

Pointe-aux-Pins Acres Agricultural Facility Update – 2023-07-04**Report Purpose**

To provide Council with a revision to the Pointe-aux-Pins Acres Agricultural Facility project that meets Council's direction of October 25, 2022.

Recommendation

THAT revisions to the project scope for Pointe-aux-Pins Acres (The Pointe), as set out on slide 26 of the July 4, 2023 Fleet and Facility Management report, be approved.

Our Strategic Goals

Goal 1 - Economic Prosperity
Goal 2 - Healthy and Safe Community
Goal 3 - Responsible Development

Goal 1 Priority - Promotion of a diverse agricultural market that supports the local economy

Goal 2 Priority - A diverse, welcoming, inclusive, and an accessible community for all

Goal 3 Priority - Investment in our infrastructure that supports development and complete communities

Report

The Pointe-aux-Pins Acres Agricultural Facility (The Pointe) project was designed and then tendered for construction following traditional procurement methods in the spring of 2021. Due to global market factors including impacts of the COVID pandemic and supply chain interruptions, the tendered prices came in over budget.

On October 25, 2022, Council was presented with a status update and administration received direction to confirm a revised project scope for a facility that could be constructed within the project budget that included an arena with a concrete floor and animal housing.

To address the market impacts on the project, Fleet and Facility Management and Recreation, Parks and Culture assessed the entire project scope and identified the essential elements that were required for the facility and the site design to meet the intended agriculture focus.

To mitigate market risks, a progressive design-build project approach was utilized to engage a team of contractors and designers to work together with the County to develop a design concept that would meet the needs of the project and could be constructed within the required budget and schedule. Bird Construction, ACI Architecture and Dub Architecture were contracted to prepare a design for the facility that includes the core elements while maintaining the project budget through a targeted value design process.

Through this approach and by reviewing the overall scope of the project, the project team has developed a proposal that fulfills Council's direction and incorporates the feedback of the interested parties to meet the functional requirements.

Administration will be providing Council with a detailed presentation on the proposed Arena and Animal Housing facility design, revised scope for the site development, construction estimates and a construction schedule.

Additionally, administration will provide a draft operational plan and a high-level estimate of the facility operating costs. The next steps will be to refine the operating model now that design is nearing completion, work with the interested parties, hire staff and build a marketing plan for the facility.

If the revised proposal for the project is approved by Council, the project team is prepared to execute the secondary agreement with the design-build team to proceed to finalize the design details and commence construction.

Council and Committee History

March 14, 2023	Council directed that administration complete the next phase of the progressive design-build process of The Pointe and prepare a report for Council's consideration by July 4, 2023, with detailed construction cost estimates and a refined construction schedule.
October 25, 2022	Council directed that the proposed project plan and scope for the Pointe Project be confirmed; and that the procurement documents (Negotiated RFP) provisionally include additional scope for a concrete floor and building space to provide animal housing; and That administration prepare a report for Council's consideration by the end of January 2023 with the results of the procurement process and updated project costs.
July 19, 2022	Council was updated on The Pointe project. Council directed that administration implement the proposed project plan based on the revised scope and project procurement methodology, as set out in the July 19, 2022, Fleet and Facility Services report, and prepare a report for Council's consideration by the end of the fourth quarter of 2022 with the results of the procurement process with design recommendations and updated project costs.
May 17, 2022	Council directed that administration 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 on the proposed scope and anticipated project timelines.
September 14, 2021	Council was updated on Pointe-aux-Pins Acres tender results and recommendation.
April 13, 2021	Council was updated on the Multi-Purpose Agriculture Facility (MPAF) design.
September 29, 2020	Council approved an amendment to the 2018 Capital Budget in the amount of \$12,100,000 (from \$16,110,000 to \$28,210,000), for additional costs related to the MPAF - Outdoor Amenities and Servicing project, to be funded from tax supported debenture (\$10,890,000) and Municipal Reserves (\$1,210,000), to allow the project to be built within the approved scope.

September 15, 2020	Priorities Committee was provided with a presentation on the proposed operating budget and Economic Impact Assessment for the MPAF.
July 21, 2020	Council directed that administration provide a report to Council, in conjunction with the final design but no later than the end of Q3 2020, identifying the potential economic impact along with updated operational budget projections and fee structures for the current vision of the MPAF.
June 16, 2020 September 24, 2019	Priorities Committee was updated on the MPAF design. Council directed that administration proceed with the detailed design for Option 2, as set out below:
	<p>Option2</p> <p>Approved funding: \$23.8M</p> <p>Approved in Principle: \$24.3M</p> <p>Total square footage: 107,000 sq. ft</p> <p>Project Scope:</p> <ul style="list-style-type: none"> • Full site servicing for current construction and future expansion • Increased indoor arena size (132' x 262') • Covered outdoor area (132' x 263') • Stabling-permanent structure for 150 • Pre-engineered construction method for stables and covered outdoor arena • Covered outdoor arena with the size increased to 132' x 263' and the addition of a serviced campground site • Serviced campground site; and <p>That an updated budget be included in the 2020 budget process, such budget to include cost information on a possible addition of kitchen facilities connected to the indoor arena area.</p>
September 17, 2019	Priorities Committee was updated on the progress of the MPAF.
June 18, 2019	Priorities Committee was updated on the progress of the MPAF.
March 12, 2019	Priorities Committee was updated on the progress of the MPAF.
November 13, 2018	Priorities Committee was updated on the progress of the MPAF.
September 18, 2018	Priorities Committee was updated on the progress of the MPAF.
March 13, 2018	Priorities Committee was updated on the background of the MPAF project and the Regional Plus concept.
February 13, 2018	Priorities Committee was updated on the Regional Plus concept for the MPAF.
September 12, 2017	Council approved that Enclosure 6 be added to item 4.3 MPAF Site Servicing Update 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	Council approved the Regional MPAF concept, as outlined in Enclosure 2 of the October 25, 2016, Transportation and Agriculture Services report, 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 MPAF.
May 12, 2015	Council approved proceeding with partnership solicitation for the construction and operation of a MPAF; and Council approved funding in the amount of \$75,000 from the Municipal Project Reserve (1.3773) to support the partnership solicitation process for the MPAF.
April 21, 2015	Priorities Committee referred the MPAF Solicitation Process to the May 12, 2015, Council meeting for formal direction.
January 20, 2015	Council directed administration to bring back to the April 21, 2015, Priorities Committee meeting a draft process to solicit partnership interest in building and operating a MPAF.

Other Impacts

Policy: The procurement and project development follow County policies.

Legislative/Legal: Will require formal contracts to be finalized and executed for the final design and construction of the facility.

Financial/Budget: The budget has been approved for the facility.

Interdepartmental: The following departments will be collaborated with for associate work impacts - Utilities for water line connections; Transportation, Engineering and Operations for road alignment, site access improvements; Recreation, Parks and Culture for design guidance and operational planning; Fleet and Facility Management for project management services and project supervision; Communications for community communication updates.

Master Plan/Framework: n/a

Communication Plan

A communication plan will be prepared to inform the residents of Council's decision and if the project is to proceed to construction, provide routine project updates.

Enclosure

1	Pointe-aux-Pins Acres Agricultural Facility Update presentation
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