

# The Pointe-aux-Pins Acres Update

July 19, 2022

# Project background

- Council previously approved a design for Pointe-aux-Pins Acres that meet the vision of a regional-plus facility with the potential to move to a provincial-size facility.
- The total approved project budget is \$71.9M with a remaining balance of \$60.1M.
- Current expenditures have included land purchase, project design and engineering and administrative costs.

# Project background

- A public tender process for the approved regional-plus facility was conducted in the summer of 2021. Due to an unstable construction market, each received bid came in above the maximum threshold and the tender process was terminated.
- A purposeful pause in construction was recommended so that administration could monitor the construction market and market pricing and review options to address any impacts on the project with a target of reporting back to Council by the end of Q2 of 2022 with recommendations on how to proceed.

# Current project status

At the May 17, 2022 meeting, Council directed administration to provide a report, for Council's consideration by the end of Q4, for The Pointe project, outlining proposed revisions to the concept and design that would reduce the scope, providing a revised budget based upon the proposed scope and anticipated project timelines.

# Project plan to move forward

- Scope of work redefined
- Project delivery methodology revised
- Anticipated project costs updated
- Project timeline updated

# Previously approved vision for Pointe-aux-Pins Acres

## Multi-use event centre

- Multiple outdoor riding arenas
- Animal housing facility
- Camping facilities
- Multi-purpose field
- Site roadways
- Parking lots
- Off-site roadway improvements
- North and south site entrances
- Playground



# The Pointe – reduced scope

## Agricultural event centre

- Single outdoor riding arena
- Required site roadways
- Single site entrance
- Reduced visitor parking
- Reduced competitor parking



Pointe-aux-Pins Acres

# Site work and utilities

## Revised scope

- Reduced size of site development and access roads and parking lots
- Delete campground (using parking lot for participant camping)
- Delete multi-purpose field
- Maintain single outdoor riding ring
- Construct storm, potable water, non-potable water and sanitary to full development requirements



# Site work and utilities

## Delivery methodology

- Revise original design drawings for revised scope
- Adjust utility sizing (if possible) based upon revised building usage

# Arena building

## Revised scope

- Reduced building footprint
- Shift from multi-purpose event centre to agriculture specific
  - Change to dirt floor from concrete slab
  - Reduced seating capacity
  - Reduced AV and electrical requirements
  - Rainwater capture for floor conditioning
- Re-allocation of space

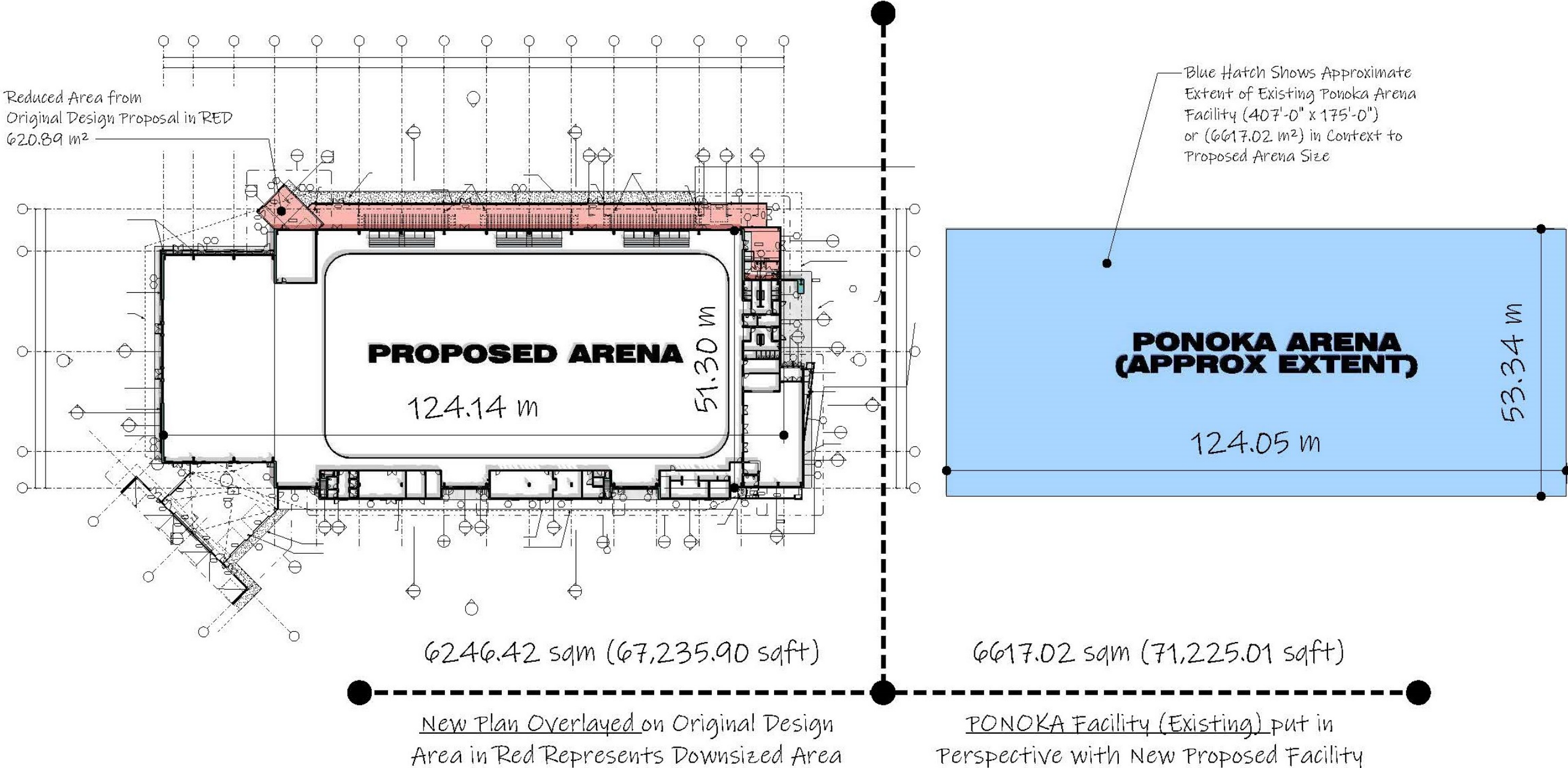
# Arena building

## Delivery methodology

- Complete preliminary plans and owner's requirement specifications
- Complete a design/build procurement
- Procurement results to Council – Q4 2022
- Anticipated project completion – Q2 2025

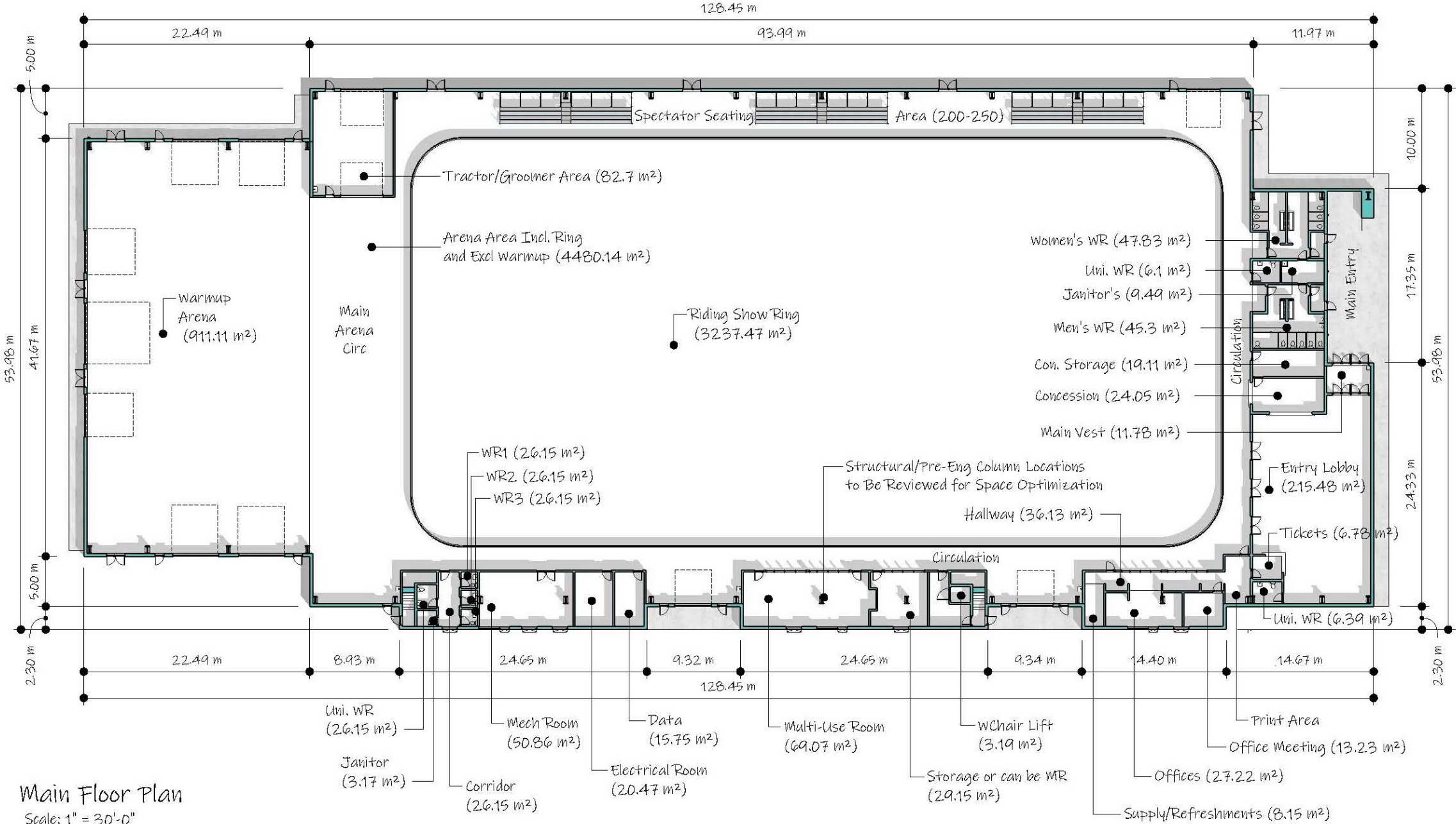
# Arena building conceptual design

Conceptual drawings and renderings only. Subject to change through the design process



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Main Floor Plan  
Scale: 1" = 30'-0"

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# Current project risks

- Alberta inflation rate (May 2022) – 7.1%
- Cost of borrowing has increased to 5.08%
- Shortages and long delivery times for materials and equipment (electrical)
- For 2022/23 steel, concrete prices are expected to continue to rise
- Skilled labour shortages showing signs of occurring, potentially driving prices up through 2023
- Increasing oil and gas prices are creating growth in industrial activities
- Oil and gas price increases driving up costs of construction involving heavy equipment
- Potential for no acceptable design/build options or receiving no compliant submissions

# Updated project costs (reduced scope)

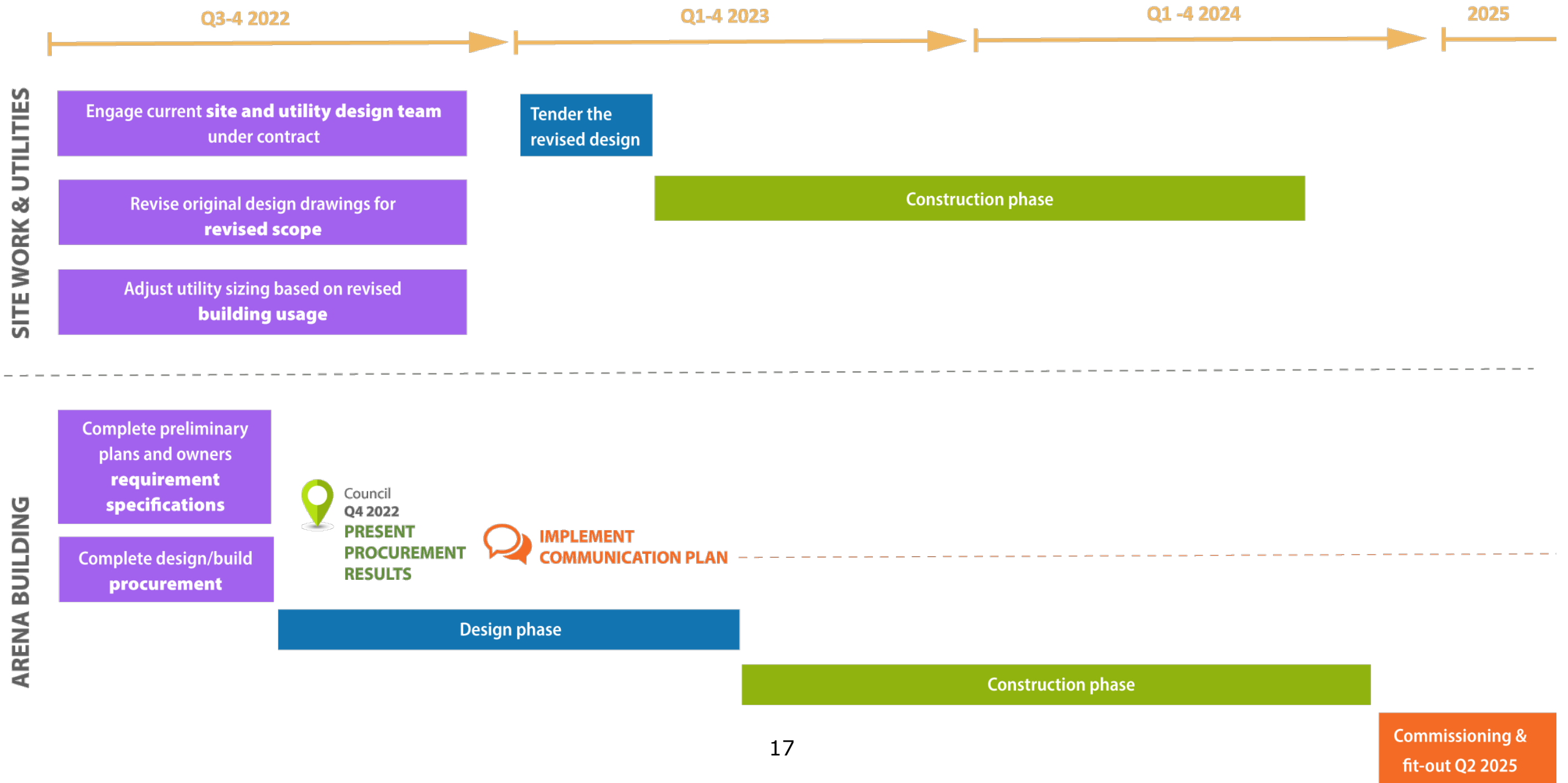
Original Budget	\$71.9M
Spent to Date	\$10.1M
Remaining Budget	\$61.8M

## Proposed Cost Range for construction and site servicing

- Low range of cost estimate **\$55M**
- Probable cost estimate **\$57M**
- High range of cost estimate **\$60M**



# Project timeline updated



# Questions?

