

Pointe-aux-Pins Acres

Agricultural Facility

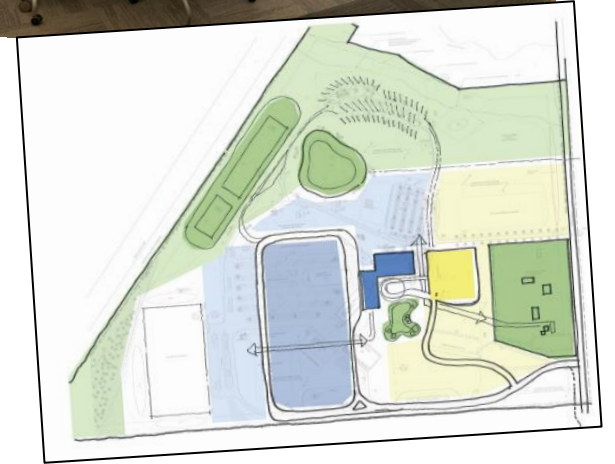
Project Update

July 4, 2023

Project Background

In October 2022, Council provided direction that:

1. the project plan and scope be confirmed; and
2. the progressive design-build procurement for the Pointe-aux-Pins Acres should provisionally include a concrete floor and building space for animal housing.



Demonstrated need

- The long-standing vision for an agricultural facility was driven by the expressed need for agricultural recreation space in the community.
- The need was identified in several County documents and through extensive research and community consultation with residents and community groups.
- The location was selected based on synergies with the Bremner Heritage Site in rural Strathcona County.



Moving County strategies forward

- Agriculture Master Plan
- Recreation and Culture Strategy
- Tourism Strategy
- Social Framework



The design-build process

- Project delivery methodology
- Agricultural show arena and animal housing building
- Site

Project values

- Agriculture focused user experience
- Accessibility, inclusivity and well-being
- Sustainability and resilience
- Operational functionality and flexibility
- Learning and growth
- Fiscal responsibility
- Schedule



Key elements

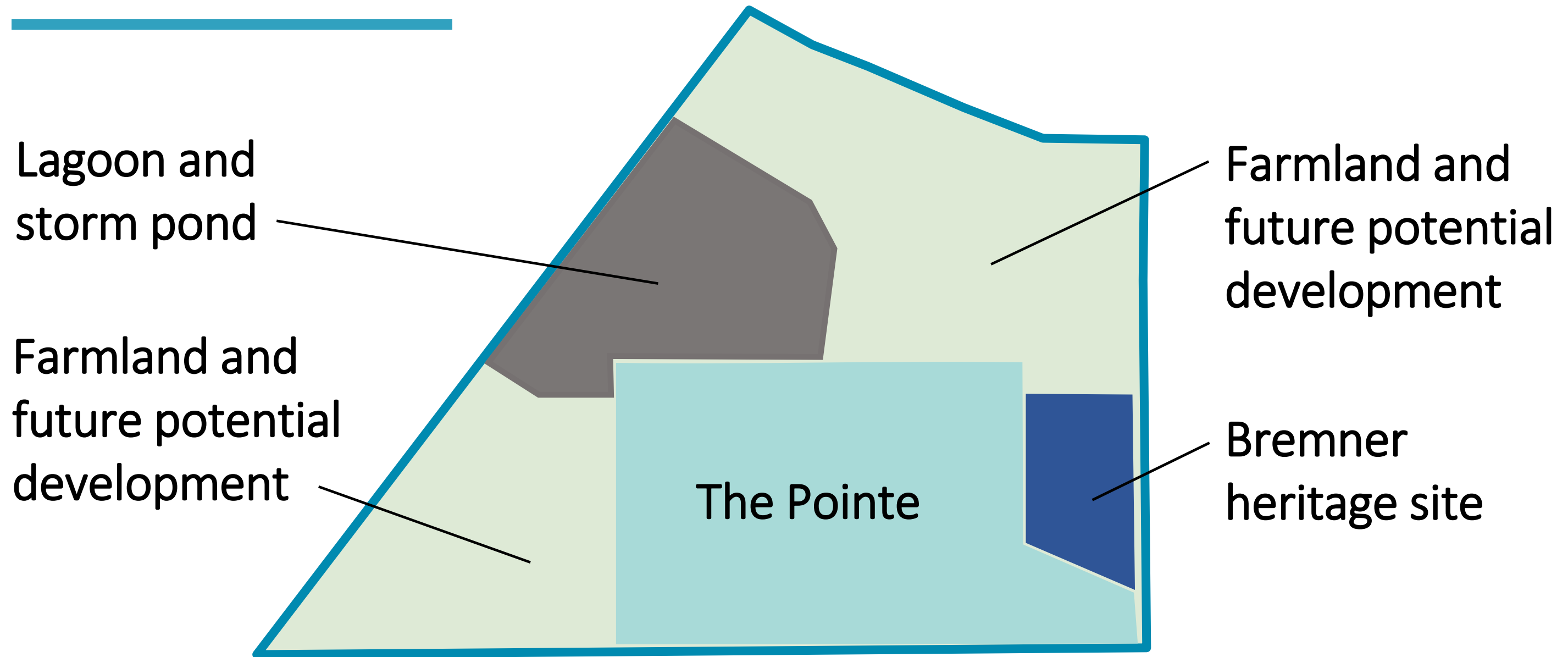
- ✓ Arena space
- ✓ Animal housing
- ✓ Animal wash bay
- ✓ Biosecurity measures
- ✓ Concrete floor
- ✓ Indoor environment
- ✓ Site layout and utilities

Site

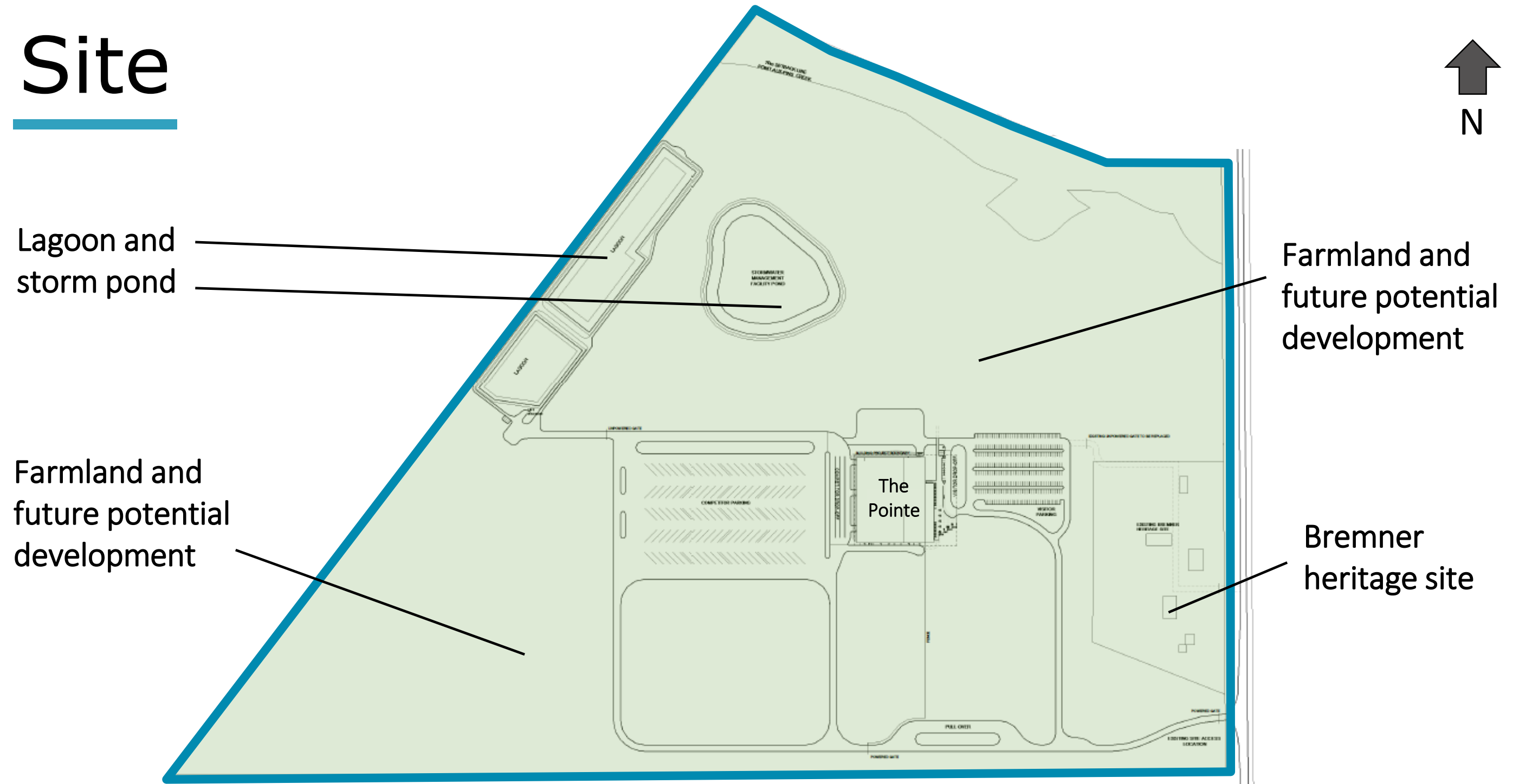
Pointe-aux-Pins Acres Site



Site zones



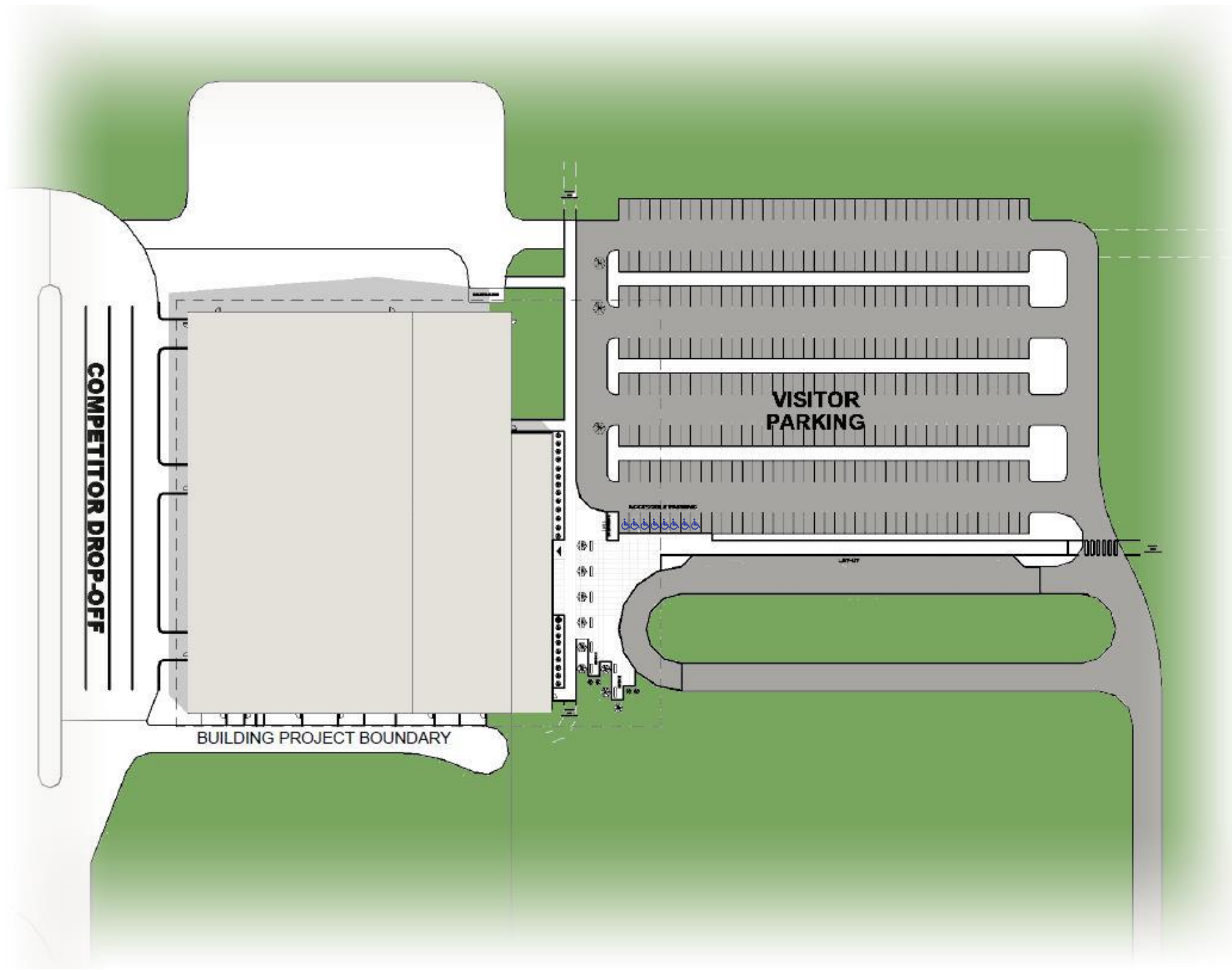
Site







Plaza

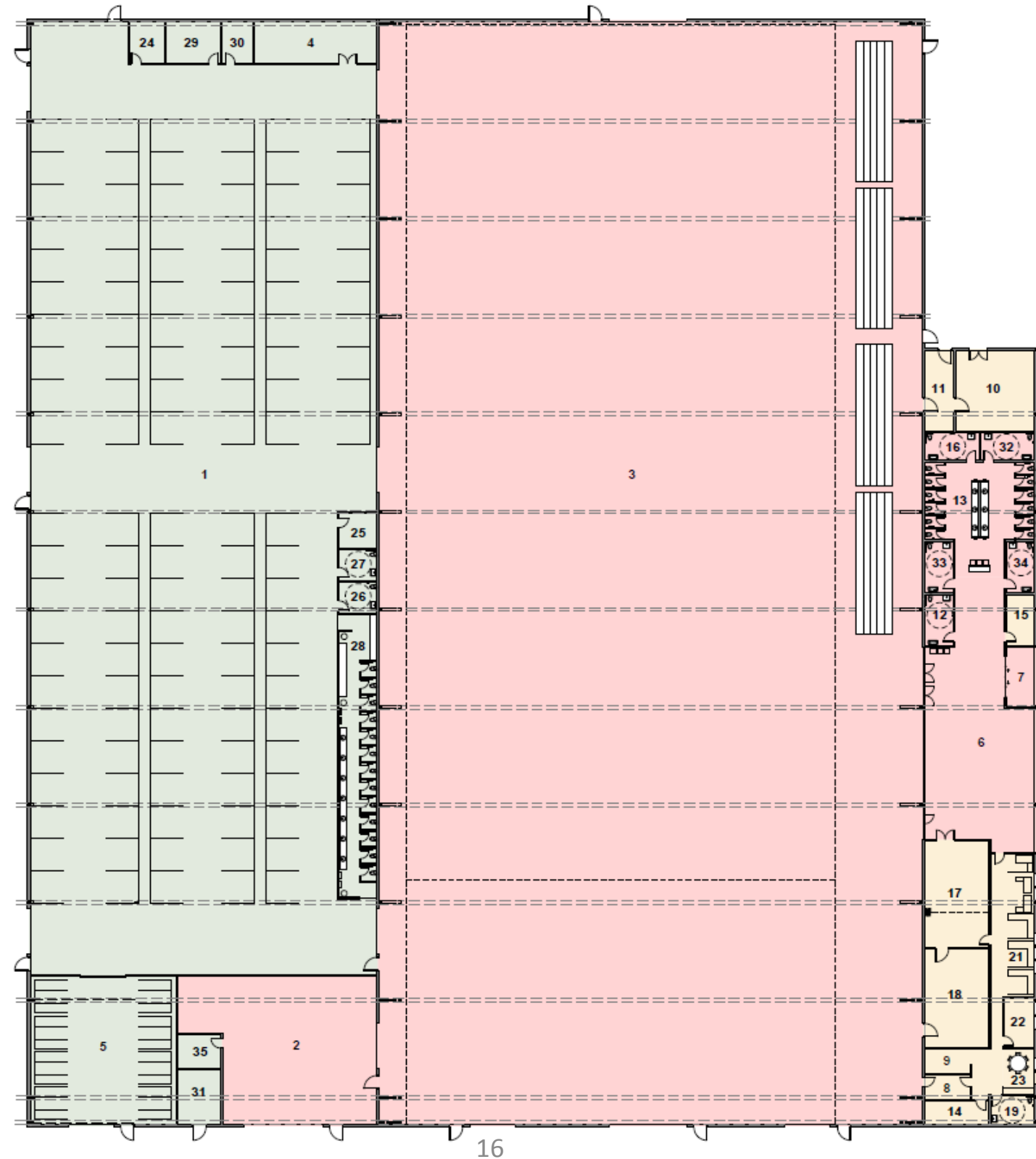




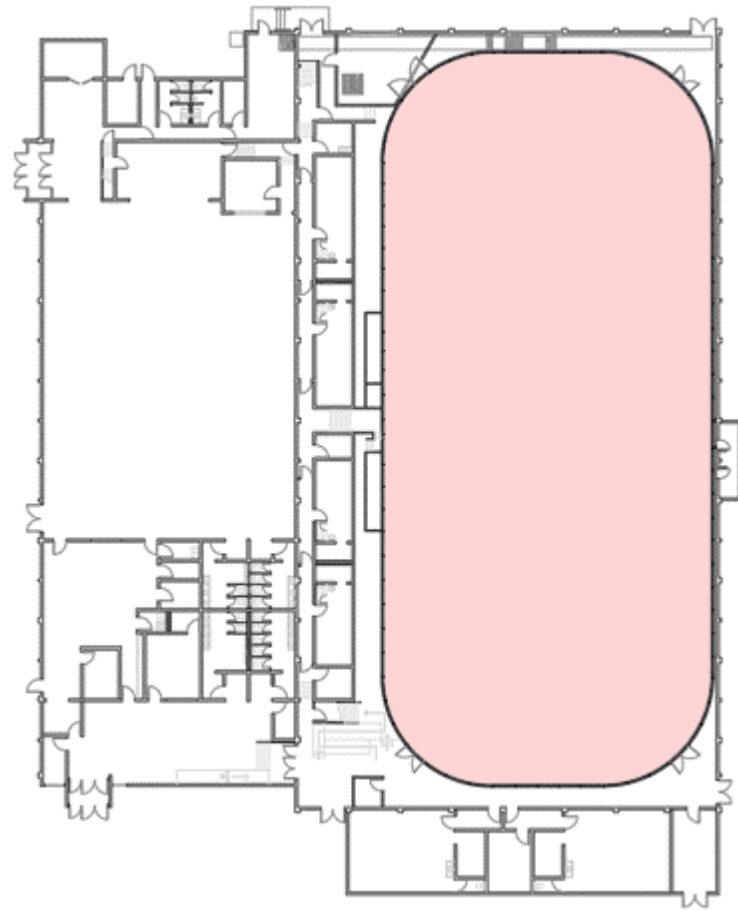


Plan

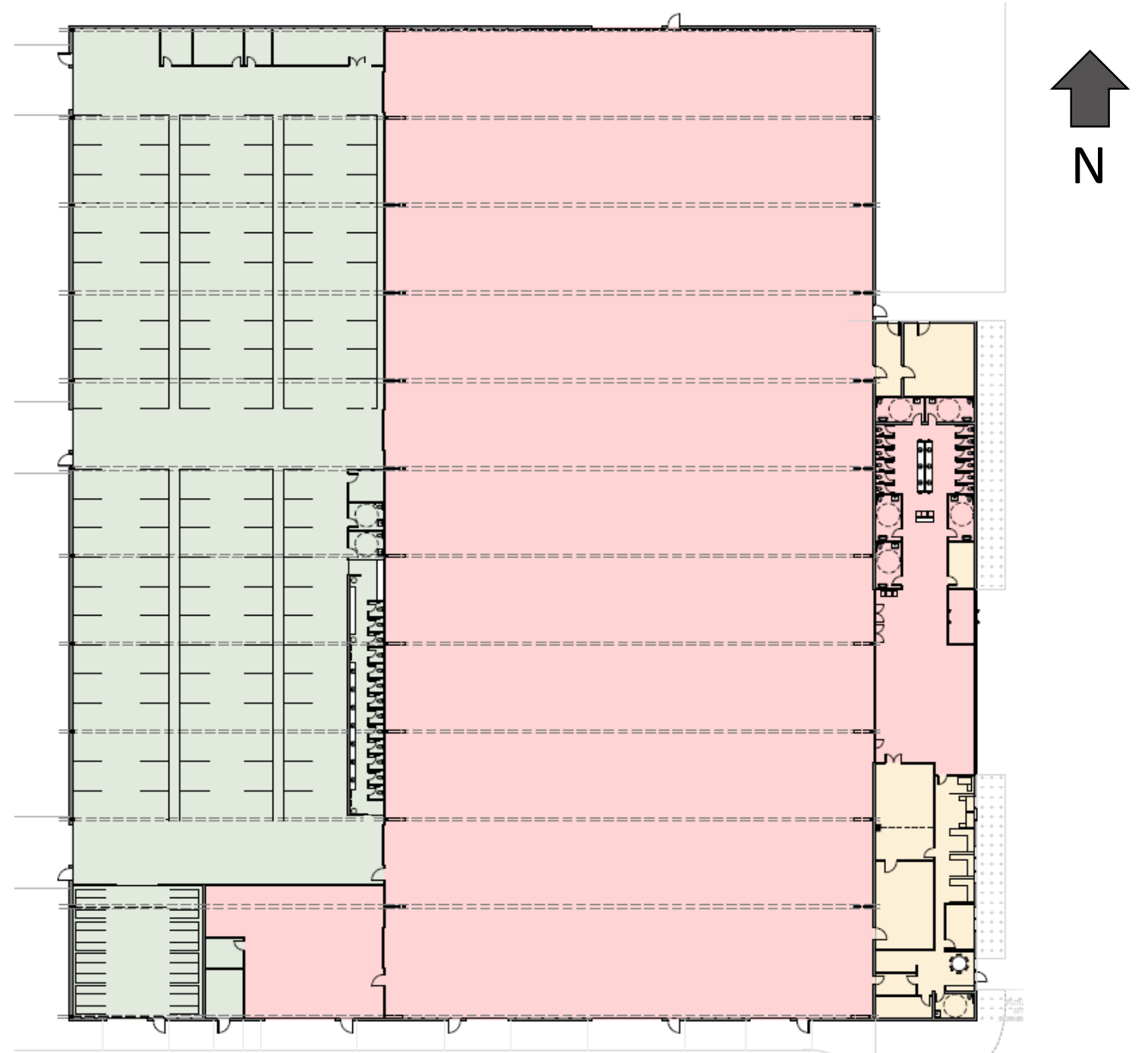
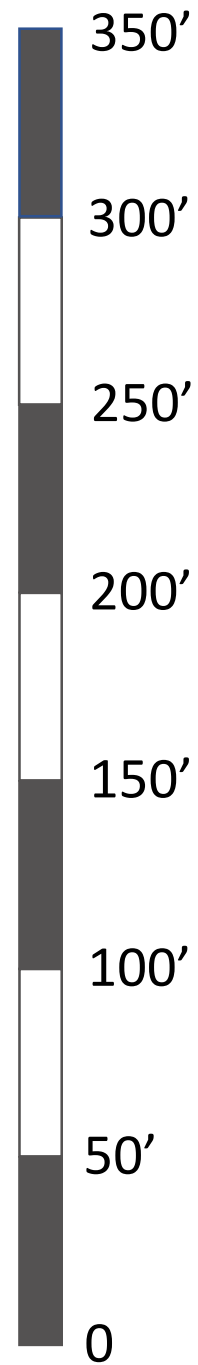
-  Agricultural Show Arena
-  Animal Housing
-  Administration



Plan



Moyer Recreation Centre
36,700 Sq Ft



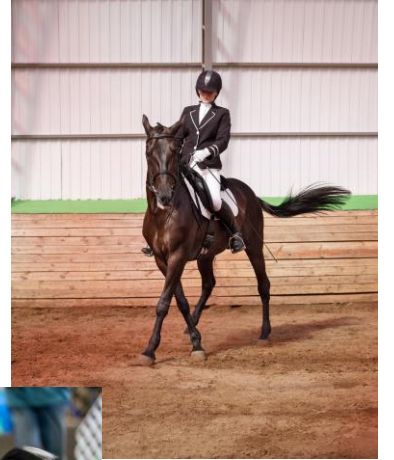
The Pointe
102,288 Sq Ft





Agriculture events and activities

- Western and English equine events and open rides
- 4H community clubs, shows and sales
- Dog agility training and canine events
- Cattle breed show and sales
- Farmers' markets, trade shows and crop exhibitions
- Community garden (associated with Bremner Heritage Site)
- Bee and pollinator exhibitions



Agriculture events and activities

- Agriculture sector educational training/ conferences / hosting K-12 school groups
- Miniature donkey and horse shows
- Mini-exhibition farm
- Machinery clinics and tractor shows
- Livestock shows and clinics
- Poultry, waterfowl and exotic birds show and sales
- Sheep and goat show and sales including wool shows



Capital budget

Building and Related Site Construction

Design-Build Contract

\$ 32,584,000

Site Construction

Cost Estimate

\$ 15,391,000

Project Costs

Consulting, Furniture and Equipment, Testing, IT,
Project Administration, Permits

\$ 6,088,000

Contingency – 5.6%

\$ 2,817,000

Total Estimated Project Cost (including contingency)

\$ 56,880,000

Previous Proposed Project Budget

\$ 57,068,000

Estimated operating budget

- Investigate recovery of similar facilities in the region
- Determine event costs based on the vast variety of events
- Align costing with finalized operating model
- Determine partnership opportunities
- Finalize an operating budget (~\$1.5M estimated preliminary operations budget)

Note: Costs are pending detailed design review. Excludes reserve replenishment contributions, debt servicing, lifecycle replacement costs and site maintenance costs.

Schedule

TASK	2023						2024												2025						
	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
Building Contract Finalized																									
Building Pre-Construction / Design																									
Building Foundation Permit																									
Building Permit																									
Building Construction																									
Building Turnover																									
Site Engineering																									
Site Construction																									
Operations Equipment Procurement																									

Next steps

- Construction begins August 2023
- Formalizing relationships
- Finalize the operating model
- Operationalize the facility
- Position The Pointe in the market



Summary of Scope Revisions

Building Changes

- Revised building design with new configuration including:
 - Concrete Arena Floor
 - Animal Housing – wash racks and penning (120 stalls)
- Can accommodate future installation of renewable energy systems

Site Changes

- Decrease area of site development
- Remove campground and amenities and roadways
- Connection to Capital Region Northwest Water Services Commission watermain
 - Remove onsite potable water reservoir
 - Remove fire pumphouse and non potable water system
- Remove covered riding arena
- Revised parking and roadways to support new building design

Recommendation

Administration recommends that Council approve the revisions to the project scope for Pointe-aux-Pins Acres (The Pointe).

Questions

