



# Event Facility Project Synopsis

Current to January 2023





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Why a  
new facility?  
And why  
now?



# Project Origin

While moments and memories born in community arenas may live for centuries in local legend, history shows the concrete, wood and steel from which these beloved buildings are constructed is more finite.

Earnest discussions about Lloydminster's future need for a new premier indoor ice facility began in 2019 when the City of Lloydminster completed an analysis of 17 public buildings based on factors including age, condition, cost to renovate, cost to operate, and much more.

Once compiled, the report provided City Council and Administration with a more fulsome understanding of Lloydminster's public infrastructure and brought to light looming structural deficiencies within the Centennial Civic Centre, a beloved local arena that has served Lloydminster since 1967. Further complicating the long-term outlook is the serviceability of the Archie Miller Arena, constructed in 1966, and the costs associated with continuing to operate the building over the next 5-10 years.

With both these landmark structures undeniably approaching the end of their usable lives, Lloydminster is faced with important decisions with potential to shape the community's recreation services for decades to come.

Should the Centennial Civic Centre and the Archie Miller Arena become inaccessible without new indoor ice facilities to take their place, there will be a major shortfall in available ice surfaces, meaning regional opportunity for youth to skate and play hockey will be significantly diminished. It would also put Lloydminster's premier hockey clubs in jeopardy and hinder the community's ability to host and attract large events.

In 2020, the City of Lloydminster began engaging the community on its vision for a modern, marquis event facility that could support existing user needs while creating opportunities for exciting new recreation and entertainment options. From productive discussions with our primary user groups, a vision for Lloydminster Place has emerged.



# 2019 Buildings Report

Compiled by the City of Lloydminster Building Committee



## Centennial Civic Centre

Constructed: 1967  
Floor Area: 56,813 sq. ft.  
Building Condition: End of Life

ACI Architects, Read Jones Christoffersen Engineers and other consultants conducted reviews of the facility in 2019. The findings showed the building has been well maintained and does have newer renovated areas; however, the Centennial Civic Centre is approaching the end of its serviceable lifespan. After initial testing, more intrusive testing was completed on the masonry walls. Structural engineers recommended repairs be required for the arena walls within the next 2-8 years. In 2021, further testing was completed and it was determined the issues had worsened. Administration ordered work on the arena walls, but structural engineers stated it was only a short-term fix of 2-4 years. It is the

opinion of the structural engineers that 2-4 years is realistic and unless significant money was allocated for repairs the Centennial Civic Centre will not be usable beyond 2-4 years. It is the opinion of the engineers that to extend the building life it would likely be prudent to replace portions of the glulam beams, add membranes to the walls, repair the blocks and update the structure inside the envelope, in other words all significant renovations.



# Centennial Civic Centre

## Summary of challenges:

- Limited amount of viable use remaining in building
- Value of renovating versus the value of the building
- Significantly high costs to make necessary repairs, including:
  - ice plant room
  - significant capital upgrades required within the next 2-4 years
  - drainage of site and continual flooding of the arena
- dead-end corridors and fire escapes
- building codes and fire codes would possibly need updating with major renovations
- complaints from major sporting events like sports
- net concerning low roof

## Report summary: (2021 intrusive testing)

“Long-term repairs would likely involve significant replacement and re-framing. The building has antiquated design detailing and terrible building envelope details, which expose the structure to the elements more than most buildings. Any suggested repairs, therefore, should be considered only short-term fixes to keep the building operational (i.e. say for next 2-4 years) as opposed addressing the structure’s deficiencies.”





## Archie Miller Arena

Constructed: 1966  
Floor Area: 24,000 sq. ft.  
Building Condition: Marginal to Poor  
Estimated Ice plant replacement costs:  
\$600,000 to \$1,500,000  
Anticipated Remaining Useable Life: 5-10 years

ACI Architects Plant Assessment completed in 2019 showed the ice plant was in good repair and is operating well. Although it is in good condition, it is recommended the ice plant be changed to a suitable alternate refrigeration system. It is currently using R22, which is no longer an allowable or sold refrigerant and should be replaced with an alternate. The change out will necessitate new compressors, heat exchangers, controls, safety alarms and ventilation systems, etc. Structurally, the building presents no significant defects.

A further, more detailed examination of site drainage was recommended to rectify reported ground water issues possibly due to site grading. Other capital expenses may be required if the ice plant is replaced, including a capital upgrade to concrete flooring.

### **2021 Building Assessment:**

*Conducted by Kasian Architecture Interior Design and Planning Ltd., The Krahn Group, and Read Jones Christoffersen Ltd.*

Estimated Building Repairs: \$1,792,000

Does not consider upgrades to functionality including upgrades to a cement pad from sand floor or heating and insulation of the facility.

### **Report summary:**

The consulting team conducted a comprehensive Facility Condition Assessment through a visual, non-destructive site assessment and review of existing building data and maintenance history for the following components: building code, electrical, plumbing system, mechanical and HVAC equipment, accessibility plumbing, architectural, structural conditions, and system building envelope. This assessment excluded the refrigeration plant as it was assessed in the 2019 report. The report identified several facility deficiencies that will be required if the facility is to remain open long term. The most crucial items include replacement of siding, gypsum drywall, interior doors, plus work on the concrete and interior ceiling.



# 2020 Lloydminster Recreation Facilities Feasibility

Compiled by Gibbs Gage Architects

In 2020, the City hired Gibbs Gage Architects to conduct a feasibility study that would determine the future of arenas and aquatic facilities in the City of Lloydminster. The intent of the report was to identify the current and future need for recreation facilities and provide potential locations with cost estimates to begin preparing future capital projects. The architects engaged City Administration and worked with internal and external stakeholders from various user groups, sport teams and clubs to best understand the current demands, future growth and existing facility challenges. Additionally, all previous studies and building assessments were reviewed. Gibbs Gage recommended co-locating facilities together for operational efficiency and revenue potential. They determined a 1,500–2,000 seat event centre should be considered and recommended six sites. When considering potential sites, keeping in mind that co-located facilities were preferred, Gibbs Gage concluded the locations of existing recreation facilities were inadequate for the needs of an event centre due to limitations of space for parking and traffic.

To view the 2020 Lloydminster Recreation Facilities Feasibility Study, [click here](#).



## Project Architect

### TBD Architecture + Urban Planning (TBD)

[www.tbdarch.com](http://www.tbdarch.com)

In designing a new building of this magnitude, choosing the right architect is central to the project's success. In addition to price and reputation, the City emphasized a willingness for collaboration and a level of enthusiasm that matched that of the Core Project Team.

TBD Architecture + Urban Planning (TBD) was engaged by the City of Lloydminster to support the planning and design of the new event facility. Through the Request for Proposals submission and interview process, TBD displayed a high level of experience and expertise in large event facility projects – including Edmonton's Rogers Place – bringing forward a well-rounded and highly qualified team. Their unique value-added operational planning tools and capital investment trackers will help balance the City's needs during the design of the project. TBD has a strong focus on sustainable operations and is forward-thinking regarding the chosen site and future development for the area.

In preparing for the project, TBD activated the following sub-consultants and specialized team members:

- Orange Crow Leadership – Business Planning
- RJC Engineers – Structural
- Arrow Engineering – Mechanical
- AECOM – Electrical
- Grade Inc. – Civil
- VW Mason – Acoustics
- Level Playing Field – Accessibility Specialist
- Three Sixty – Financial
- SMM – Landscape
- Mike Craig – Refrigeration and Ice Specialist

Once construction begins, the project architect will continue to oversee the project as the Project Consultant, ensuring the construction matches the drawings.



# 2



## Project Vision, Mission, Values

In 2021, shortly after TBD Architecture + Urban Planning was onboarded, the Core Project Team conducted a business planning workshop to determine the project vision, mission statement and core values that aligned with the Strategic Plan of Council. Through this planning session, the following mission, vision, and values were created:

### **Mission:**

We are building a vibrant and alive celebration of people, place, recreation, sport, and entertainment. We deliver best in class opportunities for guests both local and from away. With thoughtfully crafted design and purposeful programming we maximize the total value for the people of Lloydminster today and in the future.

**Vision:** We are where great moments happen in rural Alberta/Saskatchewan. We are activated 365 days a year for our community and deliver opportunity 52 weeks a year for people to visit Lloydminster.

### **Values:**

- **Clear and Accountable** – We are communicative, well informed, based in fact and data, and we are accountable and honest. Always.
- **Engaging** – We connect with stakeholders, we engage partners, we welcome new thoughts, and we make informed decisions by listening.
- **Built for us** – We build solutions that meet the needs of our community. This is our facility and it is built by our community and for our community.
- **Sustainable** – We build sustainable solutions that drive value and efficiency that meet the needs of our community today and for future generations.
- **Responsible** – We manage the community investment with a relentless commitment, transparency, and truth.
- **Entrepreneurial & Innovative** – We lead each day with an entrepreneurial spirit and courageous promise to delivering the best way possible.
- **Inclusive** – Everyone, always, and all the time. We are welcoming, inviting, and fair. Our facility includes all people.

# Project Charter

At the [January 24, 2022](#) Council meeting, Council adopted the arena project's Project Charter, a document outlining the purpose and scope of the project, along with the mission, vision and values. The document outlines the members of the Core Project Team, how decisions are to be made and what the five pillars of the project are that are the basis of all decision making on the project:

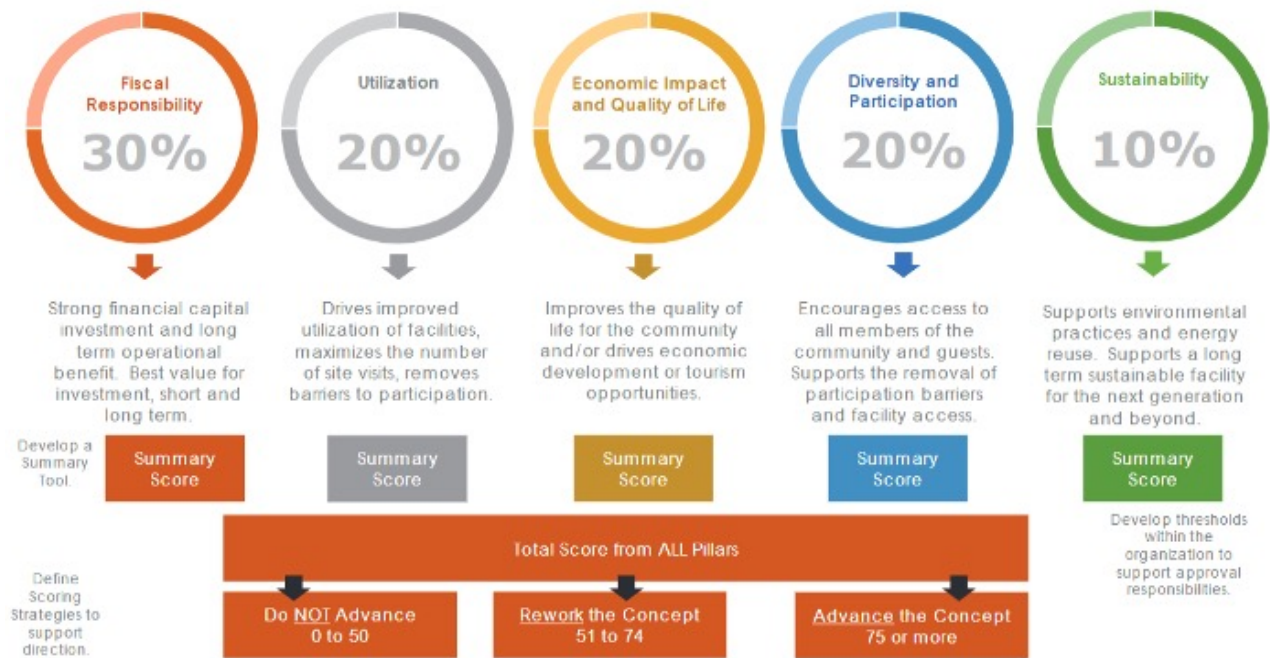
**Fiscal Responsibility** (30% value) – looks at the cost of the capital investment, long-term operational costs, and return on investment.

**Utilization** (20% value) – drives improved utilization of facilities, maximizes the number of site visits, removes barriers to participation.

**Economic Impact and Quality of Life** (20% value) – improves the quality of life for the community and/or drives economic development or tourism opportunities.

**Diversity and Inclusion** (20% value) – encourages access to all members of the community and guests. Supports the removal of participation barriers and facility access.

**Sustainability** (10% value) – supports a long-term sustainable facility for the next generation and beyond. Supports environmental practices and energy reuse.



Additionally, the Project Charter identified internal stakeholders that would become part of the Internal Event Arena Committee and defined their responsibilities and roles in the project. Lastly, the Project Charter identified the two external committees that have been setup, the Fundraising and Sponsorship Committees. These Committees are comprised of City employees, Councillors, and members of the public and are responsible to raise funds for the Lloydminster Place project.

# 3



## Research and Exploration

### Learning from other communities

At the outset of any major project, it is important to learn from what others have done, avoiding pitfalls, and incorporating new innovations. Since early 2021, the Core Project Team has completed tours of more than 15 relevant facilities across Alberta and Saskatchewan, gaining valuable insight into the construction and operations of those facilities.





**Non-local facilities toured included:**

- EnCana Arena (Camrose, AB)
- Servus Arena (Red Deer, AB)
- Gary W. Harris Canada Games Centre (Red Deer, AB)
- Centennial Regional Arena (Brooks, AB)
- Mosaic Place (Moose Jaw, SK)
- Co-op Place (Medicine Hat, AB)
- Mosaic Stadium (Regina, SK)
- Evraz Place (Regina, SK)
- Merlis Belsher Place (Saskatoon, SK)
- Rogers Place Arena (Edmonton, AB)
- Leduc Recreation Centre (Leduc, AB)
- Winsport (Calgary, AB)
- Eagle Builders Centre (Blackfalds, AB)
- Cold Lake Energy Centre (Cold Lake, AB)
- Cor Van Raay YMCA ATB Centre (Lethbridge, AB)
- Enmax Centre (Lethbridge, AB)

See the full [Facility Tours – Summary Presentation here](#).



# 4



## Envisioning a Phased Entertainment District



In addition to the event facility itself, the Core Project Team explored the potential for a more comprehensive Entertainment District to help meet Lloydminster's growing need for outdoor recreational space. To achieve the vision of a site activated 365 days a year, the Entertainment District concept proposed includes:

- slo-pitch diamonds
- slo-pitch pavilion
- outdoor ice surface (with boards)
- campsites
- walking trails
- ample parking
- scenic multi-use areas and green spaces
- commercial retail units



The Entertainment District will be developed over 2-3 phases and as funding becomes available. Phasing methodology is further detailed later in this report. Slo-pitch diamonds were identified as a need in the community and design was approved as a 2022 capital project. Currently, slo-pitch is played throughout the City, but the league primarily utilizes Driven Energy Legion Ball Park diamonds which are too short for slo-pitch. Creating slo-pitch diamonds adjacent to Lloydminster Place will allow current users to be moved from Driven Energy Legion Ball Park, providing more available diamonds for both softball and baseball. Additionally, having both Lloydminster Place slo-pitch diamonds and Driven Energy Legion diamonds in proximity will allow for hosting of larger tournaments. Slo-pitch diamonds will help ensure the Entertainment District is activated 365 days a year. The inclusion of an outdoor rink will increase public use in the district by engaging local residents in free play, shinny, learn to skate and other winter recreation. The outdoor rink will be fully boarded and can be used at times for major or minor outdoor hockey games creating an exceptional outdoor event space. Finally, the inclusion of a campground will provide complimentary support to the district – ideal for ball tournaments, summer hockey events and three-season activation.







# Community Engagement and Feedback

The City of Lloydminster is committed to providing residents information about local government activity and access to formal methods of public engagement including open houses, surveys, awareness campaigns and interactive tools.

The financial investment in Lloydminster Place represents one of the most significant investments in the City of Lloydminster's history, and as such, the community engagement strategy for this project had to be scaled to meet strong community interest.

Through planning and construction of the facility, the entire Core Project Team has a part to play in identifying and supporting opportunities for public communication. To date, the Core Project Team – supported by other members of City Administration – have provided detailed project updates and relevant technical information to build a broad understanding of the project need and how it serves the people of our region.

By participating in community engagement opportunities such as Your Voice events, public surveys, focus groups, emailing, social media engagement and public presentations to Council, you are lending your voice to decisions impacting the community we love.



## Talking to YOU about Lloydminster Place

An online survey was available from February 14 to March 5, 2022, to collect initial input regarding future Lloydminster Place experiences, amenities, accessibility, events and uses. The City also set up information kiosks around Lloydminster for in-person engagement opportunities. The survey findings are available in the first [What We Heard Report](#).

The second 'Your Place, Your Experience' survey ran from May 13-31, 2022. Feedback was sought from both Lloydminster residents and the surrounding areas. The data collected will guide City Administration's future decisions regarding the building and site development of Lloydminster Place. View the second [What We Heard Report](#) for the findings.

The Core Project Team engaged the public throughout 2022 at various events with the goal of gaining direct feedback from residence. Engagement detail in timeline section of this report.

In October 2022, the Core Project Team hosted a booth at the Servus Sports Centre on October 18 and 22. Some key comments from the public involved concerns with the cost of the facility, the number of washroom facilities in the facility, questions on the site location and other site amenities, and finer details such as water bottle fill up stations.

In November 2022, the Core Project Team hosted a booth at the Christmas Craft Fair & Chamber Expo from November 18-20 at the Lloydminster Exhibition Grounds. The facilitators of the booth agreed that patron feedback was generally positive, full of excitement and curiosity. Few negative or critical comments were discussed, however, the majority following optimistic tones. Patron questions surrounded the following themes: potential facility offerings (B list music concerts, Scotties/curling bonspiels, sledge/ball hockey, higher level hockey, dry floor events, tournaments, etc.), potential site offerings (retail opportunities, hotel and accommodations, restaurants, slo-pitch tournaments, etc.), reason behind building the facility, budgetary questions, questioning Canadian build longevity and structures (specifically in comparison to other countries/ Europe), questioning the condition of future aquatic services, questions regarding the potential for the Archie Miller Arena in the future, questions on state and expansion possibilities of Servus Sports Centre, concern regarding the current football field offerings for the community, comments on loss of rental space for events, comments regarding the City needing a larger facility that is ready for a WHL team (at least 5,000-plus).

# Stakeholder Engagement

## **October 2021 – Stakeholder Engagement**

[Stakeholder Engagement Survey Results – October 2021](#)

*Included Primary Stakeholders and select Secondary Stakeholders.*

The Core Project Team went through the facilities they toured prior to October 2021. The presentation showcased the advantages and disadvantages of each facility, as well as highlighted the guiding strategic pillars for building a facility in Lloydminster. ‘Build it right the first time’ was a frequently shared comment and the stakeholders surveyed indicated that an event facility should be built. Many had interest in the idea of an Entertainment District.

## **March 2022 – Stakeholder Engagement**

[Stakeholder Engagement Survey Results – March 2022](#)

*Included Primary Stakeholders only.*

From March 1-3, 2022, The Core Project Team met with primary stakeholders to ask more detailed questions regarding their specific needs. The main themes discussed were seating capacities for both the Event and Community Arenas. Bowl configuration options, premium seating options and private dressing room needs for the Event Arena. Primary Stakeholder feedback included:

- ‘Build something that fits our community now and into the future,’
- Preference for flexible premium product that is sellable now and into the future,
- Barrier-free accessibility, gender neutral and universal spaces,
- Desire to see flexibility for the greatest range of events and experiences, and
- Excitement about the possibilities for the outdoor rink and other site amenities.

## **April 2022 – Leased Spaces for User Groups**

*Survey and meeting with User Groups interested in leased spaces (office and/or dressing room). Lloydminster Junior A Bobcats, Lloydminster Junior B Bandits, Lloydminster Minor Hockey, Lloydminster Elite Hockey Division and Lakeland College Rustlers Female ACAC Hockey Team.*

Select members of the Core Project Team, met with key primary stakeholders who have shown interest in corporate office spaces and/or a private team dressing room. A survey was sent to each stakeholder group to complete. The survey covered the needs, sizing, and key requirements within their spaces. All team stakeholders involved required livestreaming options, requested private dressing rooms, and desired amenities within their dressing room and storage spaces within the facility. Also discussed shared spaces, including laundry room, warm-up spaces, ticket selling and merchandise spaces.

## **May 2022 – Ball Diamonds**

*Included Ball User groups from Primary Stakeholders only.*

Stakeholders were presented with the site design, which included six slo-pitch diamonds, campground, and pavilion. Baseball and softball user groups were very excited for the potential to host national events. Other feedback received was:

- Confident that the campground would be booked for every ball tournament,
- Design specifications (length of diamonds, infield type (shale or grass), lights, etc.),
- Programming (National and provincial tournament hosting needs), and
- Pavilion (uses and design).



### **July 2022 – Leased Dressing Room Design Overview**

*Meeting with User Groups interested in leased dressing room spaces only. Lloydminster Junior A Bobcats, Lloydminster Junior B Bandits, Lloydminster Minor Hockey, Lloydminster Elite Hockey Division and Lakeland College Rustlers Female ACAC Hockey Team.*

Members of the Core Project Team presented design options to key primary stakeholders and their feedback was shared with the Architects to shape the design. Both female teams have requested to have the office doors open to the external hallway, and not into the dressing room. The reason given was risk mitigation for all. Another design specification that was brought up was the accessible shower stall, teams asked if it could be removed to save space, but the Core Project Team decided to keep accessible designs as it was a pillar and value of the project to build an inclusive and accessible facility.

### **July 2022 – Media / AV**

*Meeting with stakeholders that provide media/AV services to teams and have experience in concert/event setup.*

The Core Project Team met with stakeholders to discuss the media needs of the Event Arena. Key comments were having a system that is manageable for volunteers (to broadcast hockey games on platforms like Hockey TV), having designated areas for taking pictures on the ice surface, and designated camera space on the concourse centre ice. Fibre internet was valued as a top priority for streaming requirements, along with appropriate cabling and power to the places where media is planned to be setup. Lastly, having a media room to store all the major equipment was a preference as well, specifically on the Event Arena.

### **October 2022 – Design Update**

*Included all Primary and Secondary Stakeholders*

Between October 19–21, 2022, the Core Project Team presented design updates to all stakeholders. This presentation entailed some changes based on structural design. Items that were presented included 3D renderings and floor plans, site phasing plan, ball diamond diagram and specifications, and a Class C budget summary.

### **November 2022 – Para Hockey**

*Core Project Team and Women’s Para Hockey of Canada*

Select members of the Core Project Team met with representatives from Women’s Para-Hockey of Canada. The current designs of Lloydminster Place were presented, some of the advice was given pertaining to washroom/dressing room design to make more accessible, for example, accessibly push buttons at entrance doors, and swinging shower doors not the best option but, if necessary, ensure not to block the benches inside the stall. Community Arena feedback entailed coaches run in the team benches must be removable to accommodate sledges. Event Arena comments, storage space close to bench required for wheelchairs when transitioning to sledge, penalty boxes need to be sized to accommodate multiple sledges, plus a volunteer/staff to open the door and the timekeeper’s box should accommodate three people and chairs, if applicable.

## **November 2022 – Facility Design and District Plan Review; Public Safety**

*Included City of Lloydminster Public Safety Department, Emergency Services Department, and Information Technologies Department.*

District Design plans, and facility plans were presented and discussed at length. Some items that were noted are:

- need to ensure there are traffic mitigation measures in the parking lot (example: speed bumps, pedestrian crossing buttons, etc.),
- good lighting and security cameras in the parking lot and within the facility,
- traffic flow in and out of the site and at Lloydminster Place entrance,
- location of emergency services entrance, and annunciator panel,
- evacuation/muster points for accessibility users within stairwells,
- ice plant proximity to hotel, and
- data security for user groups, visitors, events, and internal personnel.

## **December 2022 – Skate Alberta**

*Core Project Team and Skate Alberta*

On December 21, 2022, select members of the Core Project Team met with representatives from Skate Alberta. The purpose of the meeting was to ensure the facility was designed to support figure skating at all levels. Skate Alberta provided feedback that could ensure hosting capabilities for a wide range of events and competitions, from regional to national levels. Figure skating specific items discussed were judging stands, data access, “kiss and cry” location, and off-ice auxiliary spaces required.

## Stakeholders consulted through the engagement process

### **Primary Stakeholders**

Lloydminster Junior A Bobcats  
Lloydminster Junior B Bandits  
Lakeland College Rustlers Female ACAC Hockey Team  
Lloydminster Minor Hockey Association  
Lloydminster Elite Hockey Division  
2021/2022 U13 Female Blazers  
Lloydminster Youth Council  
Lloydminster Skating Club  
Hockey Alberta  
Border Brutes Lacrosse Club  
Lloydminster Curling Club  
Border Brutes Lacrosse Club  
Lloydminster Extreme Lacrosse  
Lloydminster Public School Division  
Lloydminster Catholic School Division  
Lloydminster Border Blades Speed Skating Club  
Lloydminster City Council  
Lloydminster Executive Leadership Team  
City of Lloydminster Staff  
Adult Hockey Groups  
For Profit Hockey Groups  
Inclusion Lloydminster  
Lloydminster Slo-Pitch Association  
Lloydminster Minor Baseball  
Lloydminster Amateur Softball  
Lloydminster Minor Ball  
Men’s Orthodox  
Lloydminster Blue Jays  
Lloydminster Ladies Fastball

### **Secondary Stakeholders**

Vic Juba Community Theatre  
Lloydminster Agricultural Exhibition Association  
Lloydminster Public Safety, Fire Services and Emergency Services  
Lloydminster Chamber of Commerce  
Para Hockey of Canada  
Skate Alberta  
Border Tribal Council  
Little Pine First Nation  
Lloydminster Metis Local 76  
Metis Nation of Saskatchewan  
Moosomin First Nation  
Onion Lake Cree Nation  
Poundmaker Cree Nation  
Saskatchewan Indian Gaming Authority  
RM of Britannia  
Lakeland College  
RM of Wilton  
Cenovus Energy  
Heart of Treaty 6



# Indigenous consultation

The City reached out to all neighbouring Indigenous communities to obtain feedback on the project. Onion Lake Cree Nation and the Saskatchewan Indian Gaming Authority both provided letters of support for the project. The City will continue to engage with Indigenous partners during the project for feedback and strategies on the inclusion of Indigenous representation within the district and the facility, as well as future partnerships and programming.

“...we hope to see the legacy continued with the construction of a new, modern facility designed to create boundless opportunities for economic partnerships and event attraction, while also enhancing local quality of life for generations to come”.

– Okimaw Henry Lewis, M. ED, B. ED;  
Onion Lake Cree Nation

# 6



## Design Decisions

A summary of key considerations in planning Lloydminster Place

Throughout the design process, key decisions needed to be made for the design to continue progressing. The decisions made shaped the design that is being presented to date. Decisions are informed by historical reports and studies, feedback from stakeholders and public, research on industry standards and trends, community needs, growth potentials, advice from consultants and subject matter experts all while ensuring alignment with the project vision, mission, values and Council's Strategic Plan.

The details on decisions made below are from when the decisions were made and subsequently the details shared publicly at stakeholder meetings or public Council meetings. Dates are provided for context. Some details have seen changes as the design has progressed and refined.





# Site Selection



Through much of 2021, City Administration – with the support of TBD Architecture + Urban Planning – explored several sites throughout Lloydminster. Each site was thoroughly assessed with a focus on visitor accessibility, geotechnical risks, grant eligibility, servicing requirements, economic benefit, and a plethora of other considerations.

## **Decision: January 6, 2022**

After months of diligent assessment, the eastern site was deemed the most viable option from a financial and logistical perspective and was formally approved by City Council. The City is confident a new Event Facility and Entertainment District in the City's southeast quadrant will help drive economic and recreational benefit to the Lloydminster region for generations to come.

## **The selected site offers:**

- convenient accessibility for traffic and pedestrians
- adequate drainage and proximity to existing utilities
- proximity to hotels and other complementary businesses
- opportunity for a future Entertainment District within the overall site plan
- eligibility for significant Saskatchewan grant funding to offset building costs

Following site selection on January 6, 2022, City Administration and the Core Project Team began work on the Area Structure Plan amendment (Wigfield ASP). Additionally, Phase 1 and Phase 2 geotechnical and environmental assessments were done, along with a topographic land survey.

## Other sites considered:

- North Site, north of 57 Street, south of 62 Street and east of LloydEx land
- West Site, west of 75 Avenue, north of rail line and south of 67 Avenue
- South Site, south of 12 Street, west of Highway 17
- 2020 Feasibility Study: Martin Browne Area (now known as Ken Baker Park)
- 2020 Feasibility Study: Existing Centennial Civic Centre site
- 2020 Feasibility Study: Downtown
- 2020 Feasibility Study: Southwest Corner (12 street and 75 avenue)
- 2020 Feasibility Study: Servus Sports Centre Expansion
- 2020 Feasibility Study: Bioclean Aquatic Centre Expansion

## Ice Surfaces



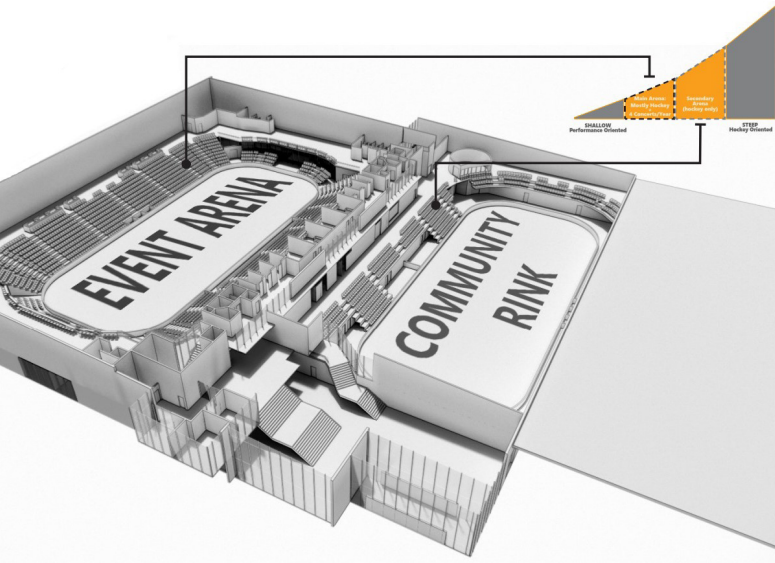
In the 2020 Feasibility Study developed by Gibbs Gage Architects, the firm determined the Centennial Civic Centre replacement was the most urgent priority due to the age of the building and the issues as reported from the prior building assessment report in 2019. Additionally, the report recommended consideration be given to potential expansion of the Event Facility to accommodate another ice sheet within 5–10 years. With the Archie Miller Arena requiring significant upgrades to the ice plant within the next five years, as well the addition of insulation and heating system, and enhancing the ice surface to concrete from sand, Administration recommended an event arena with a community ice sheet be designed to reduce the cost of building an additional facility elsewhere within 10 years. This recommendation was also suggested by

WSP Canada Inc, that prepared the [Recreational, Cultural and Parks Facilities Master Plan Report in 2016](#), two ice sheets are more operationally efficient than one ice sheet, in that the cost to operate the ice plant alone would have operational efficiencies.

### **Decision: [March 28, 2022](#)**

City Council approved the initial design concept including the two ice sheets, with a capacity of 2,000+/- permanent seats in the Event Arena and 500 +/- permanent seating in the Community Arena, along with an outdoor ice sheet.

# Seating



## CAPACITY - FIXED BOWL SEATING



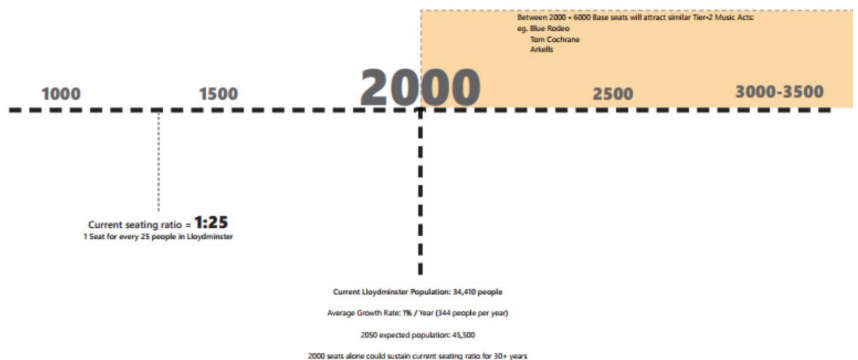
### Decision: March 28, 2022

Seating capacity was addressed in the first design update to Council. The main bowl design includes seating of 2,500 for regular events, with the option to add as many as 1,700 floor seats for concerts and other special events. This includes permanent seating along the sides of the arena, retractable seating on the two ends, concourse seating (executive rail) and premium seating within the third-floor suites. Important to note that there is accessible seating at ice level, on the concourse and within the third-floor suites.

To determine the seating capacity required for the Event Arena, calculations were made based on current population and expected growth gathered from information provided in the Joint Regional Growth Study.

The proposed seating ratio is one seat per every 25 persons (1:25) of the Lloydminster population. The current Lloydminster population is 34,410 people, and the average growth rate is 1% per year (344 people per year). In 2050 the expected population is 45,500. Two thousand seats alone could sustain the current seating ratio for 30-plus years.

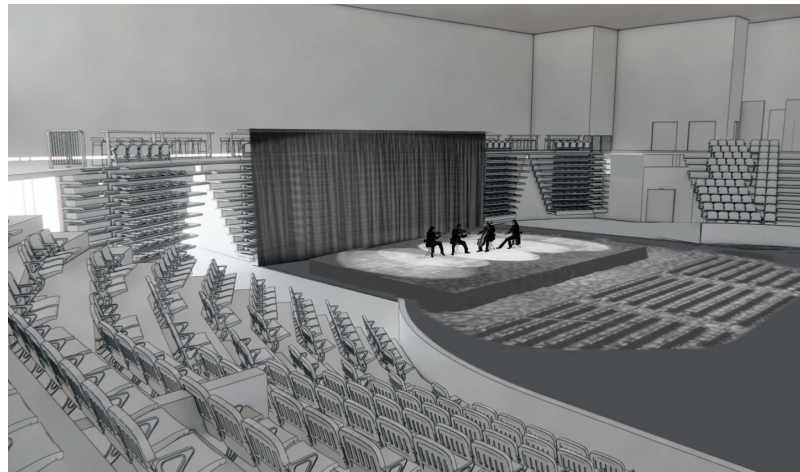
### Arena Capacity - Right-Sizing the Facility





The Community Arena will have seating for up to 500 located on the north side of the arena. This includes accessible seating on the concourse as well as accessible warm seating from the lobby viewing area.

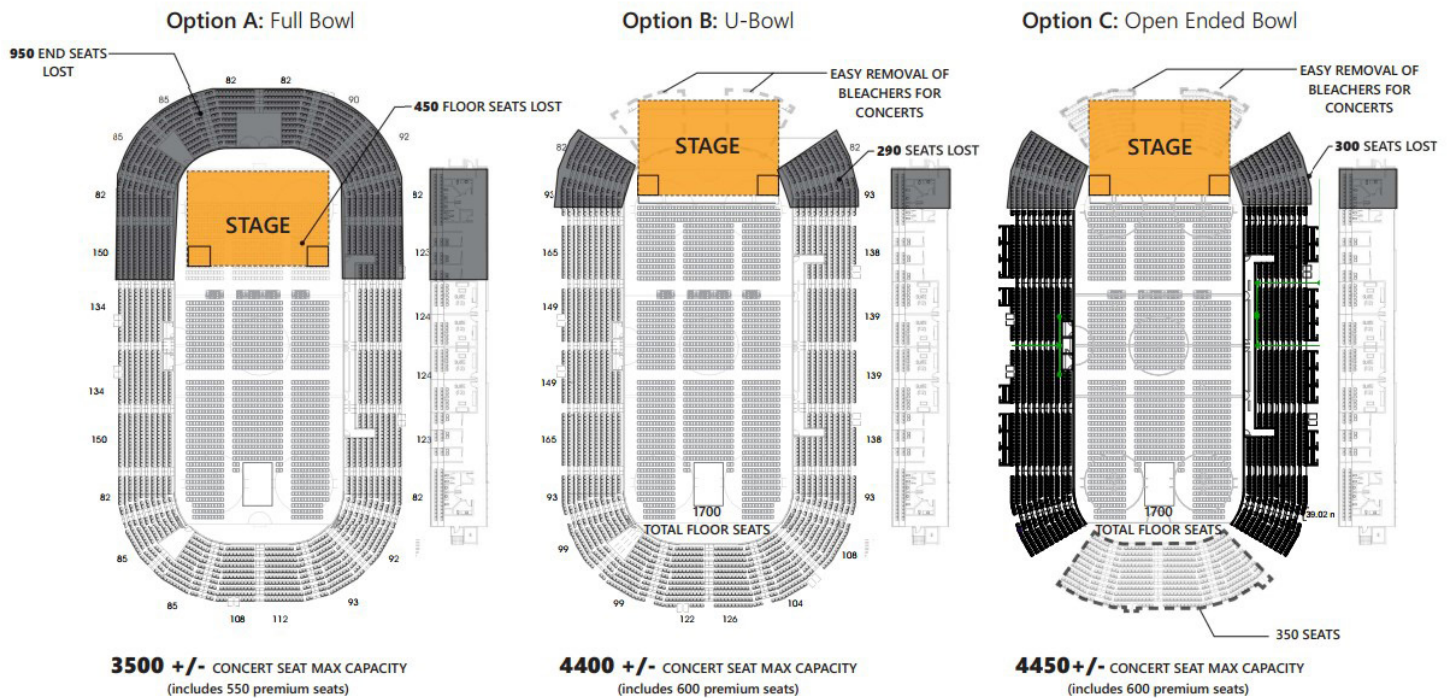
Key stakeholders, including the Lloydminster Bobcats and the Vic Juba Community Theatre, played a major part in determining the appropriate number of seats for both the main bowl and the Community Arena to ensure they met their needs as well as the needs of the community.



The proposed seating capacity also makes Lloydminster a draw for Class B or B+ acts, including artists such as Our Lady Peace (B), Blue Rodeo (B), ZZ Top (B), and Nelly (B), or Toby Keith (B+).



# Bowl Shape



## Decision: [March 28, 2022](#)

Along with the recommendations of two ice sheets and seating capacity, three configurations of the Event Arena bowl design were presented to Council; a full bowl, u-shaped and open-ended. The recommendation from the Core Project Team was to choose the open-ended bowl design, as it allowed for maximum expansion capability and most flexible use of the spaces on each end of the bowl (east and west) with telescopic bleachers proposed that have the capability to collapse for additional programming options (i.e. small stage during hockey games, 'kiss and cry' area for figure skating, warmup space, concert setup, etc.). The telescopic seating adds an additional 550 +/- seats to the Event Arena.

# Specialty Seating



## **Decision: March 28, 2022**

Administration recommended premium seating options be added to the event facility, including a mixture of executive rail, loge boxes and accessibility seating along the concourse to meet community needs.

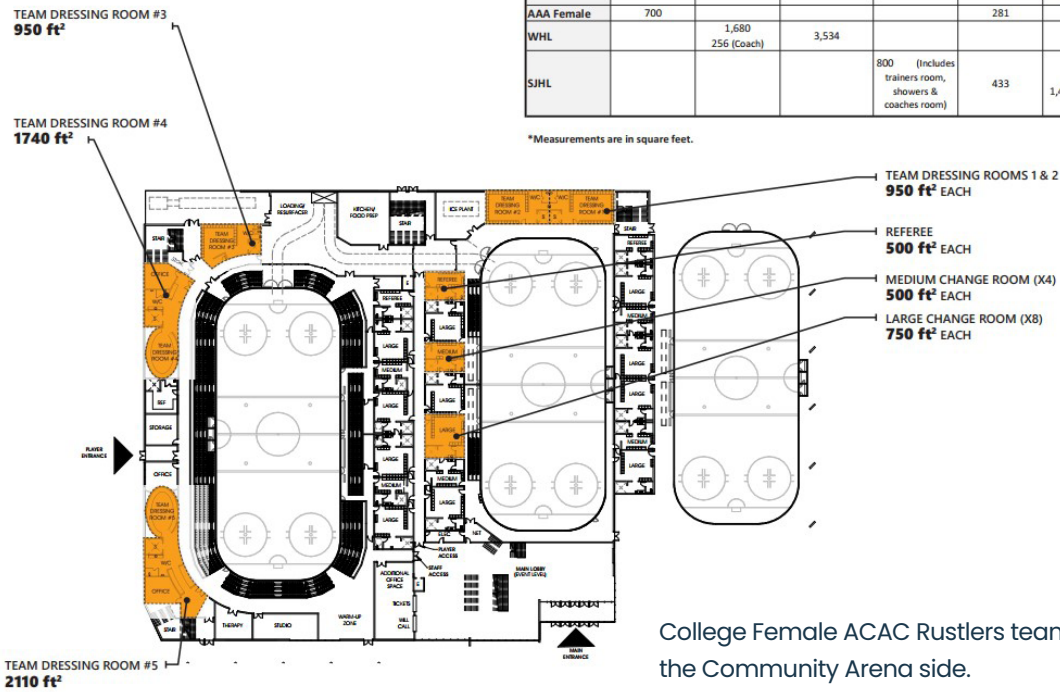
Following advice from primary stakeholders, the Core Project Team concluded that loge boxes on the concourse level would not be the best use of space, so the executive rail was to be carried around the concourse behind the permanent seating and telescopic end seating. The current design of the suite level includes four large suites with 12-person seating capacity, two theatre boxes with four-person seating capacity and four theatre boxes with six-person seating capacity. The suite level also has a buffet/bar area dedicated to the suite guests and will be provided food options in the suite from the food service provider.



# Dressing Rooms

| Dressing Room Size Comparisons |                |                      |           |  |              |  |   |                            |
|--------------------------------|----------------|----------------------|-----------|--|--------------|--|---|----------------------------|
|                                | Merlis Belsher | Swift Current        | Moose Jaw | Humboldt   | Lloydminster | Yorkton                                    | Melville  | Melfort                    |
| AAA Male                       | 700            | 912                  | 1,837     |  | 434          | 420<br>969 (re-design inc. coaches office) |   |                            |
| AAA Female                     | 700            | 1,680<br>256 (Coach) | 3,534     |  | 281          |  |   |                            |
| WHL                            |                |                      |           | 800 (Includes trainers room, showers & coaches room) |              |  |   |                            |
| SIHL                           |                |                      |           |  | 433          | 570<br>1,442 (re-design)                   | 2,119<br>(Includes trainers room, showers & coaches room) | 972 (includes weight room) |

\*Measurements are in square feet.



College Female ACAC Rustlers team will be located on the Community Arena side.

## Decision: March 28, 2022

The Core Project Team researched the average square footage of other comparable municipal arenas within Saskatchewan and Alberta and determined the types of dressing rooms the facility would require and the sizes of the dressing rooms that would be needed for hosting tournaments and other special events. Council approved the following dressing rooms be designed into the facility:

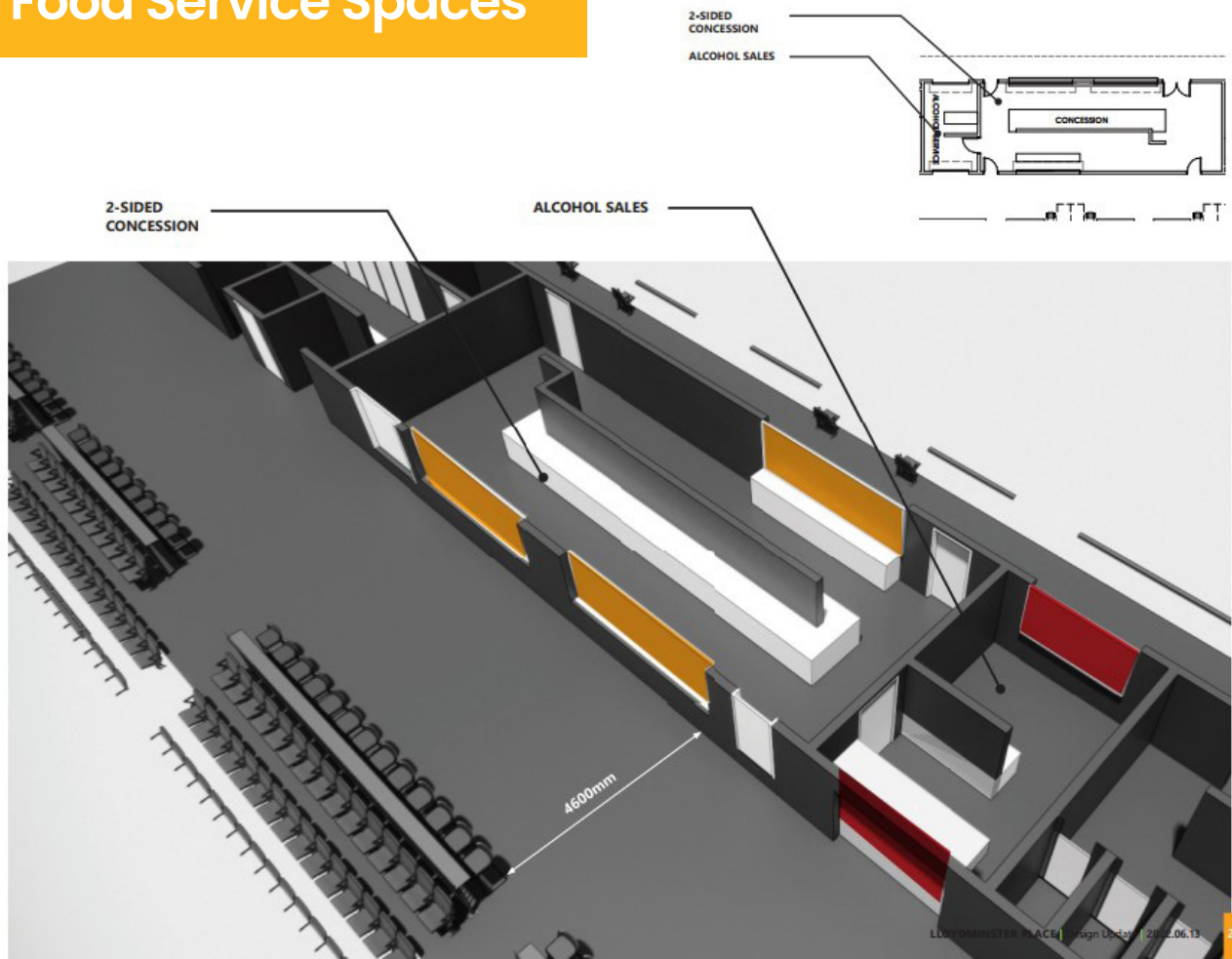
- 8 – large (750+/- sq. ft.)
- 4 – medium (500+/- sq. ft.)
- 2 – referee (500+/- sq. ft.)
- 5 – private (various sizes based on team need)

The Core Project Team has been working with the Junior A Bobcats, Junior B Bandits, Minor Hockey for the AAA Midget Male and Female teams and the Lakeland College Female ACAC Rustlers team to determine their needs for private dressing rooms. In the current design plan, based on feedback from the teams, the Junior A Bobcats, Junior B Bandits, Midget AAA male and Midget AAA female teams will all have private dressing rooms located on the Event Arena side of the facility, while the Lakeland

Currently all five teams getting private dressing rooms have them in existing Lloydminster arenas. Junior A Bobcats, Junior B Bandits and Midget AAA male teams have private dressing rooms in the Civic Centre. Both the two female teams have inadequate dressing rooms when compared to others in their league or within the City. The Lakeland College Rustlers have a trailer outside of the Russ Robertson Arena that they use as a private dressing room. The trailer has no washroom and players need to walk outdoors to get into the arena. The Midget AAA female team have a small dressing room (240 sq. ft.) at the Servus Sports Centre.

During arena tours and through networking administration spoke with many other communities concerning what teams receive private dressing rooms. It was found that many Midget AAA teams and higher have private dressing rooms. Private dressing rooms are important to these teams to attract new players, as they compete with others to attract top players for their competitive advantage. Some of these teams like the Midget AAA females, must continually bid to keep the team in Lloydminster as Alberta has capped the number of teams in their league. Other teams like the college indicated a private dressing room was important to have in their bid package.

# Food Service Spaces

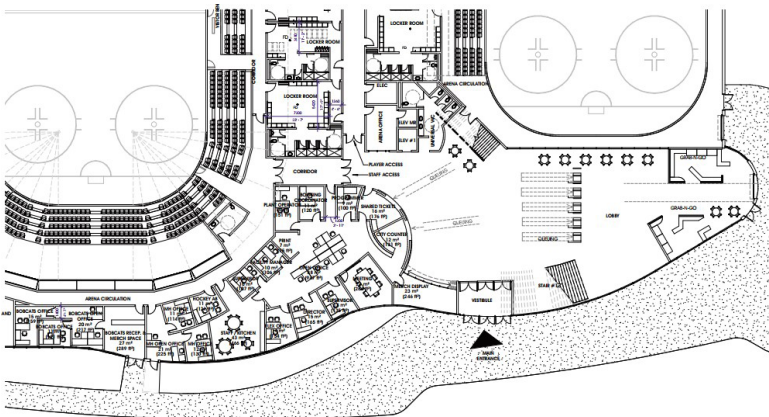


The food service spaces were first presented to Council on [June 13, 2022](#). The design shows a double-sided concession and alcohol sales concession situated between the Event and Community Arena on the concourse level, four Grab-n-Go pop-up locations on the Event Arena concourse, a commercial kitchen located on the east end of the main floor of the building and two potential Grab-n-Go concessions located in the main level lobby. In the third design update presented on [October 17, 2022](#), the Grab-n-Go concessions in the lobby were reduced to one

with the reduction of the lobby space, but all other locations of concessions remained the same. The buffet/bar on the suite level was approved at the [March 28, 2022](#), Council meeting. Council decision on the design of the remaining unapproved food spaces will be made at a Council meeting in Q1 2023.

In 2023, the City will be putting forward an Expression of Interest for the food service contractor, to identify potential partners that will operate all food and beverage services within the facility.

# Lobby/Office Configuration



The initial design concepts of the lobby and office spaces located on the main floor were presented to Council at the [June 13, 2022](#), Governance and Priorities Committee meeting. The lobby contained two Grab-n-Go concessions, warm viewing of the Community Arena, a merchandise display area that could be used during concerts or have public art displayed, a City counter for administration, a shared ticket office for third-party users, and a facility operator office front facing directly beside the entrance to the dressing room corridor. A significant amount of research and thought was

given to how guests would queue for large events. The City Administration area includes a meeting room, eight offices, an open area for cubicles, and a staff kitchen that is accessible to the third-party lease tenants. Staff offices in the new facility would help the department address some of the other crowded office spaces within the City. Currently, the following organizations are included in third party leased office space: Hockey Alberta, Minor Hockey, and the Junior A Bobcats.

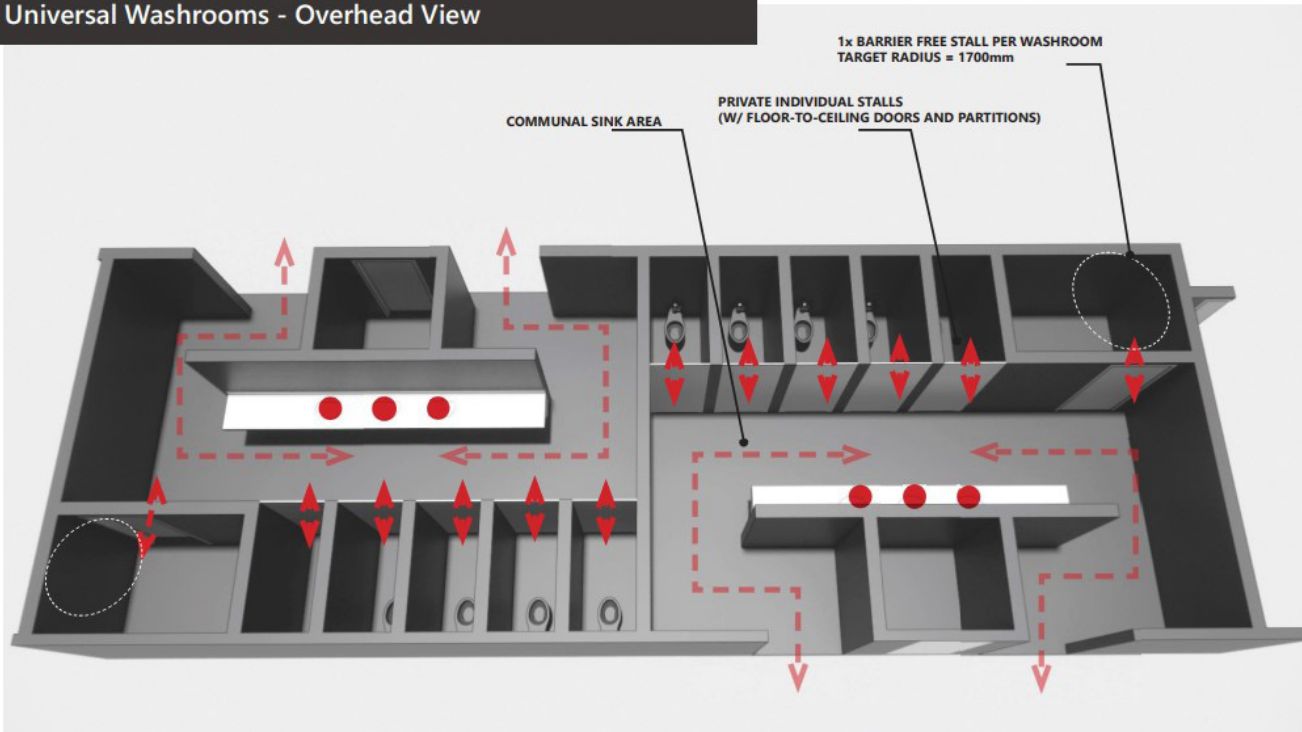
On the second floor of the facility, three meeting rooms are proposed along with a kitchenette/ common space and a single accessible washroom. Between two of the meeting rooms, the walls collapse to make one large meeting room space, beneficial for when hosting larger events and additional meeting space is required.

The final decision on lobby, office and conference design will occur at a Council meeting in Q1 2023.



# Washrooms

## Universal Washrooms - Overhead View

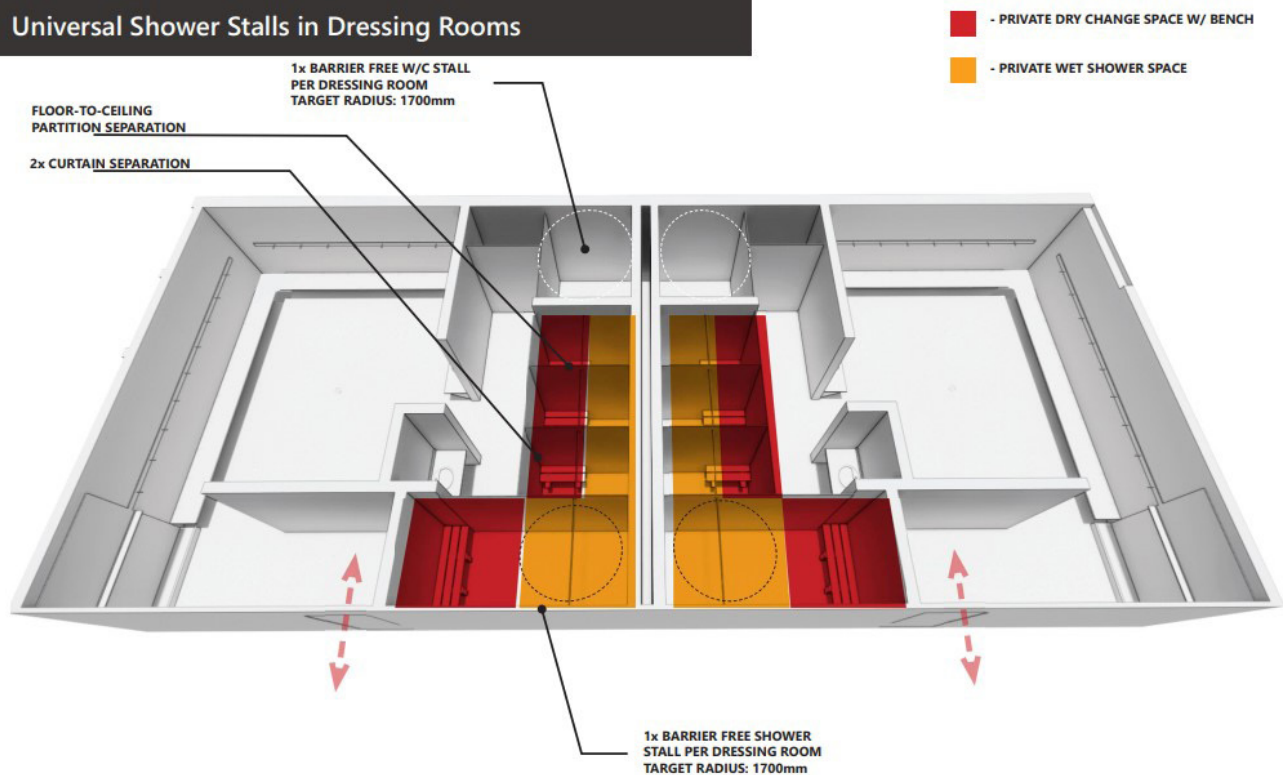


Through mid 2022, the City met with several stakeholder organizations and conducted a public survey to the entire Lloydminster community. Through these engagement exercises, a significant number of participants emphasized the need for washrooms and dressing rooms to be inclusive and comfortable for people of all needs. Additionally, the Youth Council and other local stakeholders expressed strong support for an inclusive facility that served the whole community into the future. In the floorplan presented to Council on [October 17, 2022](#) the proposed washroom plan included men's, women's, inclusive and individual (barrier-free) options. Some of those washrooms – but not all – included a limited number of floor-to-ceiling stalls.

Men's and women's washrooms will still have traditional stalls, urinals, etc. The addition of gender-neutral restrooms also offers the advantage of flexibility to meet demand, as they may be re-designated as needed during special events. The project accessibility consultants were engaged on the washroom design to ensure it met industry trends and building code requirements. The washroom configuration was shared with primary stakeholders in the fall of 2022 which received strong support. The current configuration ensures that patrons will always have an option in washroom selection, ensuring both gender specific and gender-neutral stalls are available in both arenas.

# Accessibility Features

## Universal Shower Stalls in Dressing Rooms



The Core Project Team placed inclusivity, diversity, and accessibility for all as a key value and pillar of the project. The decisions made surrounding accessibility have been further fuelled by the UI3 Blazers female hockey team's commitment to ensuring accessibility for coaches, players, volunteers, and spectators were seriously considered and funds were allocated for this new facility with the Chevrolet Good Deeds Cup winnings (see Funding Partners section for more information). To accomplish an inclusive facility design, the Core Project Team consulted our primary stakeholders and our accessibility consultant to make the following design decisions, presented at a Governance and Priorities Committee meeting to Council on [June 13, 2022](#):

- **Dressing room design** – the medium sized dressing rooms will be used for teams that have both male and female players. There is a large dressing room beside a medium dressing room that is attached by an internal door where players can get dressed comfortably away from the opposite gender.
- **Barrier-free spectator seating** – barrier free spectator seating locations have been integrated into the design on the suite level, concourse level and ice level of the performance arena and the concourse level in the Community Arena. Additionally, there is an accessible warm viewing area for the Community Arena located in the lobby.

→ **Telescopic railing** – the railing on the concourse of both arenas have been designed to accommodate standing and wheelchair/seating viewing with the capability to switch between either viewing preference.

→ **Universal shower stalls in dressing rooms** – all shower stalls throughout the facility have been designed with floor to ceiling partition separation between stalls, and a barrier free shower stall in each dressing room. Each shower stall has a private dry change space with a bench and a private wet shower space.

After conversations with Women’s Para Hockey of Canada, and in the most recent designs being presented in February 2023, additional accessibility features have been added for sledge hockey:

→ **Accessible penalty box** – accessed on the main level of each arena, the scoring box between the penalty boxes can accommodate a wheelchair. Additionally, the penalty boxes have been made larger to accommodate up to 2 sledges per penalty box for para hockey.

→ **Sledge hockey players’ boxes** – sledge hockey players require different flooring to get onto the ice, extra space on the benches for their sledges, and specialized boards in front of the players benches to access the ice. All these items have been added to the design to date.





# 7

City Council approved the Construction Manager project delivery method at the [April 25, 2022](#), Council meeting. The City issued a Bid Document to acquire the services of an experienced CM to complete all construction activities for the project on April 27, 2022.



## Construction Management



[www.pcl.com](http://www.pcl.com)

To maximize the project budget and to promote a successful project, Administration recommended to Council using a Construction Manager (CM) delivery method for the development of the Lloydminster Place Event Facility project.

The Construction Manager method seeks to secure the services of a qualified Contractor to provide pre-construction, construction, and post-construction services on behalf of the City, whereby the CM works with the Project Consultants - TBD Architecture + Urban Planning - to ensure construction feasibility, cost certainty, and provide a collaborative approach to the design and construction of Lloydminster Place.

Through the bid document submission and interview process, PCL displayed a high level of expertise in large Event Arena projects, bringing forward a well-rounded and highly qualified team. PCL demonstrated confidence and understanding of the current issues plaguing the supply chain market on a global scale through their access to their international connections within their firm. PCL has a strong Saskatchewan presence with the Core Project Team head office located in Saskatoon, and a pulse on the local Saskatchewan supply chain market through current projects throughout the province.



Additionally, PCL has engaged local construction company, Bexson Construction Ltd. as a partner for the project; this partnership will bring many benefits for the local construction industry by having Bexson key personnel engaged during construction and an increased opportunity for local subtrade involvement. Further, the partnership will aid PCL in maximizing regional buying potential, keep the economic impact local, mitigate any potential labour shortage issues and ensure that the project leaves a legacy within the community by being stewards of construction capacity growth.

Finally, PCL demonstrated advanced technology that will be utilized throughout the project for not only construction planning, implementing, and executing, but also to allow the community to stay engaged with real-time information in 3D and 4D capabilities.



### **Class D Budget**

In July 2022, PCL provided their initial Class D budget for Lloydminster Place to the Core Project Team. This initial estimate utilized cost metrics from recent comparable projects, specifically Prince Albert Arenas and Recreation Centre tendered in May 2022 and Spruce Grove Arena project budget tendered to PCL Construction of Edmonton. PCL also reviewed costs from several recent school projects that were tendered throughout early 2022.

To develop the budget, PCL determined key building and site area takeoffs from the June 21, 2022, preliminary architectural plans prepared by TBD. The Class D budget was based off a gross floor area of approximately 162,664 sq. ft. The Class D budget came in at \$111,156,108 which included all site amenities such as the building, parking lot, outdoor ice surface including roof, ball diamonds, pavilion, campground, commercial retail unit servicing, and all project soft costs. The Class D estimate had a -15% to +20% cost accuracy.

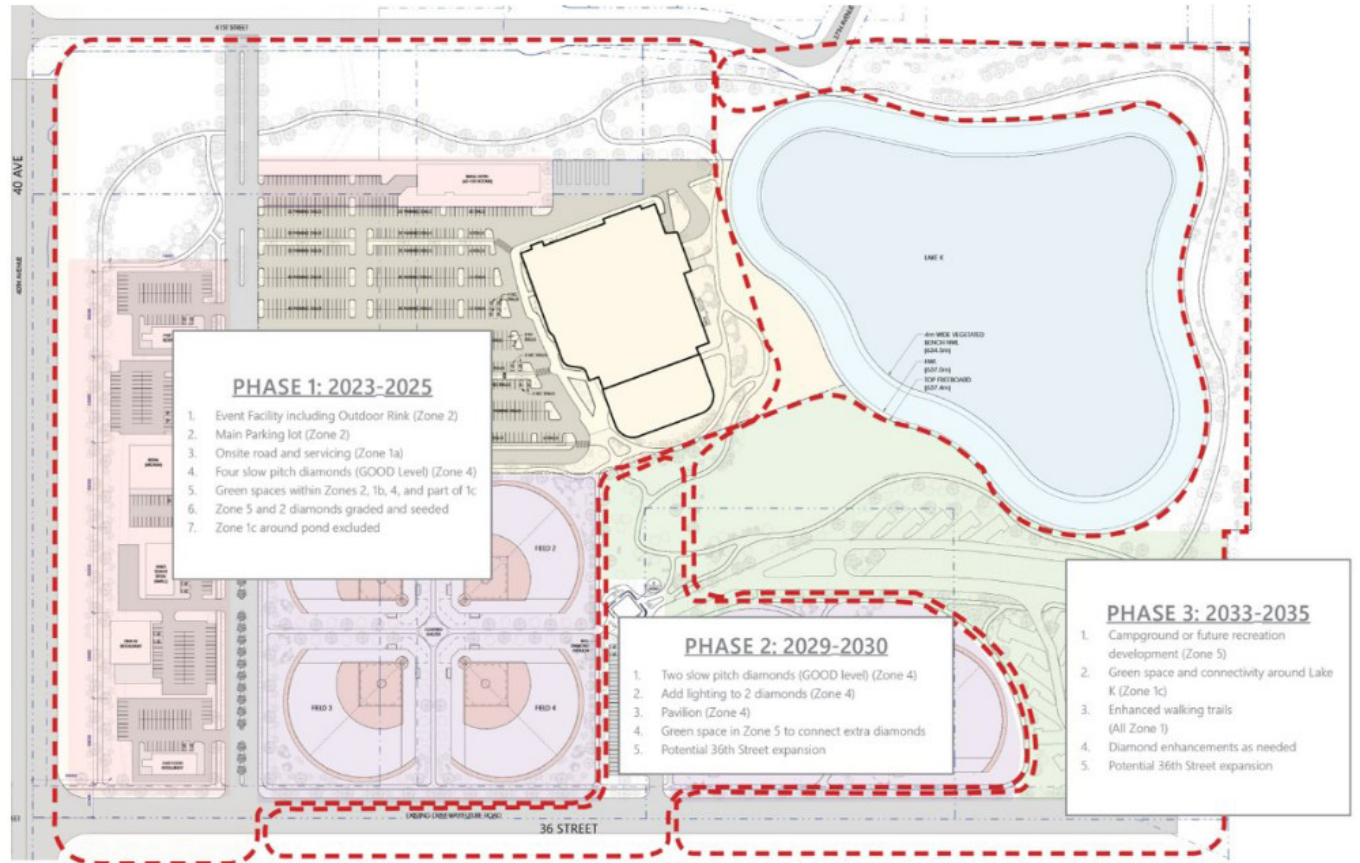
### **Right Sizing**

After the presentation of the Class D budget, the Core Project Team began working on reducing the footprint of the building by right sizing to meet the primary requirements of the facility. During this process, the second floor of the Community Arena was removed on the east side of the building, the roof and the refrigeration was removed from the outdoor rink, and the exterior architectural design was re-evaluated and reduced. The square footage of the entire building was reduced by approximately 20,000 sq. ft.



## Phasing

In addition to the right sizing exercise, the Core Project Team further evaluated the entire district to determine a phased approach, which resulted in three separate phases proposed based on the goals of the project. The phasing was presented to Council as part of the [October 17, 2022](#) design update.





### Class C Budget

In September 2022, PCL provided the Class C budget submission to the Core Project Team. PCL performed elemental quantity takeoffs to determine the volume of the work. They consulted trade subcontractors for budget pricing specific to the project. In addition to engaging with subcontractors for specific scopes, PCL also referenced recent and comparable projects to verify budget metrics. The Class C budget exercise validated current market conditions and the effect of changing material and labour inputs as well as supply chain risk and material availability. Working with the local company Bexson Construction, PCL solicited the Lloydminster area construction market as well as several subcontractor firms within the Saskatoon, Calgary, and Edmonton markets likely to bid on the project. PCL's budget estimation was a representation of fair market value, not a prediction of the tendered value. The Class C presented to the Core Project Team was based on 141,578 sq. ft. The Core Project Team presented the Class C Budget to Council at the [October 17, 2022](#) Governance and Priorities Committee meeting with a total of \$101,489,280 for Phase I. This Class C estimate was based on traditional industry standards at this stage of the estimate, deeming the accuracy to be -10% to + 15%.

### Class B Budget

In January 2023, PCL presented the Class B budget to the Core Project Team. The Class B budget was based on the November 2022 detailed design drawings delivered by TBD at 90% completion. *The Class B budget is included in the appendices.*





# Timeline and Milestones

|                                   |   |
|-----------------------------------|---|
| <a href="#">October 28, 2019</a>  | Council accepts the City Community Facilities 2019 Building Report as Information.  |
| <a href="#">November 25, 2019</a> | Council approves the 2020 Capital budget including \$400,000 for Design of a new arena.   |
| <a href="#">October 26, 2020</a>  | Council approves the 2020 Capital budget including \$400,000 for Design of a new arena.   |
| April 2021 – July 2021            | Site consideration and preparation for procurement of Architect.  |
| <a href="#">July 12, 2021</a>     | First information to Council regarding site selection and procurement presented to the Governance and Priorities Committee.   |
| <a href="#">July 19, 2021</a>     | First information to Council regarding site selection and procurement presented to the Governance and Priorities Committee.   |
| August 2021 – October 2021        | Repairs made to Centennial Civic Centre to address short term immediate structural concerns.  |
| August 2021 – December 2021       | Work begins on the Conceptual Design – Phase 1 of the architect design project.   |
| <a href="#">November 22, 2021</a> | Wigfield Area Structure Plan Amendment Review Approval.   |
| <a href="#">December 6, 2021</a>  | Arena Facility Development Update, update on Centennial Civic Centre.   |
| <a href="#">December 13, 2021</a> | Investing in Canada Infrastructure (ICIP) in Saskatchewan – New Event Arena Project application submission request approved by Council.   |
| December 2021                     | Work begins on the detailed design of the architectural drawings – Phase 2.   |
| <a href="#">January 6, 2022</a>   | New Arena Site Selection Council approval.  |
| <a href="#">January 17, 2022</a>  | Project Charter and Fundraising and Sponsorship Committees information presented to Governance and Priorities Committee.  |
| <a href="#">January 24, 2022</a>  | Approval of Project Charter and Fundraising and Sponsorship Committee Development at Council.   |
| <a href="#">February 14, 2022</a> | Project visual identity and community engagement update presented to the Governance and Priorities Committee.   |
| February 16, 2022                 | Core Project Team attends Bandits game for public engagement.   |
| February 17, 2022                 | Core Project Team attends Farmers Market at Servus Sports Centre for public engagement.   |
| February 18, 2022                 | Core Project Team attends Figure Skating and Bobcats hockey game at Centennial Civic Centre for public engagement.  |
| February 19, 2022                 | Core Project Team attends multiple minor hockey games at Servus Sports Centre for public engagement.  |
| February 20, 2022                 | Core Project Team attends multiple minor hockey games at Servus Sports Centre for public engagement.  |
| February 21, 2022                 | Core Project Team attends Winterfest at Servus Sports Centre for public engagement.   |
| February 24, 2022                 | Core Project Team attends LloydMall for public engagement.  |
| February 25, 2022                 | Core Project Team attends U18 AAA female hockey game at Centennial Civic Centre for public engagement.  |
| February 26, 2022                 | Core Project Team attends Lakeland College Rustler men's and women's Basketball games at Lakeland College for public engagement.  |
| February 27, 2022                 | Core Project Team attends Lakeland College Rustler Female Hockey game at Russ Robertson for public engagement.  |
| <a href="#">March 14, 2022</a>    | Fundraising and Sponsorship Committee appointments approved by Council.   |
| <a href="#">March 21, 2022</a>    | First Lloydminster Place Design Update presented to the Governance and Priorities Committee, along with the Event Facility Survey Report which provided a summary of the first survey completed by residents. |
| March 4 – 21, 2022                | Corporate Survey sent out to all Lloydminster businesses included in the Economic Development email listing.  |
| <a href="#">March 28, 2022</a>    | Council approved the first Design Update as presented.  |
| <a href="#">April 11, 2022</a>    | Site Update presentation to Governance and Priorities Committee.  |
| <a href="#">April 25, 2022</a>    | Council approves the Construction Manager project delivery method for the project.  |

|                                  |  |
|----------------------------------|--|
| May 2, 2022                      | Core Project Team presents to the Rotary Club.   |
| May 12, 2022                     | Core Project Team engages the public at Your Voice Night at the LloydMall.   |
| May 16 – 31, 2022                | Second survey released to the public for engagement focusing on experiential features, family-friendly features, food and beverage options, inclusive/accessible features, outdoor nearby amenities, and architectural design. |
| <a href="#">May 30, 2022</a>     | Council approves the addition of the site plan details including the pavilion, slo-pitch diamonds, and campground to be included in the project.   |
| <a href="#">June 6, 2022</a>     | Council awards the Construction Manager Contract to PCL Construction Management Inc.   |
| <a href="#">June 13, 2022</a>    | Second Design Update and the results of the second public survey findings are presented to the Governance and Priorities Committee.  |
| July 7, 2022                     | Pull Planning session completed including all TBD architect consultants, PCL team and City team.   |
| <a href="#">July 13, 2022</a>    | The U13 Blazers along with City of Lloydminster team members participated in the Lloydminster Parade, advertising Lloydminster Place.  |
| <a href="#">July 18, 2022</a>    | First reading of the Bylaw No. 03-2022 Multiuse Recreational and Event Facilities Borrowing Bylaw presented to Council.  |
| <a href="#">August 15, 2022</a>  | Administration brings forward information regarding the Area Structure Plan proposed changes for the site.   |
| <a href="#">August 22, 2022</a>  | Second and third readings of Bylaw No. 03-2022 Multiuse Recreational and Event Facilities Borrowing Bylaw is read and approved by Council.   |
| <a href="#">October 17, 2022</a> | Third design update presented to the Governance and Priorities Committee, including the Class C budget information and Funding Model.  |
| October 19-20, 2022              | Core Project Team engages with the public at the Servus Sports Centre.   |
| October 22, 2022                 | Core Project Team engages with the public at the Servus Sports Centre.   |
| November 2-4, 2022               | Core Project Team attends the Sport Events Congress in Edmonton and engages with several national sports and recreation associations on the project.   |
| November 18 – 20, 2022           | Core Project Team engages with the public at the Christmas Expo held at the Lloydminster Exhibition Grounds.   |



## Upcoming Project Milestones

|                           |                                   |
|---------------------------|-----------------------------------|
| February 2023             | Council Approval of Project Costs |
| March 2023                | Tender Construction               |
| April 2023 – April 2025   | Construction (24 Months)          |
| May 2025 – September 2025 | Outfit Building                   |
| September 2025            | Open Facility                     |



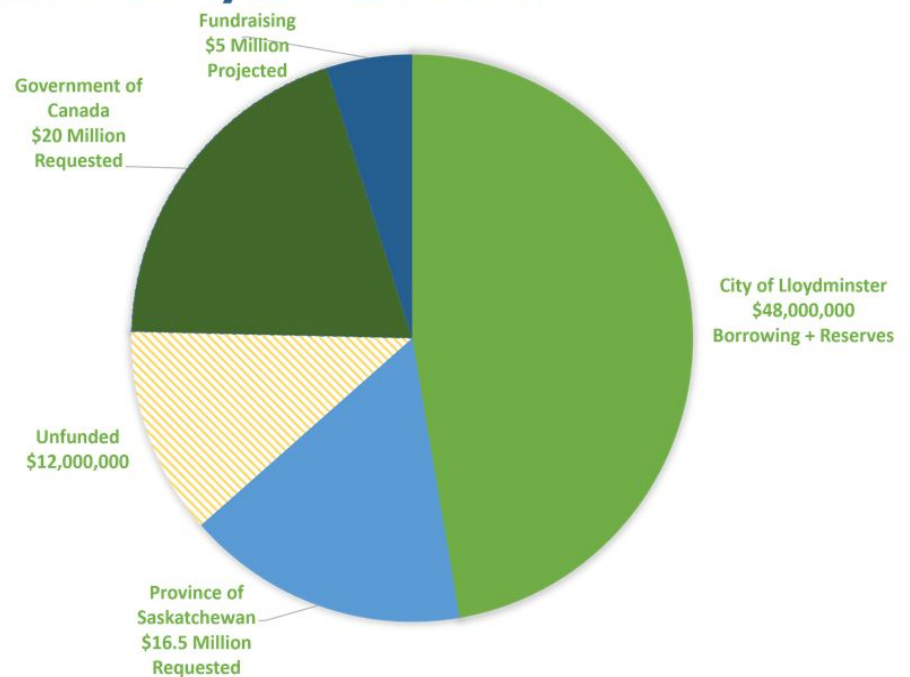


# Funding Model

Currently, Phase 1 of the project is estimated at \$101.5 million, which reflects both the cost of facility construction and the development of the adjacent site.\* The City submitted federal and provincial grant applications with the potential to cover a significant portion of the costs to construct the new Event Facility. Portions of the cost not covered by grant dollars will come from the City's capital budget, as well as partnerships, sponsorships, and donations. The City will continue to seek grants and funds from our regional partners and the province of Alberta to address the \$12.5 million funding gap and ensure equitable contributions for all parties.

\*As presented at the [October 17, 2022](#), Council meeting.

## A \$101.5-Million Community Investment



## Grants

Administration applied to the Investing in Canada Infrastructure Program (ICIP) – Community, Culture & Recreation stream through the government of Saskatchewan on January 10, 2022, requesting a total of \$36,665,000 from the grant authority to fund the project. As part of the application, the City was required to obtain letters of support from local organizations. The City received letters of support from the following: Saskatchewan Indian Gaming Authority, RM of Britannia, Lloydminster Bobcats, Lloydminster Minor Hockey, Lakeland College, RM of Wilton, Hockey Alberta, Cenovus Energy, Heart of Treaty 6, Onion Lake Cree Nation, and the Lloydminster Curling Club. The City is continuously monitoring and maintaining open communications with the grant authority to assist them with any additional requests they may have. It is anticipated to receive confirmation of the grant in Q1 2023.

The Core Project Team is constantly searching for applicable grants for the Event Facility and monitoring the grants for application requirements. Some additional grants that have been reviewed and applied for and declined are the Aboriginal Arts and Culture Leadership Grant for indigenous public art (reviewed), the Government of Canada – Accessible Canada Contributions Funding (reviewed), the Active Transportation Grant (reviewed), Canadian Tire Jump Start (reviewed for inclusive play spaces), and the Green and Inclusive Community Buildings program (applied and denied) to date.

## Partners

In February 2022, the Lloydminster 2021/2022 U13 Blazers female hockey team presented a proposal to City Administration stating if the team won the Chevrolet Good Deeds Cup, the Lloydminster Place project could utilize \$90,000 of the \$100,000 grand prize for accessibility features in the new facility and making the arena para-hockey friendly. The team submitted a [video application](#) and campaigned for public votes via social media, succeeding in making the Top 12. In April 2022, the team was surprised with a ceremony including sledge hockey world champ and paralympic medalist Tyler McGregor and four-time Olympic gold medalist and ambassador Caroline Ouellette, who presented the girls with a cheque for \$100,000 and the Chevrolet Good Deeds Cup. The Lloydminster Place Core Project Team is working with Inclusion Lloydminster and the U13 Blazers to ensure the funds go to accessibility features within the new event facility. Of the prize funds, \$10,000 will be kept by Inclusion Lloydminster to support their administrative engagement on the project.





### **Fundraising and Sponsorship Committee**

The Friends of Lloydminster Place Committee is responsible for a variety of fund development activities to support the costs of construction. This includes planning and hosting fundraising events, developing sponsorship packages for corporate sales, and community fundraising campaigns. The committee will largely focus on events, auctions, and any other fundraising activities engaging the community. There will also be a focus on creating sponsorship packages, including naming rights for select assets in the facility and site. On [January 24, 2022](#), Council approved two separate committees, Fundraising Committee, and a Sponsorship Committee – once both committees began working, they realized how closely they would be working and many objectives being intertwined; therefore, in February 2023 it was brought forward to Council to amalgamate the two committees into one with a new name, the *Friends of Lloydminster Place*.





# 10



## Business Model

How we will operate the facility and ensure optimal utilization

Lloydminster Place will be a *'vibrant and alive'* facility that exists in a near-constant state of activation. To bring Lloydminster to new entertainment heights, the City will focus on hosting large events like concerts, curling championships, ice shows, and national tournaments. The facility will be home to many of the local elite-level teams including the Lloydminster Junior A Bobcats, Lakeland College Rustlers hockey, Junior B Bandits, Midget AAA Female and Male hockey teams. The facility will also support local groups such as Lloydminster Skating Club, Lloydminster Minor Hockey Association, Lloydminster Lacrosse Association, and many adult recreation groups.

### Events

The 2022-2025 Strategic Plan of Council includes priorities on economic resiliency, business attraction and retention. Specifically, a goal to host 'three new provincial or national events' in the region is a key performance measure. Lloydminster's track record for hosting speaks for itself, with the community having delivered marquis events like the Pinty's Grand Slam of Curling, Scotiabank Hockey Day in Canada, the RBC Cup, the Allan Cup, the Saskatchewan Summer Games, Saskatchewan First Nations Winter Games, and many provincial and local tournaments. Lloydminster Place will continue this legacy of exceptional event hosting with the added benefit of capacity to host Class B music artists, and even larger sporting events.

Concerts and events will be managed by City facility personnel including marketing, attraction, pricing, and ticket sales. Event setups will be carried out by facility staff in partnership with local organizations and key event experts.

# Proposed Staffing Model

- 1 full-time facility manager (current personnel)
- 1 full-time facility supervisor (net new)
- 1 full-time administrative support (current personnel)
- 1 full-time special events programmer (net new)
- 4 full-time municipal worker's (current personnel)
- 3 part-time/seasonal municipal worker's (1 net new part-time seasonal)
- 1 full-time Plant Operator (current personnel)

(all numbers in 2022 dollars)

## Revenue

- Concert Revenue = \$1,636,000
- Rental Revenue = \$582,000
- Lease Revenue = \$122,000
- Sponsorship Revenue = \$120,400
- Total Revenue = \$2,460,400

## Expenses

- Salary = \$806,000
- Contracts = \$1,891,000
- Materials = \$131,500
- Utilities = \$373,000
- Debenture Payments: \$2,125,605  
*Based on a 30-year term at 4.96% rate, borrowing \$33 million.*
- Fleet/Reserve Transfers to be included later.
- Total Expenses = \$5,327,105

## Expenses and revenues of existing facilities

### Archie Miller

Revenue: \$119,799  
Expenses: \$294,986

### Civic Centre

Revenue: \$293,717  
Expenses: \$682,215

## **Major Teams**

Lloydminster Place will be home to many, but the Lloydminster Junior A Bobcats, Lloydminster Junior B Bandits, Midget AAA Male and Female teams will have private dressing rooms on the Event Arena. The Lakeland College Rustlers dressing room will be located on the Community Arena. Major teams will be able to access dressing rooms through a separate entrance on the north side of the facility.

## **Food Services**

Food Services will be contracted to a third-party provider that will provide service to all areas of the facility. The building will be equipped with a commercial kitchen on the main level close to a service elevator to transport food to the concession on the concourse level and to the third-floor suites. It is expected that the food service provider will provide conventional food served in arenas but will also provide healthier options and premium choices for suite services.

## **Leased Corporate Office**

Lloydminster Place will have corporate leased space for non-profit organizations that use the facility. Lloydminster Junior A Bobcats, Lloydminster Minor Hockey Association and Hockey Alberta have all expressed interest in leasing office space. The three organizations will share a separate entrance to the facility, allowing them to operate independently.

## **Sponsorship and Advertising**

Local junior and collegiate teams currently depend on advertising within their home arenas to support their operations. The City supports these teams by providing opportunities to sell advertising. The City must also be mindful of the visual esthetics that impact overall customer experience. The City will work with the Junior-level and collegiate teams on agreements that provide advertising rights to the teams within the standards set by the City. To support this, the City hopes to include dynamic digital signage in the new facility which is easily customized to suit specific purposes for multiple users. The City will be responsible for naming rights of the facility and facility/district assets.







# Economic Advantages

Part of Council's long-term strategy for Lloydminster is the development of economic resilience and opportunity. In addition to the jobs created and supported through the construction of the new facility, it will generate an economic value.

Sport Tourism Canada released data in September 2021 showing that Sport Tourism was a \$7.4 billion industry in 2019. Of that, \$4.1 billion was spent by domestic visitors across the country. While the pandemic had significant impact on the sport tourism industry, all signs show that events and tournaments will recover in the next few years.

Ice Hockey in Canada 2015 Impact Study Summary: The Economic, Social, Community and Sport Benefits of Canada's Favourite Game was published in May 2015 and showed hockey has a direct economic impact of \$2.6 billion each year, more than \$1 billion flowing into communities of less than 100,000 people. Additionally, the sport of hockey and the associated events and programs creates more than 5,000 full time jobs and 150,000 volunteer hours.

Each family that visits Lloydminster for a sporting or entertainment event puts money into the local economy. Saskatchewan Tourism estimates provincial sports visitors spend approximately \$115 per visitor per day. These dollars are spent at hotels, restaurants, and local stores.

Lloydminster's key tourism activities include hockey (10%-plus above provincial average), baseball and softball (10%-plus above provincial average) and other sporting events. The market size includes a population of 7,055,839, with major geographic markets including Edmonton, Saskatoon, Calgary, County of Vermilion River and the RM of Britannia. Lloydminster visitors have an average

household income of \$127,984 and 49.1% are couples with children at home.

With an estimated annual visitation of 170,000, Lloydminster Place is sure to be a productive economic asset for decades to come.



## Sport Event Congress

In November 2022 Administration attended the 2022 Sport Event Congress in Edmonton, Alta. During the event, the City participated in the Sport Event Exchange (a.k.a Speed Dating) which is an activity that connects sport events rights holders and destinations. The exchange allows destinations and events rights holders to briefly meet and explore hosting opportunities in a fast, efficient, and fun 'first date' type environment. In 2022 the City exchanged with the following event right holders to discuss the new Lloydminster Place facility: Slo-Pitch Canada, Women's Para Hockey of Canada, Canadian Blind Hockey, Special Olympics Alberta, Skate Alberta, Pickleball Canada, and Volleyball Canada.

Most organizations above expressed interest in Lloydminster Place as a potential event venue. Volleyball Canada noted that the seating capacity would be ideal for national and international tournaments. The Special Olympics were excited about the accessibility features being proposed in the new facility. Skate Alberta was interested in the design to meet its event-hosting needs at the national level as well. Women's Para Hockey of Canada showed the most interest and expressed serious thought of hosting events in the new facility.



### An example of economic value: Hosting the RBC Cup

Historically, national-level events such as RBC Cup have had significant impacts on host communities:

- estimated operational expenditures made by the organizers of the event reaching \$1.4 million
- net economic activity (GDP) of \$1.6 million
- spending associated with a national event of that scale supporting \$961,000 in wages and salaries
- supporting an estimated 33 jobs



# Conclusion and Next Steps

Through months of in-depth community engagement work, the Core Project Team noted a strong desire for the continued sharing of detailed information about the project. The team continues to field recurring questions about the need, timing, financial modelling, and the decision-making methods leading up to the finalization of the facility design. This report has been compiled to address those inquiries and foster a genuine, community-wide understanding how the project was founded, the progress achieved to date, and the major milestones still ahead.

The Core Project Team offers a sincere thanks to all stakeholders and members of the public that have taken time to share questions, ideas, hopes, and expectations relating to Lloydminster Place, offering critical feedback that has truly shaped the design of the facility.

The presentation of the Class B budget to Council in Q1 2023 represents the next major milestone. Once approved, City Administration will have a clear picture of the final design and how the financial requirements of Lloydminster Place will impact the City's capital and operating budget in years following.

Those interested in receiving regular updates about the project may sign up [here](#) for the monthly newsletter. Information regarding the project is also available at [www.lloydminsterplace.ca](http://www.lloydminsterplace.ca).



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# Ball Diamonds

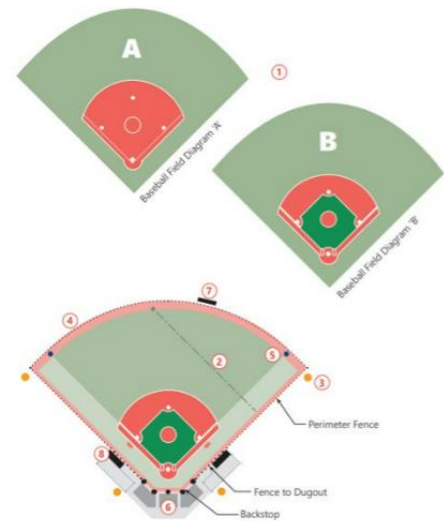
## Decision: [May 30, 2022](#)

As community engagement around Lloydminster Place gained momentum, discussion turned to the site itself and how it might be utilized to fill other recreation gaps. Gradually, a vision for an Entertainment District emerged, and with it, the recommendation to include slo-pitch diamonds as means to enhance year-round site activation.

The existing approved capital funds for the design of slo-pitch diamonds was transferred to the Lloydminster Place project, and TBD Architecture + Urban Planning began officially designing the diamonds as part of the Lloydminster Place project upon approval by Council on May 30, 2022. Council additionally approved the full design of the Entertainment District including the ball diamonds, pavilion, commercial retail unit servicing, and campground.

Administration met with ball users to present good/better/best options for design specifications of the slo-pitch diamonds. In partnership with local users, it was determined that the 'Good' option was the most fiscally responsible of the three presented and that met the needs for the users. User groups stated that if the diamonds had lighting and scoreboards that would be a major asset to hosting major national events but could be added later.

| Features          | Good   | Better   | Best   |
|-------------------|--|--|--|
| Field             | A<br>(with shale warning track)                            | A<br>(with shale warning track)                  | A<br>(with shale warning track)              |
| Irrigation System | X  | X  | X  |
| Field Lighting    |  | X<br>(Run Conduit, teams fundraise for fixtures) | X<br>(All installed at time of construction) |
| Fencing           | X<br>(Backstop + Full parameter)                           | X<br>(Backstop + Full parameter)                 | X<br>(Backstop + Full parameter)             |
| Foul Poles        | X  | X  | X  |
| Bleachers         | X<br>(fixed 75)  | X<br>(Fixed 100)                                 | X<br>(Fixed 150)                             |
| Scoreboard        |  |  | X  |
| Dugouts/Benches   | X<br>(Fenced style - Enclosed/Covered Dugout with benches) | X<br>(Enclosed/Covered Dugout with benches)      | X<br>(Enclosed/Covered Dugout with benches)  |



On [February 27, 2023](#), Council approved the City to move forward with an application to the Federal Green and Inclusive Community grant that would help to fund the pavilion and slo-pitch diamond project. The grant states the design of the project must be certified under net-zero carbon, therefore under the 'Best' specification listed above and including the pavilion and solar installation, the project would classify for the grant application. If successful with the grant, the ball diamonds would include lighting, scoreboards, and more bleachers for each of the four (4) ball diamonds, making this a facility capable of hosting major events for all users, not limited to slo-pitch.

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## Frequently Asked Questions

### Why does the City need to build a new facility?

In late 2019, the City completed a consultant-led assessment of 17 City-owned facilities, including the Centennial Civic Centre. These buildings were analyzed based on age, condition and capital cost for rehabilitation/renovation and anticipated remaining life.

The Civic Centre was deemed to be near the end of its usable life. The cost of repairing and restoring the building to a modern standard – when compared to constructing a new facility – were not feasible.

Additionally, the facility is not able to meet standards for many events, low roof lines, lack of dressing room space are problematic to bringing in sporting events to the City.

### In 2021, the City's first estimate for the new facility was about \$45 million. More recent proposals have it placed between \$80 million and \$102million. Why has this price tag increased so significantly?

The City's initial cost projections brought forward in early 2021 were based on comparisons drawn from projects completed in 2020 and did not reflect factors like inflation and the significant escalation in material costs that have occurred over the past two years.

Since 2020, the cost of some materials has risen between 30% and 40%.

Additionally, the scope of the project was expanded to include the required number of dressing rooms and other considerations that were identified as important through stakeholder and public engagement.

Also, the project was also expanded to include costs for the development of ball diamonds on the same site. In September and October 2022, the project team underwent a thorough and thoughtful review of the designs and proposed amenities to ensure a 'no frills' approach, while still delivering a facility that will meet Lloydminster's most urgent needs for an indoor ice/event facility.

### Will this facility be built to host a WHL franchise someday?

No. The benchmark capacity for a WHL-sized arena is approximately 4,000-4,500 seats. This is beyond the scope and budget of this project.

### When will the new facility open?

The City expects to break ground on the project in early 2023, with a grand opening sometime in 2025.

### What will be in the new facility?

Current plans include two indoor ice surfaces. The building will also include eight public dressing rooms and dressing rooms for primary user groups.





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## Frequently Asked Questions

### **How can local suppliers and service companies participate in the construction?**

The City of Lloydminster's Procurement Department manages acquisition of the many goods and services required in its regular operations and services to residents. Our procurement activities are guided by a Purchasing and Procurement Policy. We advertise procurement request documents, including request for bids, quotations and proposals. All potential vendors are encouraged to create or update their profile on [bidsandtenders.ca](https://bidsandtenders.ca) to receive notice of tenders. The e-bidding format simplifies the procurement process by allowing bids to be submitted electronically. Vendors no longer have to come to City Hall to meet a deadline and get a manual time and date stamp for bid submissions.

### **Who is the architect of the new facility? How did the City choose them?**

TBD Architecture + Urban Planning (TBD) is the firm selected by the City of Lloydminster to support the planning and design of the new Event Facility. Through the RFP submission and interview process, TBD displayed a high-level of experience and expertise in large event facility projects – including Edmonton's Rogers Place – bringing forward a well-rounded and highly qualified team. Their unique value-added operational planning tools and capital investment trackers will help to balance the City's needs during the design of the project. TBD has a strong focus on sustainable operations and is forward-thinking regarding the chosen site and future development for the area.

### **Why is the City proceeding with designing the facility and site before funding is fully secured?**

Many federal and provincial grants require municipalities to be 'shovel ready' with infrastructure plans before submitting them for grant consideration. Over the past two years, the City has done a great deal of preparation to ensure its cost estimates are as accurate as possible, putting the project in a favourable position to receive significant grant support.

Another major consideration for the City is the imminent closure of the Centennial Civic Centre, which, according to a 2019 structural assessment, could be rendered unfit for public use before 2025. To date, the City has had several promising conversations with higher levels of government regarding funding for the project and hopes to receive confirmation in early 2023. Construction will not proceed until official confirmation has been received.

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## Frequently Asked Questions

### **Why doesn't the City build on to Servus Sports Centre instead of building this new facility?**

During the design of Servus Sports Centre (formerly Commonwealth Centre), there were informal discussions about the potential to add onto the facility; however, no formal construction plans were drawn. Today, significant expansion of the Servus Sports Centre is constrained by access for increased vehicle traffic, and other many logistical considerations. In choosing a location for Lloydminster Place, the City also recognized significant economic and social value in allocating major recreation sites into other areas of the community.

### **Why does the proposed design include gender-neutral restrooms?**

Through mid 2022, the City met with several stakeholder organizations and conducted a public survey to the entire Lloydminster community. Through these engagement exercises, a significant number of participants emphasized the need for washrooms and dressing rooms to be inclusive and comfortable for people of all needs.

In the floor plan presented to City Council on October 21, 2022 the proposed washroom plan included mens, womens, Inclusive and Individual (barrier-free) options. Some of those washrooms – but not all – included a limited number of floor-to-ceiling stalls. Mens and womens washrooms will still have traditional stalls, urinals, etc. The addition of gender-neutral restrooms also offers the advantage of flexibility to meet demand, as they may be re-designated as needed during special events.