



CITY OF PRINCE ALBERT

AQUATIC & ARENAS RECREATION PROJECT STEERING COMMITTEE REGULAR MEETING

AGENDA

**MONDAY, MARCH 18, 2024, 3:30 PM
COUNCIL CHAMBER, CITY HALL**

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. DECLARATION OF CONFLICT OF INTEREST

4. APPROVAL OF MINUTES

- 4.1 January 24, 2024 Aquatic & Arenas Recreation Project Steering Committee Meeting **Page 1**
Minutes for Approval (MIN 24-7)

5. COMMUNICATIONS & DELEGATIONS

6. REPORTS OF ADMINISTRATION & COMMITTEES

- 6.1 Prince Albert Event Centre - Detailed Design Drawings and Approval to Proceed to **Page 5**
Prequalification of General Contractors (RPT 24-79)

PowerPoint Presentation: BBB Architects

Verbal Presentation: Nykol Miller, Engineering Services Manager

7. UNFINISHED BUSINESS

8. ADJOURNMENT



City of
Prince Albert

MIN 24-7

MOTION:

That the Minutes for the Aquatics & Arenas Recreation Project Steering Committee Public Meeting held January 24, 2024, be taken as read and adopted.

ATTACHMENTS:

1. Minutes



CITY OF PRINCE ALBERT

AQUATIC & ARENAS RECREATION PROJECT STEERING COMMITTEE REGULAR MEETING

MINUTES

**WEDNESDAY, JANUARY 24, 4:02 P.M.
COUNCIL CHAMBER, CITY HALL**

PRESENT: Mayor Greg Dionne
Councillor Don Cody
Councillor Dennis Ogradnick
Councillor Dawn Kilmer
Councillor Darren Solomon

Terri Mercier, City Clerk
Sherry Person, City Manager
Nykol Miller, Capital Projects Manager
Kiley Bear, Director of Corporate Services
Jeff Da Silva, Director of Public Works
Wilna Furstenberg, Communications Coordinator
Craig Guidinger, Director of Planning and Development Services

1. CALL TO ORDER

Mayor Dionne, Chairperson, called the meeting to order.

2. APPROVAL OF AGENDA

0007. **Moved by:** Councillor Kilmer

That the Agenda for this meeting be approved, as presented, and, that the presentations, delegations and speakers listed on the Agenda be heard when called forward by the Chair.

Absent: Councillors Lennox-Zepp, Head and Edwards

CARRIED

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

0008. **Moved by:** Councillor Cody

That the Minutes for the Aquatic & Arenas Recreation Project Steering Committee Regular Meeting and Incamera Meeting held January 10, 2024, be taken as read and adopted.

Absent: Councillors Lennox-Zepp, Head and Edwards

CARRIED

5. CORRESPONDENCE & DELEGATIONS

6. REPORTS OF ADMINISTRATION & COMMITTEES

6.1 Updated Funding Model for Aquatic and Arenas Recreation Centre Project – January 2024 (RPT 24-2)

Verbal Presentation was provided by Melodie Boulet, Finance Manager.

0009. **Moved by:** Councillor Kilmer

That the following be forwarded to an upcoming City Council meeting for consideration:

1. That the revised Funding Model for the Aquatic and Arenas Recreation Centre Project, as attached to RPT 24-2 as Schedule “B”, be approved;

2. That Administration proceed with a Request for Proposal for borrowing \$18 million to assist with the fluctuation of the City's cash flow between the project cost payments and the receipt of funding/revenue over the next five (5) years;
3. That a Bylaw to provide for the creation of debt not payable within the current year, be forwarded to City Council for consideration; and,
4. That Administration be authorized to proceed with Public Notice for the Short Term Debt Bylaw.

Absent: Councillors Lennox-Zepp, Head and Edwards

CARRIED

7. UNFINISHED BUSINESS

8. ADJOURNMENT – 4:30 P.M.

0010. **Moved by:** Councillor Ogrodnick

That this Committee do now adjourn.

Absent: Councillors Lennox-Zepp, Head and Edwards

CARRIED

MAYOR GREG DIONNE CITY CLERK
CHAIRPERSON

MINUTES ADOPTED THIS 18TH DAY OF MARCH, A.D. 2024.



RPT 24-79

TITLE: Prince Albert Event Centre - Detailed Design Drawings and Approval to Proceed to Prequalification of General Contractors

DATE: March 14, 2024

TO: Aquatic & Arenas Recreation Project Steering Committee

PUBLIC: X

INCAMERA:

RECOMMENDATION:

1. That the 99% Detailed Design Presentation of the new Prince Albert Event Centre, be approved.
2. That the Project Team proceed with prequalifications of General Contractors for the new Prince Albert Event Centre.

TOPIC & PURPOSE:

To approve the 99% Detailed Design Presentation of the new Prince Albert Event Centre, as attached to this Report.

This report is requesting approval for the Project Team to proceed with prequalifications of general contractors for the new Prince Albert Event Centre.

BACKGROUND:

City Council, on January 24, 2022, approved the following recommendations:

Prince Albert Event Centre – Schematic Design Presentation (RPT 22-38)

1. *That the Schematic Design Presentation of the Prince Albert Event Centre, as attached to RPT AARP-SC 2022-01, be approved; and,*
2. *That the Architects be approved to proceed to Detailed Design of the Prince Albert Event Centre.*

In 2021, City Council had awarded the Detailed Design of the new Prince Albert Event Centre to BBB Architects of Toronto and KSA Architects of Saskatoon.

PROPOSED APPROACH AND RATIONALE:

This report is requesting approval from City Council to accept the 99% Detailed Design Presentation of the new Prince Albert Event Centre, as attached to this Report.

Upon receiving approval from City Council in January 2022 to proceed with Detailed Design of the Event Centre, the Architects in consultation with the City project team completed a thorough review of the building design to determine if any additional cost savings could be incorporated into the design while ensuring the design components were met without sacrificing the quality of the facility or the extensive programming availability. The review was completed by the Architects, their sub-consultants, and also included recognized value engineering items from the Aquatic and Arenas Centre project.

In addition to incorporating cost saving design measures into the 99% Detailed Design, the project team will be prepared, when the Event Centre is issued for Tender to include optional items within the bid document that provide opportunity for further cost savings if it is City Council's wishes. These items would include such items such as;

1. Not fitting up the Club Bar located at the west side of the arena noting that this will not affect the banquet area.
2. Not constructing the link that connects the Event Centre to the currently being constructed Aquatic and Arenas Centre.

In addition to accepting the 99% Detailed Design of the Event Centre, this report is requesting approval to approve the following recommendation:

1. That the Project Team proceed with the Prequalification of General Contractors for the new Prince Albert Event Centre.

Prequalifying general contractors is a practice the City completes for any large project and it allows the City to ensure that only qualified and experienced contractors are invited to bid on the project.

The process consists of the City issuing publicly a prequalification package for contractors to submit pre-determined criteria allowing them to demonstrate that they have technical expertise, proven management ability, past project success, financial capacity with, for the Event Centre Project, the ability to provide financing options, and relevant project experience. The submittals are then evaluated and ranked, and the list of prequalified contractors is compiled prior to the issuance of tender documents. It is only those that are prequalified that will then have the opportunity to submit a tender bid.

CONSULTATIONS:

City Council has awarded the Detailed Design of the new Prince Albert Event Centre to BBB Architects of Toronto and KSA Architects of Saskatoon.

Consultation regarding the detailed design of the Recreation Centre has been ongoing and discussed by the Architects and the City's Administration.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

Once approved by City Council, Administration will proceed as authorized.

FINANCIAL IMPLICATIONS:

There are no financial costs to this report.

OTHER CONSIDERATIONS/IMPLICATIONS:

There are no policy, privacy, official community plan implications or options to recommendation at this time.

STRATEGIC PLAN:

The Event Centre aligns with the strategic priority of Economic Diversity and Stability by developing new amenities and infrastructure and the strategic priority of Promoting a Progressive Community by investing in infrastructure improvements with the goal of increasing Prince Albert's event hosting capacity.

PUBLIC NOTICE:

Public Notice pursuant to the Public Notice Bylaw No. 24 of 2015 is not required.

PRESENTATION:

Verbal Presentation by Nykol Miller, Engineering Services Manager

Power Point Presentation by BBB Architects.

ATTACHMENTS:

1. Prince Albert Event Centre 99% Detailed Design

Written by: Nykol Miller, Engineering Services Manager

Approved by: Director of Public Works & City Manager

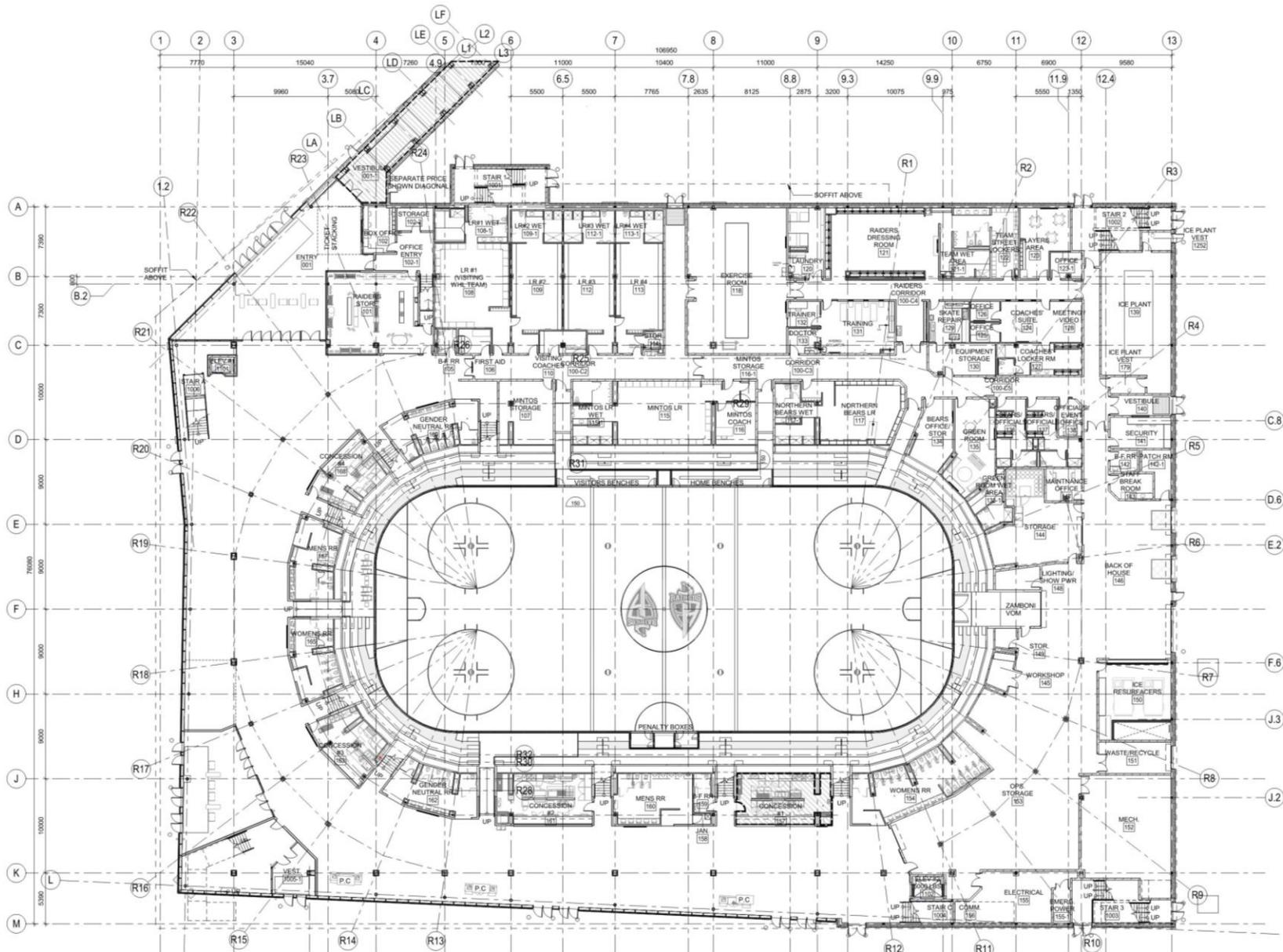
PRINCE ALBERT EVENT CENTRE
DESIGN REVIEW
February 7, 2024



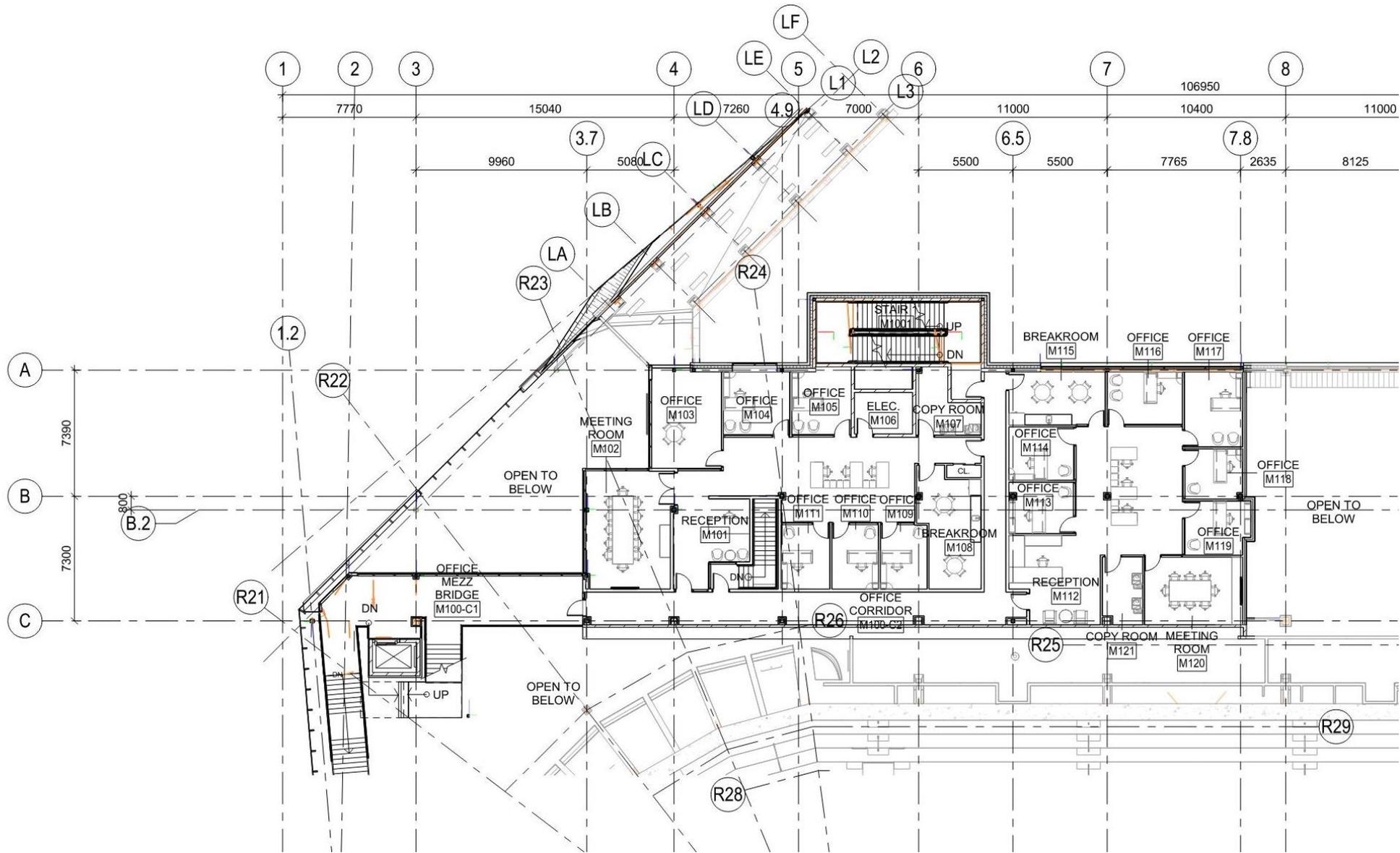


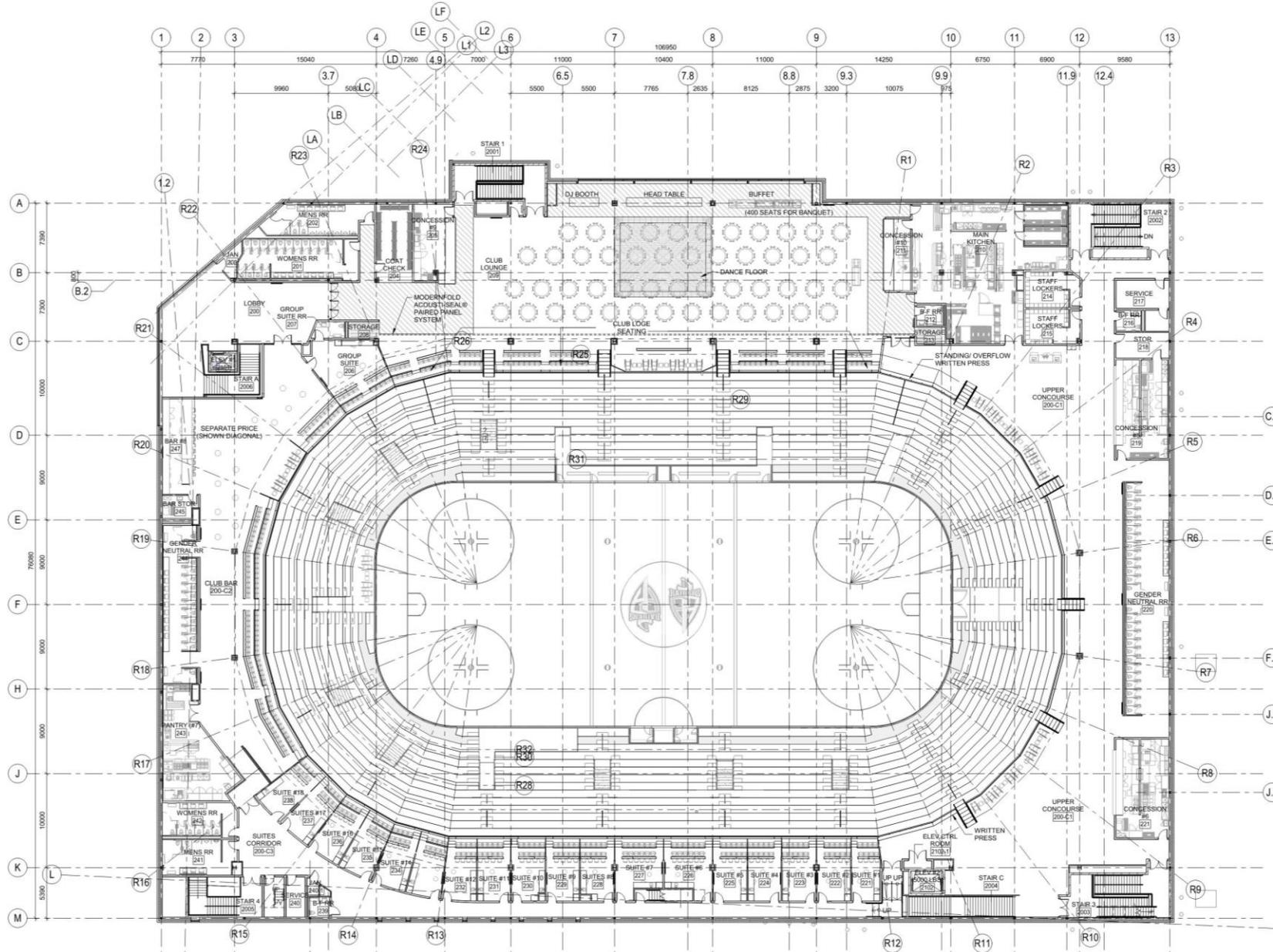






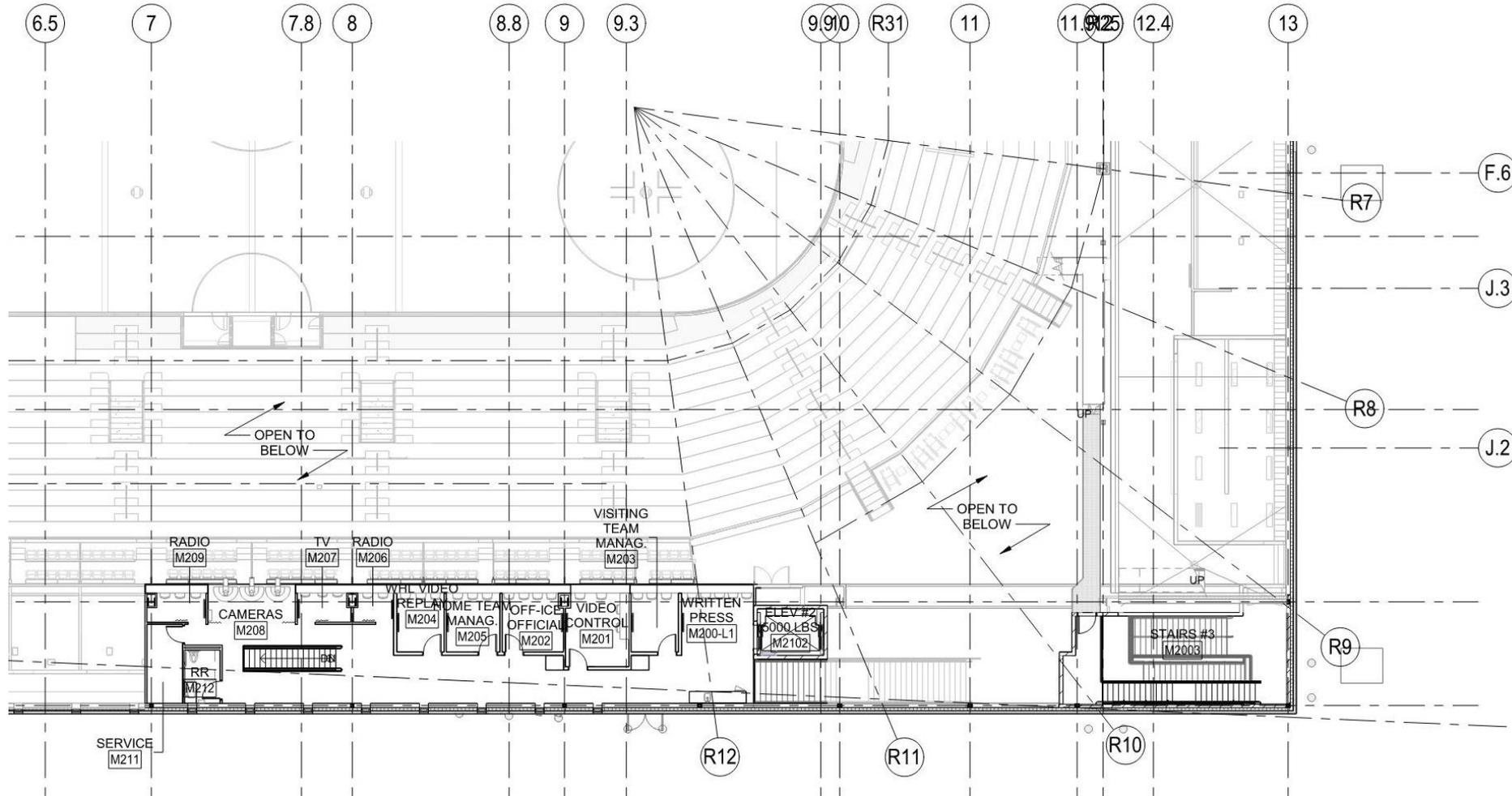
LEVEL 1





LEVEL 2





LEVEL 2 MEDIA MEZZANINE

RENDERINGS















MAKE SOME NOISE! MAKE SOME NOISE!









