

CAPITAL PROJECT CHARTER

Year: 2032

Charter Number: CULTR-030

Charter Name: St. Albert Historic River Lots and Grain Elevator Park – Ph 3 Musée Héritage Museum

Lead Department: Community Services

Type: Growth

Explanation (RMR or Growth): This charter includes the construction and development of the proposed Museum.

Asset Category: Historical / Cultural

Scope Statement:

Phase 3 - this phase focuses on the development of the Musée Héritage Museum as a key visitor attraction on the Heritage Site. The total estimated cost for this phase is \$15.93 million and includes the museum building, service access, additional parking, concrete sidewalk and landscaping.

PROJECT CHARTER JUSTIFICATION

Current State -

In early May 2025, Arts and Heritage Foundation hired Reimagine Architects Ltd to design the future Musée Heritage Museum. This design concept work will be led and fully funded by AHF, with the City providing input and collaborating where possible. While the design concept will support long-term planning and enhance understanding of future growth opportunities, it may not influence or impact the prioritization of Phase 3 or alter its status on the unfunded projects list.

This 2024 Functional Plan Update will build on the work that has been completed since 2010, and provide an updated plan including phased progression of the remaining work. This Functional Plan Update strives to continue work on the site designed to achieve five fundamental goals:

- Restore and preserve important historical resources for the use and enjoyment of current and future generations.
- Use the site and its components as a framework for the public to engage in narratives relating to the history of the site and St. Albert.
- Create an active and accessible recreational space that connects with, and is a destination within, Red Willow Park West.
- Create a public space that provides for a variety of St. Albert cultural and social needs.

- Create a Heritage Site that integrates a number of historical resources while providing for the needs of visitors.

The Functional Plan for the Heritage Sites was approved by Council in 2010. This plan built upon the Heritage Sites Masterplan and provided a five-phase approach to provide the necessary infrastructure to support the restoration of the historic buildings and future visitor amenities.

Work completed under the Functional Plan (2010)

- Restoration of the 1906 Alberta Grain Company and 1929 Alberta Wheat Pool grain elevators (2011), the Belcourt and Cunningham Houses (2019), Maison Chevalny and Brosseau Granary (2020)
- Site servicing for buildings (water, sewer, electricity) with capacity to add Agricultural Pavilion and more public washrooms for the site.
- Landscaping and temporary fencing of River Lots

Work to be completed under the updated and re-phased Functional Plan (2024):

- **Phase 1 CULTR-009: Event Grounds and Visitors Centre** - This phase focuses on the development of the proposed Event Grounds, and the construction of the proposed entrance feature, Visitors Centre building, welcome plaza, parking lot.
- **Phase 2 CULTR-010: Agricultural Pavilion / Maintenance Yard / River Lots** - This phase focuses on the development of the Agricultural Pavilion building and maintenance yard, and the upgrading of the existing gravel parking lot.
- **Phase 3 CULTR-030: Musée Héritage Museum** - This phase focuses on the development of the Musée Héritage Museum as a key visitor attraction on the Heritage Site.

Issue -

This phase of the development of the heritage sites is the continuation of the long-range plan for this unique site. The buildings have all been restored and are open to the public, but the site is still missing amenities that improve the usability of the site for events. The new phases identified in the updated Functional Plan (2020) are required to safely and efficiently operate the site and provide the amenities required for visitor use, community enjoyment and to create an event destination.

In order to make this site a destination within the Capital Region it requires improved visitor amenities such as adequate parking facilities, public washrooms and a new visitor centre to greet you as you enter the site. The natural area at the south end of the heritage sites will link to the Red Willow Trail as it expands north along the river from the trestle bridge to the Grey Nuns White Spruce Forest, this will increase its awareness and use within the community.

Opportunities -

- Administration is constantly seeking funding opportunities to offset the substantial investment this project requires.
- Arts and Heritage Foundation is eligible for grants and funding, the municipality is not, and has consistently brought additional funding to shared Capital projects to offset the investment required.
- the heritage sites showcase St. Albert's history and help differentiate this community from others in the Capital Region.
- The built heritage and River Lots tell the story of St. Albert's deep Métis roots, Francophone immigration, and its agricultural history with the oldest designated grain elevator in the province.
- Additionally, having the heritage resources and museum in closer proximity to one another will enrich the stories that the museum tells and in turn enhance visitor experience.
- There may be opportunities to include a Friendship Centre alongside museum construction.

Risks - Heritage Sites is underutilized due to incomplete development of site

- The Musée Heritage Museum has been located in St. Albert Place since 1994. The museum has outgrown its space resulting in poor and often unsafe working conditions, overcrowded artifact storage with little room to continue to collect significant objects from the community. The collections storage area is below a flat roof and leaking is an ongoing issue, this poses a threat to the City's collections. In 2017 Arts and Heritage Foundation commissioned the Canadian Conservation Institute (CCI) to do an on-site facility assessment; the table below shows a comparison of an expansion within St. Albert Place versus new development at the heritage sites.

Table 1. Potential to provide for collections preservation functions through St. Albert Place expansion versus new development at Heritage Sites. Colour indicates the expected capacity of the facility to perform functions for all collections: low (red), limited (yellow) or good (green).

Preservation Function	On-site Expansion	Heritage Site Facility
Provides sufficient space for collections	limited space to improve	adequate space feasible
Protects from physical damage	limited space to improve	adequate space feasible
Reduces risk of water damage	site risk remains	site risk eliminated
Provides appropriate, reliable environmental control	improvements not feasible	better systems feasible
Protects collection from dust and pollutants	equivalent on site; not off site	equivalent for all
Enhances fire protection	equivalent on site; not off site	equivalent for all
Integrates pest management	equivalent on site; not off site	equivalent for all
Optimizes collection security	equivalent feasible	equivalent feasible
Manages light and UV exposure	equivalent	equivalent

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STRATEGIC PLAN & CORPORATE BUSINESS PLAN ALIGNMENT

Council Strategic Priority: 2. Downtown Vibrancy

Initiatives: N / A

Operational Excellence Priority Area: N / A

Initiatives: N / A

Stakeholder Identification:

Name & Role	Responsibility or Contribution
Community Services	Project sponsor, public engagement, design review, stakeholder liaison.
Arts and Heritage Foundation	Public engagement, design review, and facility management and operation
Capital Project Office	Project management and construction execution
Public Operations	Planning, advisory, construction support and maintenance
Legal Services, Risk & Insurance and Purchasing	Risk Assessment, agreement support and procurement process support.
Planning and Development	Planning, advisory, construction support, permits and inspections
Engineering	Planning, advisory, construction support
Recreation and Parks	Planning, advisory
Stakeholders: Includes community, Metis Local, First Nations, and BLESS (internal and external)	Advisory, notification of construction, disruption of service and issue resolution

Timeline:

FINANCIAL INFORMATION:	Investment Year	2026	\$	-
		2027		-
		2028		-
		2029		-
		2030		-
		2031		-
		2032		15,933,600
		2033		-
		2034		-
		2035		-
		Total	\$	15,933,600
	See Capital Project Worksheet for details.			

Operational Impacts: Yes Starting 2032 and going forward

Operational impacts, estimated cost of:

- Asphalt Parking lot: \$3.00/sqm per year - for winter maintenance, ie. Snow clearing.
- Asphalt and curb stop Maintenance \$0.75/sqm per.
- Gravel Parking lots: \$.20/sqm for grading and gravel as required – summer maintenance only.
- Buildings, budget estimate \$25/sq ft per annum

Associated Operating Business Case: N/A

CAPITAL PROJECT WORKSHEET

PROJECT COMPONENT	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Land Determined Costs										
Concept Planning										
Detailed Planning and Design										
Site Servicing							158,700			
Structure/Building Construction							10,094,900			
Landscaping							214,300			
Construction Management							1,593,300			
Commissioning and QA/QC										
Contingency							3,717,800			
Public Participation Activities										
Equipment										
Other							154,600			
TOTAL	-	-	-	-	-	-	15,933,600	-	-	-

Comments: Note that much of the site serving was completed in earlier phases of the project.