



CIVIC CENTRE

Civic Centre Project

Purpose for today's presentation,

- Update Parkland County Council on the Civic Centre Project.
- Answer any questions that Parkland County Council may have on the Civic Centre Project.
- Respectfully ask Parkland County Council to consider cost share on the construction of the Spruce Grove Civic Centre.

Civic Centre Business Case - Recap

- A background and summary of the project and work completed
- A summary of our updated assumptions
- A business case for a Civic Centre including; costs, engagement and next steps

Civic Centre Project Business Case - Recap

Strategic Goals

- Address the need for ice in the region
- Do more than basic arena but less than an event centre.
- Address other Cultural and Community needs beyond ice
- Keep Costs low

Civic Centre Project Business Case - Recap

A new Concept

- Community and spectator Arena
- Cultural elements
 - Library
 - Art gallery and program room
 - Performing arts space
 - Multi-use rooms



Figure 1: Proposed Civic Centre aerial rendering

Civic Centre Design Approach

- Build up from a twin arena vs down from an event centre.
- Purpose built spectator arena.
- First priority is community use vs. significant event hosting.
- Focus on cost, functionality and aesthetics in that order.
- Amenities with zero or limited community use would be paid for by the benefiting stakeholder.

Changes Since April 2021

- Fixed seats reduced to 1400 from 1700.
- Pre-engineered structure expanded to multiple building types.
- 21,000 sq feet of community space reduced from 25,000.
- Retractable seating of 150 for the black box theatre, area increased from 4500 to 7100 to increase multi use capabilities.
- 2500 sq feet for multipurpose rooms was reallocated to the black box theatre.
- Cost estimate of \$55 to \$64m

Civic Centre Program Benefits

- Benefit of two regional ice sheets.
- Regional event hosting for both sport and non sport events.
- A gathering hub.
- Satellite Library location.
- Visual Arts gallery and program room.
- Performing arts space that can support the arts as well as other activities within the Civic Centre.

Civic Centre Project Capital Cost Share Parkland County Benefits

- Meets the criteria of a regional facility as identified in the regional facility plan.
- Addresses ice shortages and timing identified in the Tri-Region Indoor Facility Strategy (1.5 ice surfaces 2021 and 2.5 for 2026).
- Addresses other recreation and culture needs of regional residents.
- 2009 study identified a “spectator arena” when population reached a stage to support. Market assessment has confirmed.
- Helps make the Tri-Region more attractive for investment.
- Aligns with principles of Tri Municipal Regional Plan.

Civic Centre Project Cost Share

- Tri-Municipal Regional Plan (TMRP) describes cost share principles for both operating and capital cost share.
- TMRP implementation discussions are currently ongoing.
- TMRP formulas would suggest a much higher contribution than the City is requesting.

Spruce Grove request to Parkland County = \$6,000,000*

*City open to payment options (i.e. one-time or multiple years such as 2-3)

Note: Operating deficit estimates are between \$500,000-\$700,000 with potential cost share between \$120,000-\$160,000 annually.

Civic Centre Project Next Steps

- Current approvals are limited to predesign, preconstruction and land assembly.
- Ongoing stakeholder discussions and negotiations
- Confirm capital cost share principals and formula
- Presentation of the facility concept and cost implications at an upcoming Council meeting.
- Public information sessions.
- City Council consideration in June 2022.

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Questions?