

Strathcona County

Indoor Turf Facility Comparison

June 20, 2023

Presentation Overview

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Project history

- In October 2018, the Sherwood Park District Soccer Association approached Council and presented a need for an indoor full-size turf soccer facility.
- In December of 2018, Council approved a motion for administration to move forward with the design of a multi-use field. Air-supported (dome), sprung and traditional construction methodologies were assessed.

Project history

- In October 2019, the County's Recreation and Culture Strategy was approved. It was a broader strategy looking at all recreation and culture assets. It confirmed the need for an indoor field as well as other indoor priorities.
- Administration has also explored how the facility concept could meet broader community needs as identified in the Recreation and Culture Strategy Implementation Plan. These included an indoor track, multi-purpose court/program space, and social gathering spaces.

Project history

- The facility concept design and overall project feasibility included:
 - Construction methodology assessment
 - Extensive needs analysis that included:
 - Engagement based on the Recreation and Culture Strategy, and additional opportunities for the public and stakeholders
 - Market comparison
 - Unmet demand within existing SC facilities
 - Operating and capital budget estimates
 - Economic impact assessment
 - Community engagement

Project history

- Gate #1 Fieldhouse Concept - Approved October 2020:
 - Full-size turf field, multi-use court space, multi-use program space, track, social gathering space

OPTION 4: Community
Recreation and Activity Centre
Fieldhouse + Track
+ Court Space + Social



- Best alignment with the Recreation and Culture Strategy
- Best outcomes related to social and community gathering (Hub)
- Ability to expand

Total estimated: up to \$90M

Project history

- Gate #2 Approved November 2020: Up to \$5M approved for design
 - Integrated Project Delivery Model
- Gate #3 Site Approval: Buckingham site approved Jan 18, 2022
- April 11, 2022: Strategic Planning-Capital working session with Council
 - Reduced budget of \$65 million and revised scope to include indoor turf field and supporting amenities.
- Jan 2022-Fall 2022: Initial design phase and design summary report completed.

Project status

May 17, 2022, Council Meeting Motion Outcome:

- Direction provided to summarize design work completed to date. Revised timeline for design completion by 2025/2026 and construction to commence by 2027.

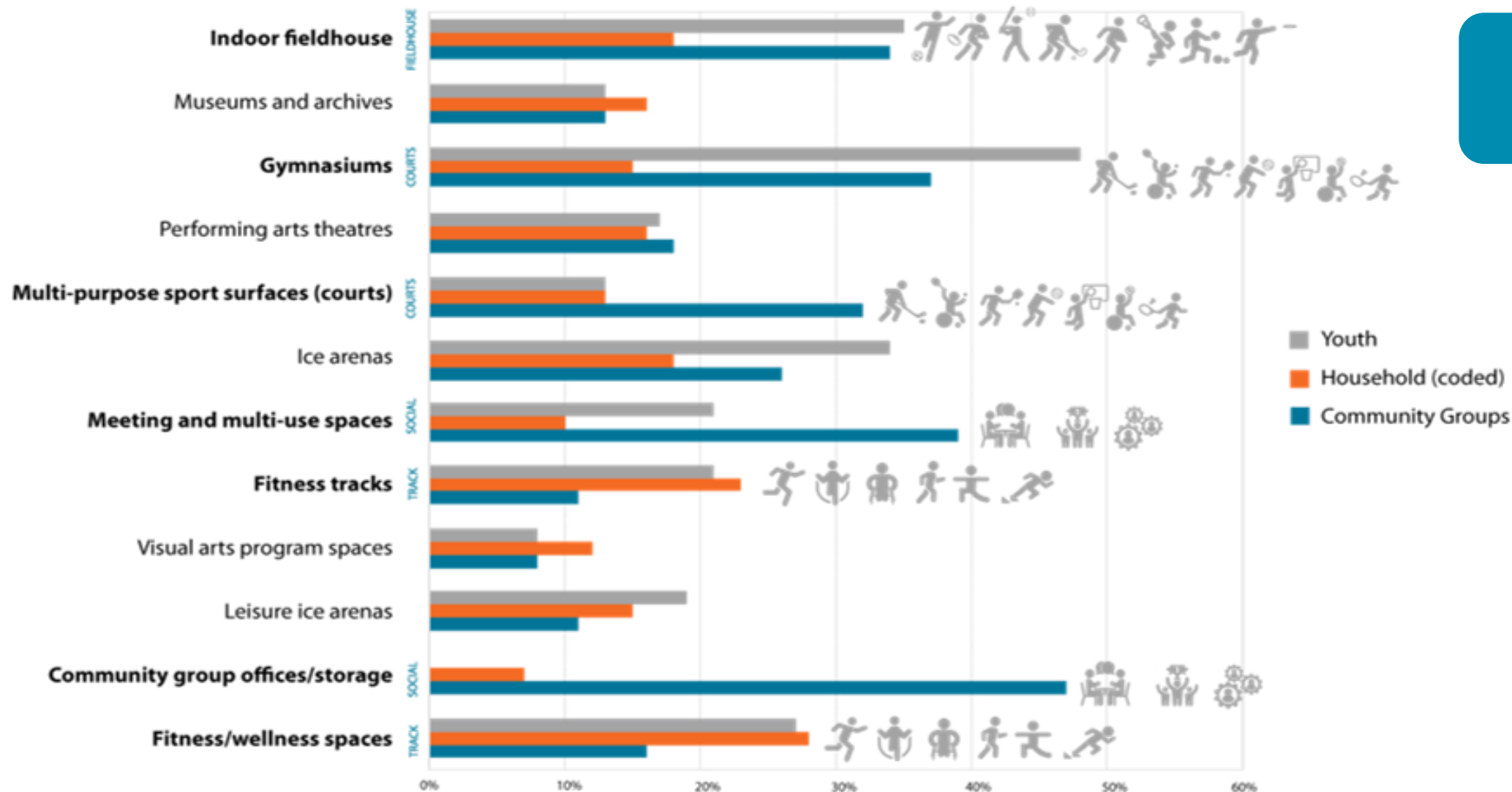
April 5, 2023, Council Meeting Motion:

- THAT Administration prepare a report for Council's consideration by the end of Quarter 2 with a comparison between the concepts of a sports dome and an indoor fieldhouse.

Community demand

- Alignment with the Recreation and Culture Strategy

Top 12 indoor priorities

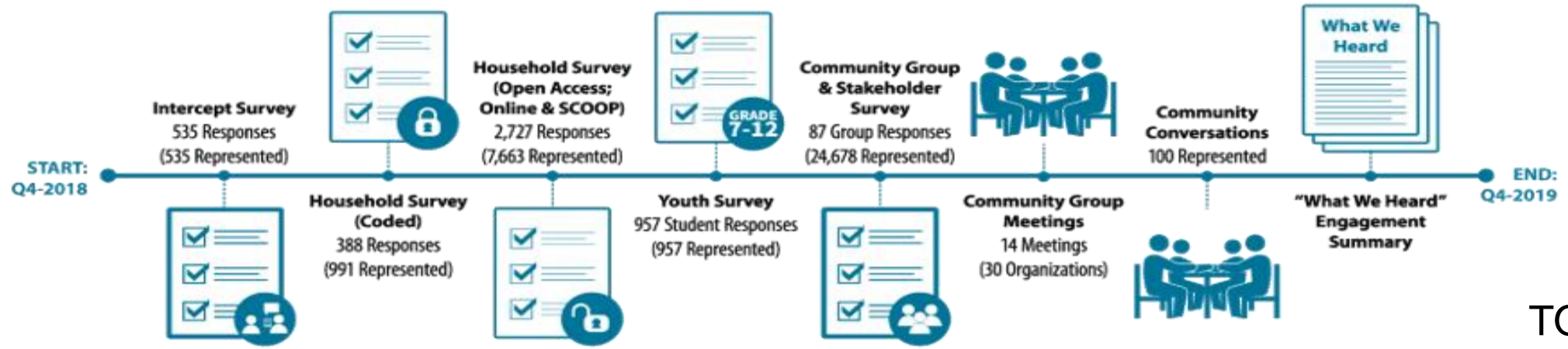


Community demand

- **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 and surrounding areas)
- **Two comparable facilities** in the Edmonton Metropolitan Region:
 - U of A Foote Field (dome, temporary)
 - Edmonton Scottish Society (dome)
- Commonwealth Community Recreation Centre – partial turf field
- Other smaller public non-boarded turf facilities and a few private “training centres”

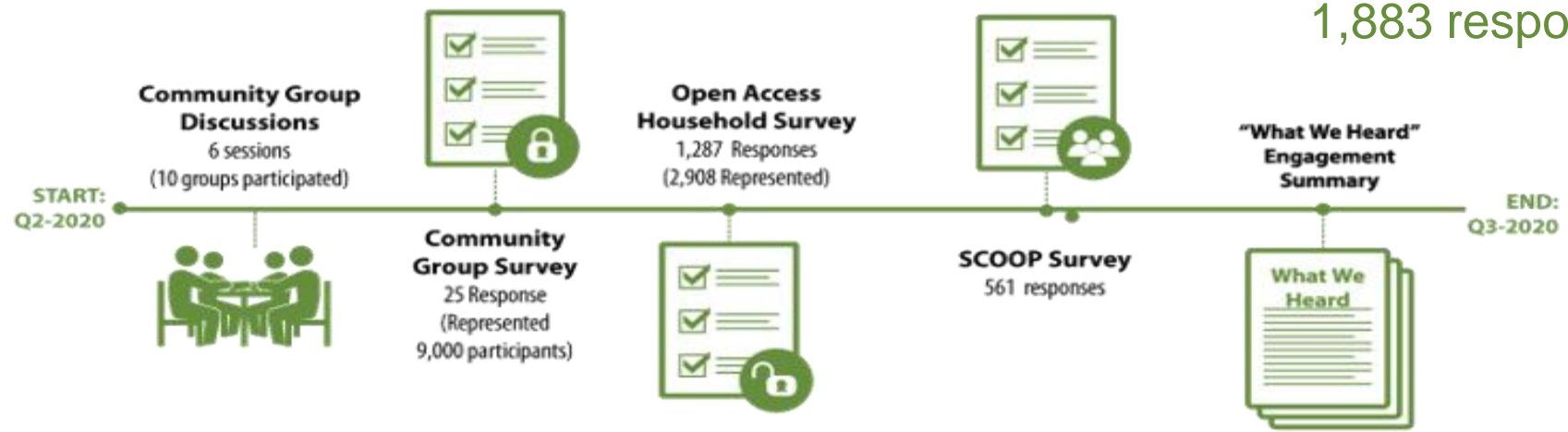
Engagement summary

RECREATION AND CULTURE STRATEGY



TOTAL
 4,694 responses (34,924 represented)
 +
 1,883 responses (11,908+ represented)

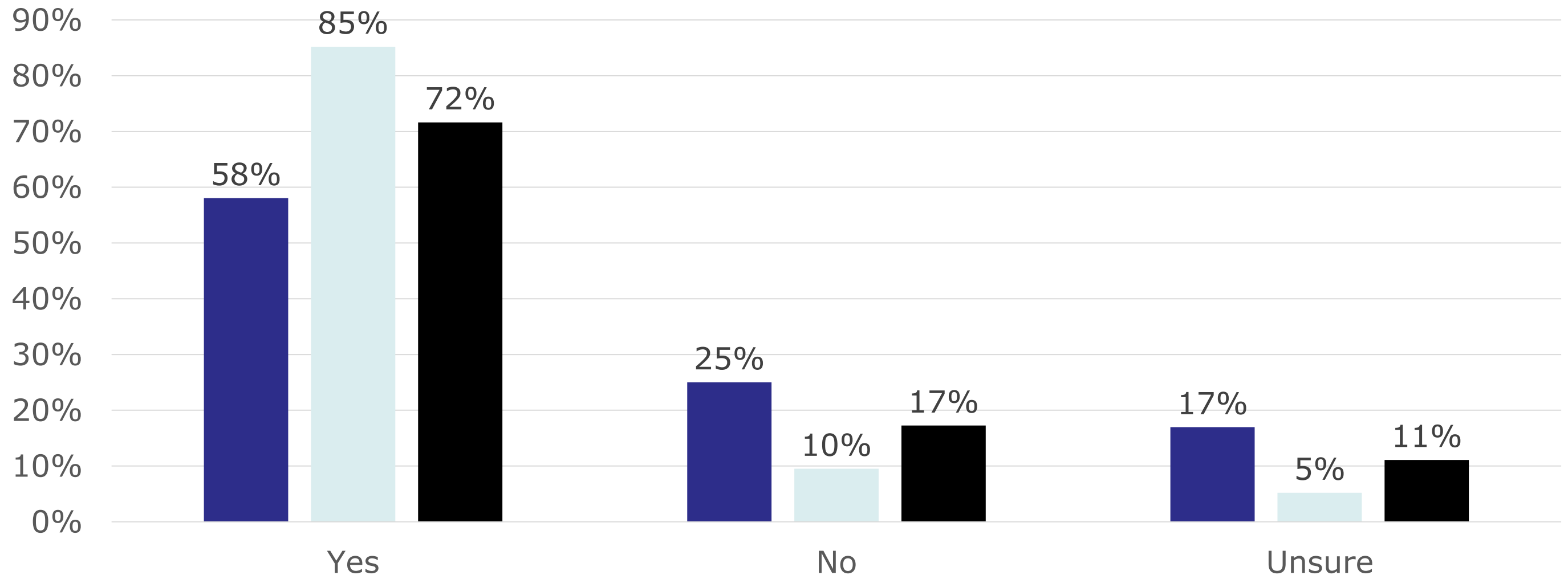
INDOOR FIELD HOUSE



Stakeholder engagement-public

Would you **support** the development of an indoor fieldhouse for Strathcona County?

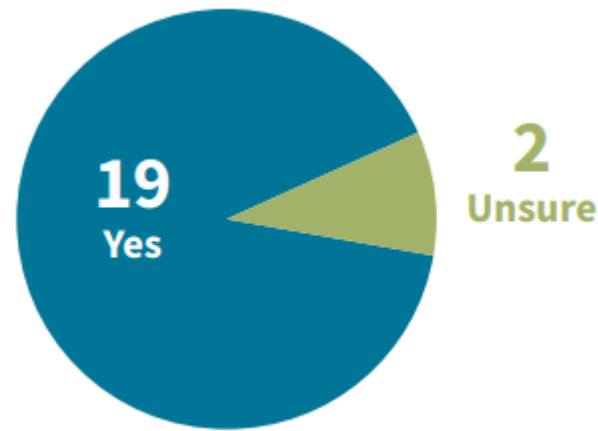
■ SCOOP ■ Public Online ■ Average



Total respondents: 1,848

Stakeholder engagement- community groups

Would your organization support the development of an indoor fieldhouse?



General comments:

- It is increasingly difficult to secure space for programming.
- It would be good to have space in Strathcona County, so we don't have to go elsewhere.
- Local participants should be able to do so locally.
- Our activity is growing, and we have a need for space to accommodate growth.
- An indoor facility will help in the avoidance of inclement weather. It can also help extend the season for play and practice.
- A proper facility will ensure proper training can occur.

Project values and strategic alignment

Total experience

The user experience will be memorable and lasting through a welcoming and transparent building that meets the needs of the community with its targeted program offerings.

Inclusion

The facility will be accessible to all by establishing a sense of belonging for all diverse users and providing an environment that fosters a safe and happy experience. Diverse cultures will be celebrated and will be TRC calls to action will be considered.

Learning & Growth

The facility will be a springboard to strengthening partnerships with existing community groups, fostering new partnerships, and supporting volunteerism in the community. It will be a place for education and exposure to diverse sports and recreation.

Sustainability & Longevity

The facility will achieve a high performing sustainable building by targeting energy reduction, carbon minimization, and full life cycle of building system components. The minimum standard that will be achieved is LEED Silver.

Fiscal Responsibility

Through a combination of target value design, budgeting, and forecasting the project team will ensure dollars are being spent effectively and are being conscious of capital costs vs long term cost considerations.

Safety & Wellbeing

The facility design fosters a safe environment and sense of Community; where people feel physically, emotionally, spiritually and mentally safe.



Healthy and safe community

Strathcona County is a safe and supportive community that is healthy, active, connected and thriving.



Responsible development

Strathcona County is an innovative community that encourages sustainability and respects the environment.

Options overview

OPTION 1 AIR SUPPORTED DOME



- In response to community demand
- Moderate alignment with the Recreation and Culture Strategy
- Lower capital cost, higher long-term cost than other forms of construction
- Limited expandability, more environmental impact, aesthetics

Considerations

Capital Costs

Total estimated: up to \$30M

OPTION 2 CONVENTIONAL TURF FIELDHOUSE



- Better alignment with the Recreation and Culture Strategy
- Lower long-term cost
- Ability to expand

Total estimated: up to \$65M

Air-supported Dome



Air-supported Dome

Benefits:

- Multi-use:
 - Can accommodate recreation and sports facilities that need to be multi-use. They can be used for activities like soccer, basketball, tennis, and volleyball, as well as other activities like dance classes, fitness training and more.
- Year-round use
 - Can be removed seasonally if designed accordingly
- Quick construction timeline
 - Construction is quicker than a traditional building envelope and can be customized to fit specific activity needs, including flooring, lighting, heating and ventilation.
- Cost effective/lower initial capital cost
 - Air-supported domes are often more cost-effective than traditional brick-and-mortar recreation and sports facilities, especially for organizations that need a temporary or seasonal solution.

Air-supported dome

Drawbacks:

- Lower life expectancy: fabric envelope has a 20-year lifespan
- Durability and ability to withstand vandalism or other damage
- Energy efficiency and higher operating costs related to utilities; financial risks associated with utility cost variability
- Total cost of ownership
- Site unknown; Buckingham does not accommodate based on height restrictions
- Limited expandability

Air-supported Dome

Drawbacks:

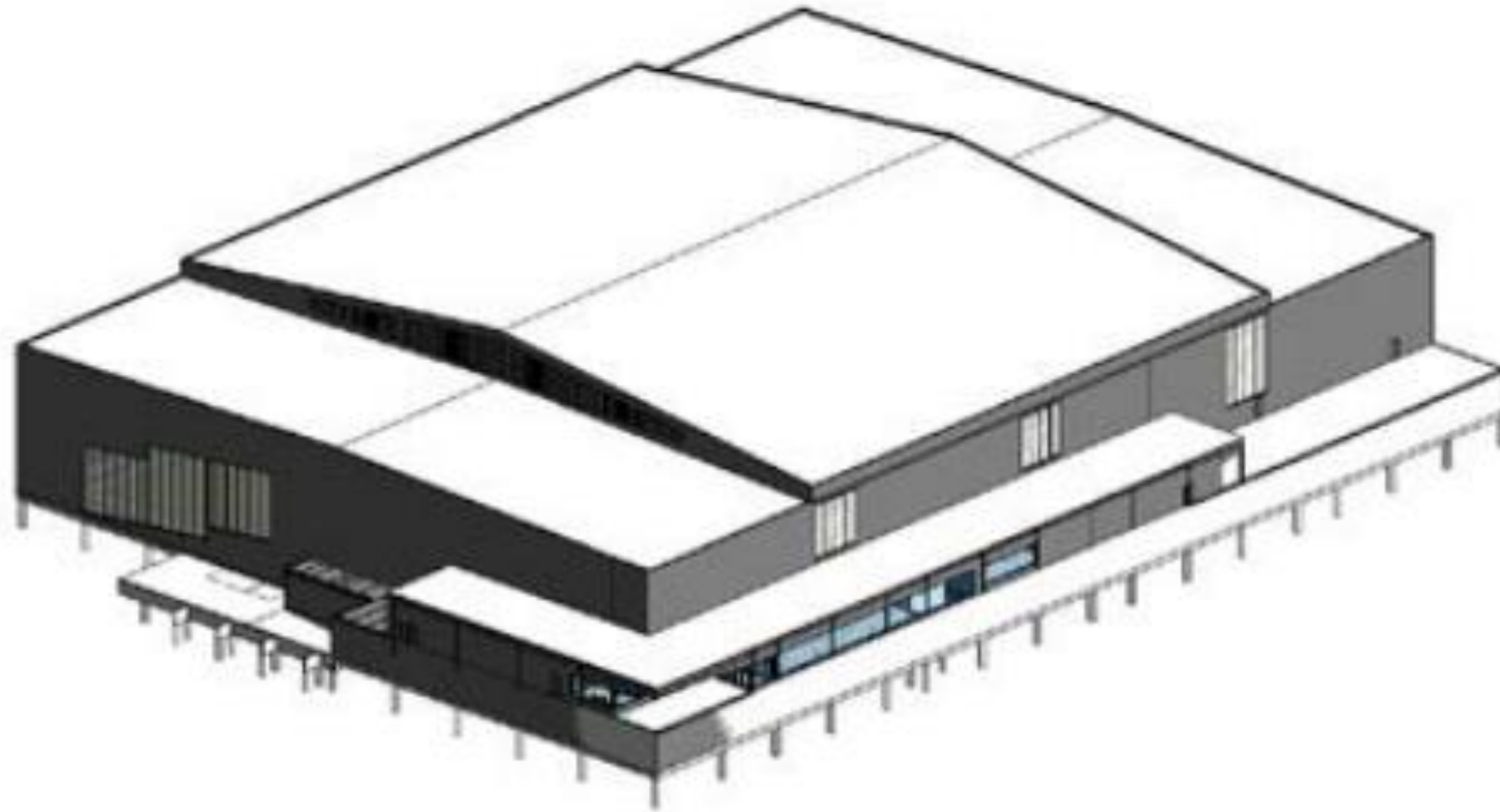
- Aesthetics
- Building height
- Climate resilience and risks associated with severe weather and climate change:
 - Snow load and removal requirements
 - Extreme weather events (e.g., heat, cold, rain, wind) and wildfires/air-quality
- Alignment with original project values and strategic goals related to healthy and safe community and responsible development

Air-supported Dome

Capital Costing:

- Full-size turf field and separate supporting facility with washrooms, changerooms, admin space and storage
- Capital cost: up to \$30 million including site servicing
- *Based on comparable facilities/historical costing and internal reviews
- *Strathcona County has not engaged the market to confirm; concept/scope review and confirmation required based on current market conditions and costing
- ***Site TBD**

Conventional turf fieldhouse



Conventional turf fieldhouse

Benefits:

- Multi-use: diverse activities
- Year-round/all-weather use regardless of weather conditions
- Aesthetics
- Energy efficiency and sustainability
- Accessibility
- Expandability
- Climate resilience benefits and ability to future proof
- Aligns with original project values and strategic goals related to healthy and safe community and responsible development
- *Site confirmed at Buckingham

Drawbacks:

- Higher initial capital costs
- Longer construction timeline

Conventional turf fieldhouse

Capital Costing:

- Based on Council's direction to reduce the scope and budget up to \$65 million, further design and consultation required to confirm scope of facility based on this budget:
 - Includes site-related costs at Buckingham
 - Facility scope to focus on indoor turf field and supporting amenities (e.g., washrooms, changerooms, admin areas, storage)
 - **Concept requires validation at revised budget**
 - Confirmation of project delivery model
 - Amenities, construction methodology (e.g., pre-engineered structure).

Estimated Operating Budget Comparison

	Air Supported Dome	Conventional Turf Fieldhouse
Total Revenue	1,100,000	1,200,000
Total Expense	(1,850,000)	(1,700,000)
Net Operating Budget	<u>(750,000)</u>	<u>(500,000)</u>

Note: Costs are pending design completion and exclude reserve contributions, debt, replacement costs, unplanned closures of the dome due to weather, and site maintenance costs.

Summary

	Air-Supported Dome	Conventional fieldhouse
Capital Cost	✓	
Expandability		✓
Accessibility	✓	✓ ✓
Energy efficiency and sustainability		✓
Climate resilience		✓
Multi-use	✓	✓
Aesthetics		✓
Construction timeline	✓	
Operating costs		✓
Strategic goals and values alignment		✓
Confirmed site		✓