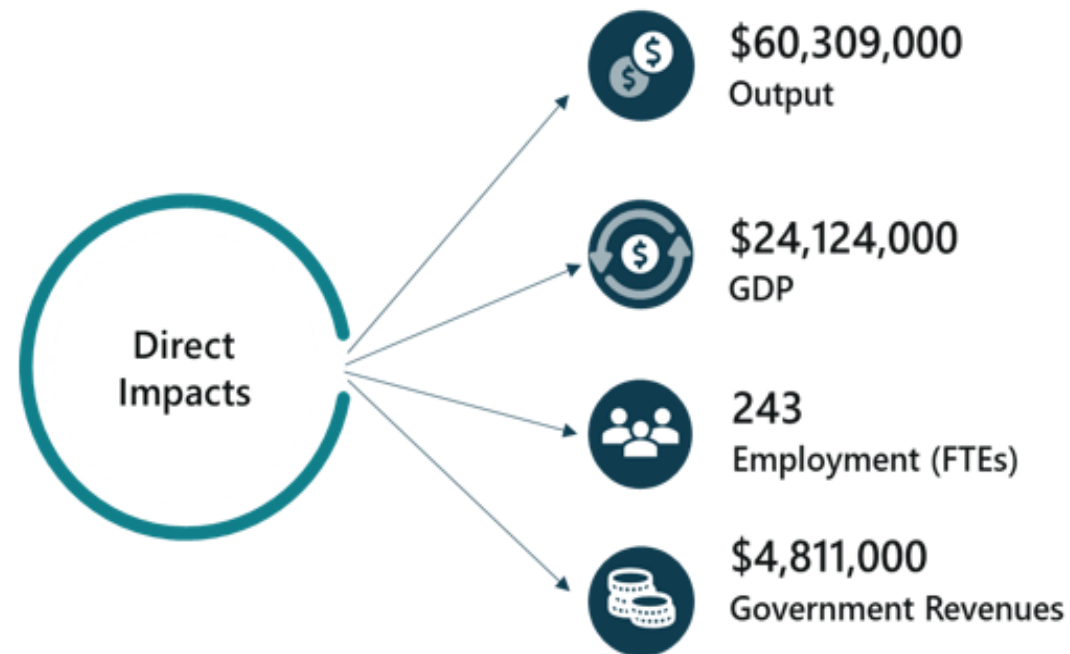


Total Output = \$105,481,000

Total GDP = \$48,972,000

Total Employment (FTEs) = 419

Total Government Revenue = \$11,084,000



Annual operations



Spending
\$1,928,000

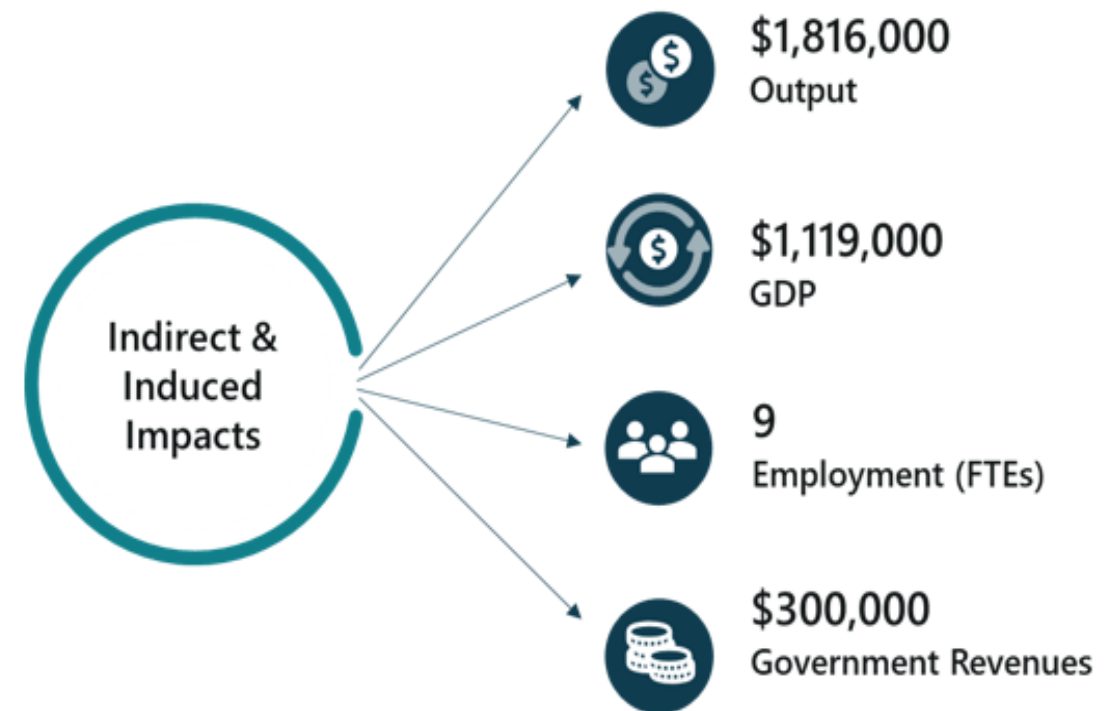
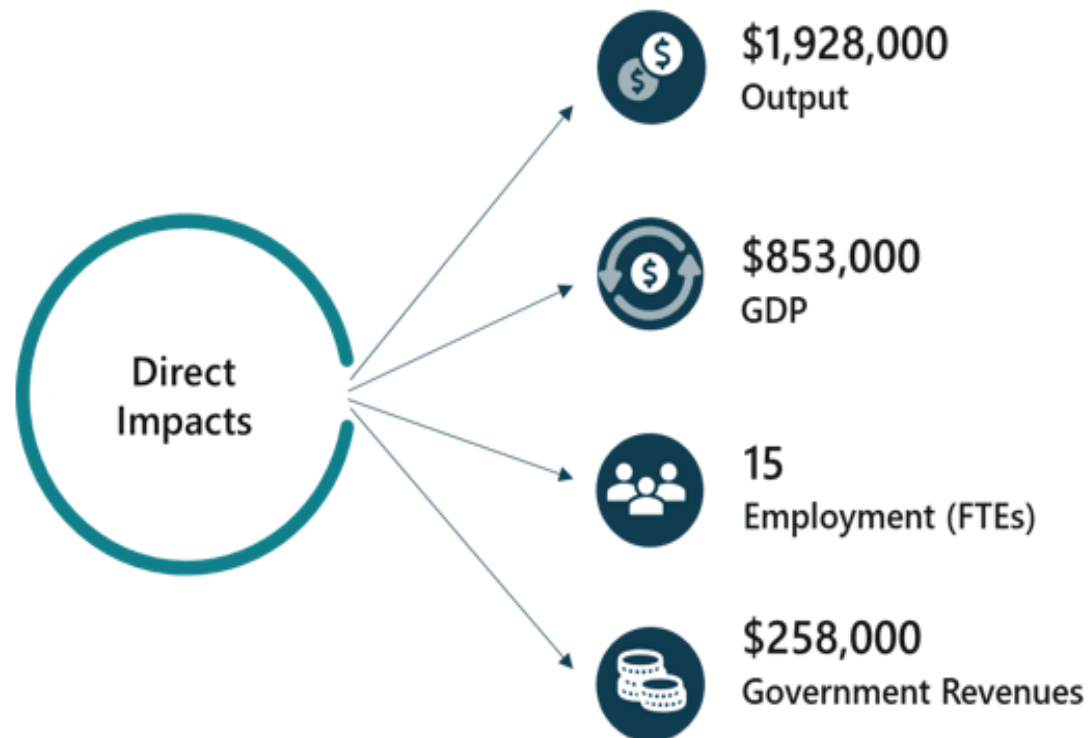


Total Output = \$3,744,000

Total GDP = \$1,972,000

Total Employment (FTEs) = 24

Total Government Revenue = \$558,000



Events



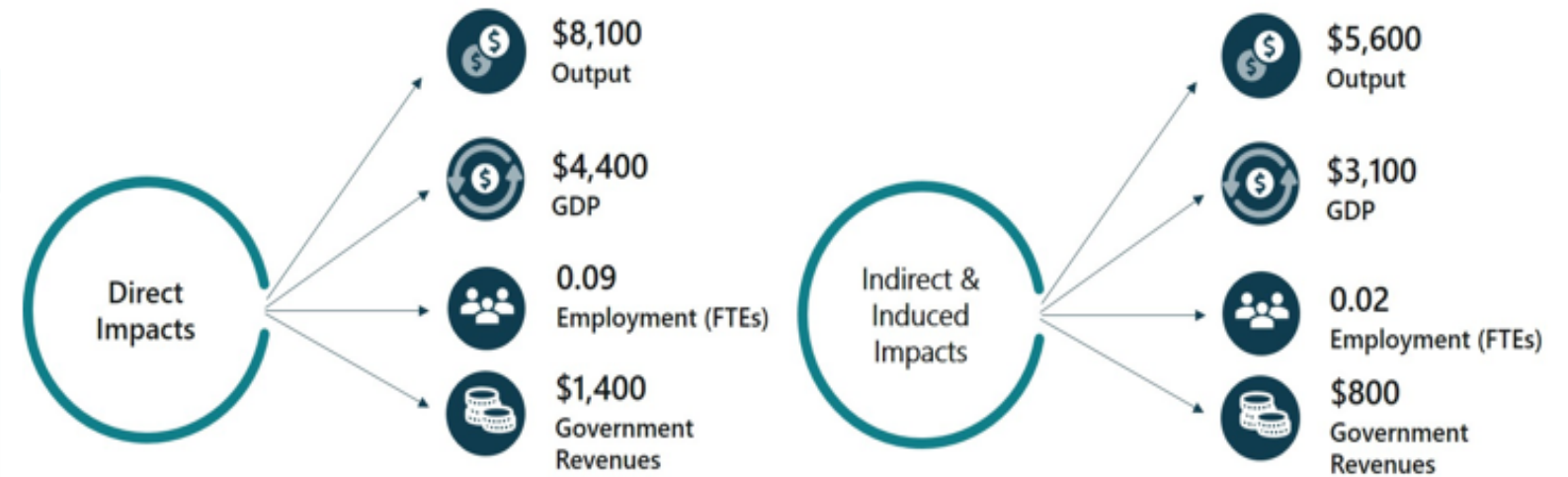
Spending by 100 Overnight Visitors
per Day
\$8,100



Total Output = \$13,700
Total GDP = \$7,500
Total Jobs (FTEs) = 0.11
Total Government Revenue = \$2,200

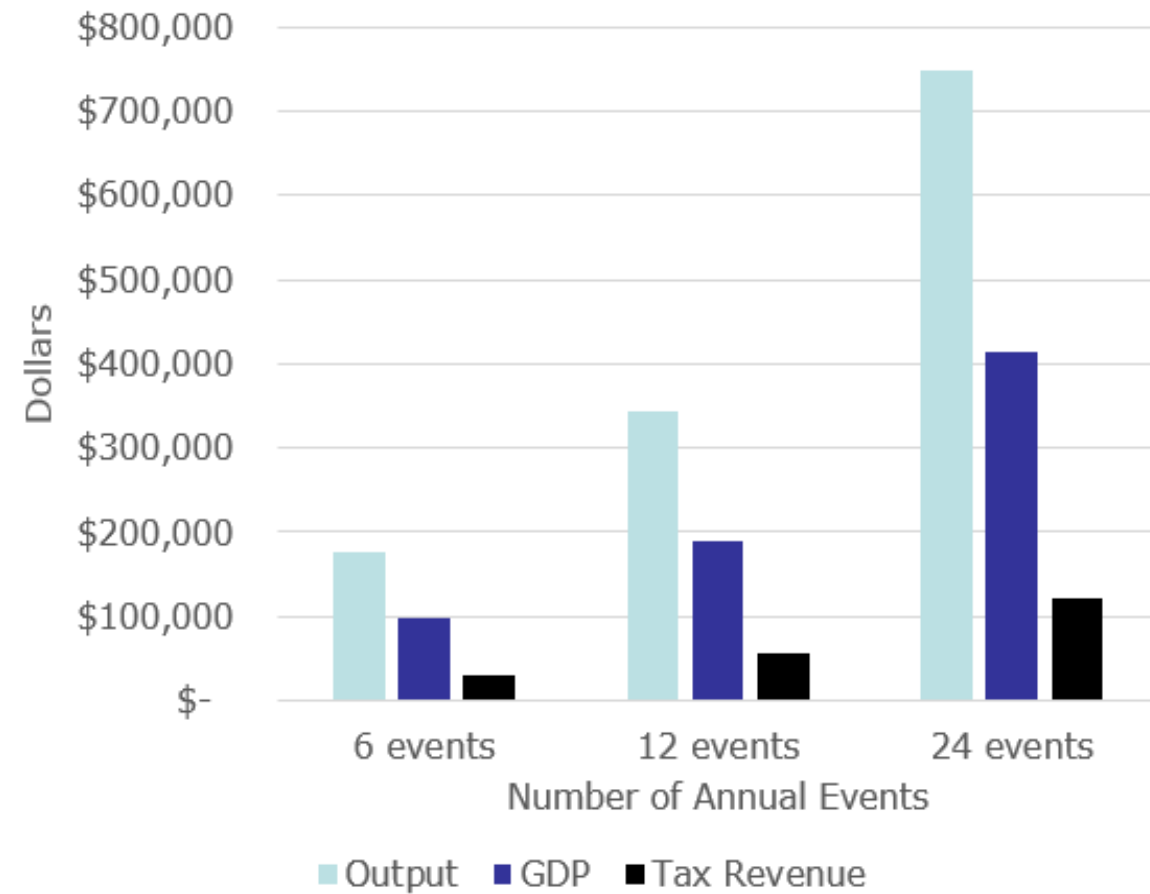
Category	Spending per visitor per day
Food	\$30-\$40
Retail	\$20
Accommodation	\$30
Total	\$80-\$90

Source: Based on visitor spending profile of domestic tourists in Edmonton and Area, 2017 published by Travel Alberta.

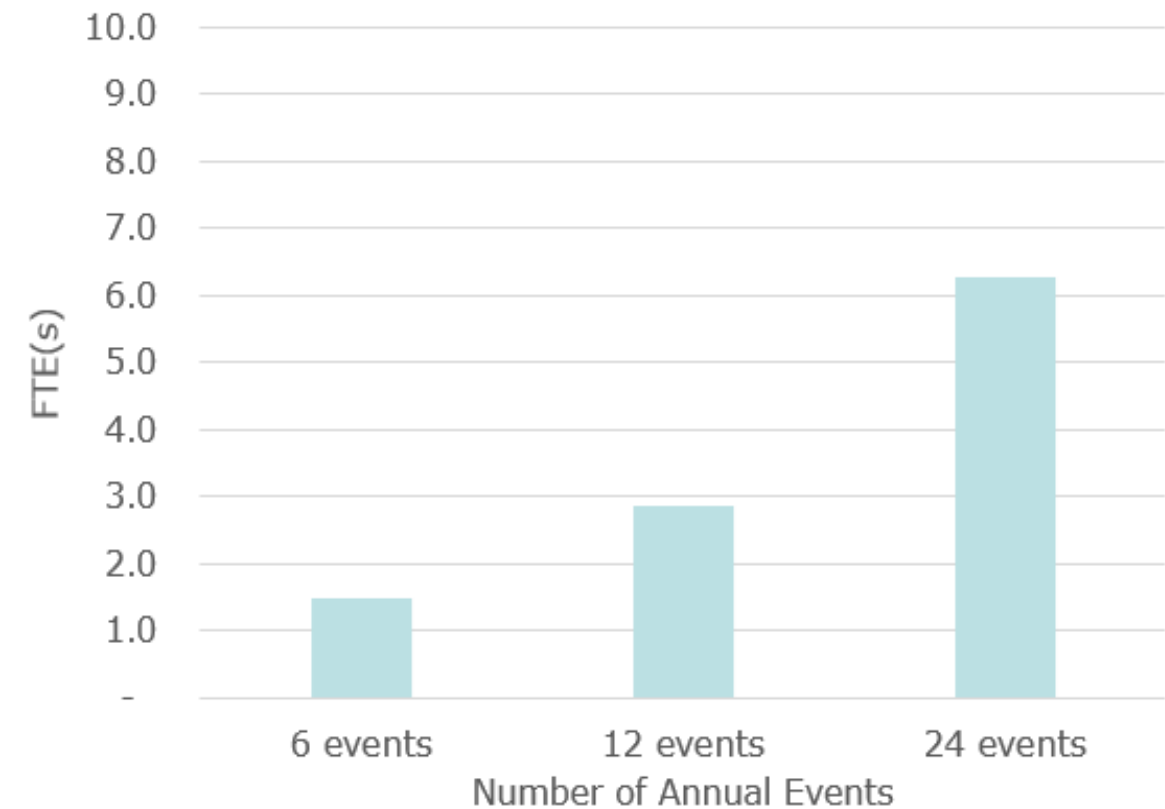


Events

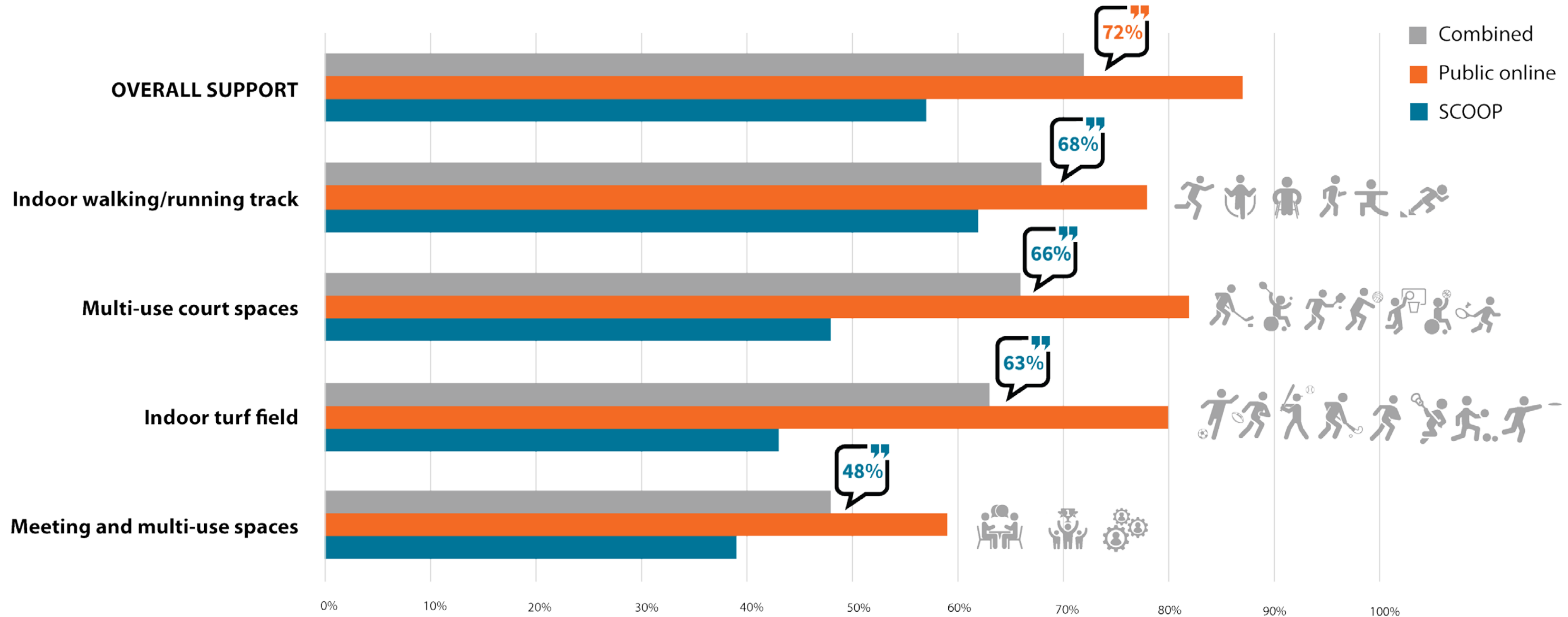
Output, GDP and Government Revenue



Employment



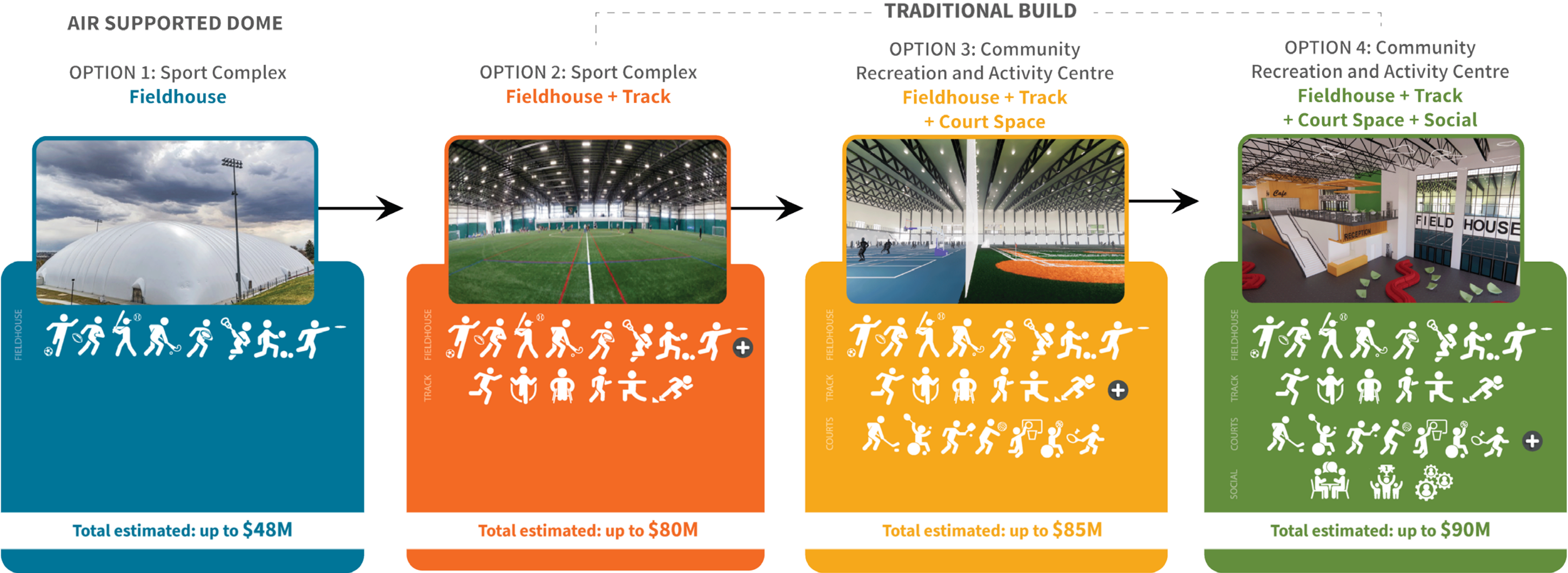
Public engagement-preliminary results



Total respondents to-date: 1,636

Note: Surveys close October 28, 2020. Topline results as of October 14, 2020.

Concept approval options 1-4



Note: Cost estimates are based on assumption the site will be on County-owned land.

Next steps



GATE 1 APPROVAL: Facility concept - October 27, 2020



GATE 2 APPROVAL: Detailed design, up to a maximum of \$5 million - November 24, 2020

- Public engagement results
- Site selection criteria
- Project management approach



Gate 3 APPROVAL : Site Selection, Q1-Q3 2021



GATE 4 APPROVAL: Final building approval, Q4 2021

Questions

