



POSTPONED MOTIONS: ADMINISTRATIVE BACKGROUNDER

NUMBER: PM 19-044

REQUESTED BY:	Councillor Sheena Hughes
ORIGIN OF REQUEST:	Email
DATE OF REQUEST:	November 22, 2018

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DEPARTMENT:	Recreation & Parks Department
DATE RESPONSE DUE:	November 26, 2018

MOTION:

That one outdoor ice facility that already includes heated lace up change rooms and washrooms is refurbished and upgraded to a refrigerated ice surface with a flat hard surface for summer use, for \$875,000, funded through the capital reserve.

RESPONSE (one page max.):

Administration's Understanding of Intent Motion:

Administration understands the motion to fund a project that would entail converting one of the existing natural outdoor ice facilities to an artificial ice surface supported with a refrigeration ice plant, concrete pad surface, lighting and board system. The potential sites to be considered are those facilities with existing warming shelters, specifically the outdoor rink facilities at: Alpine Park, Flagstone Park, Gatewood Park, Larose Park, and Willoughby Park.

Operational or Organizational Impacts if Motion is Approved:

There is significant planning work that needs to be carried out to ensure a successful capital project, determine accurate costing and garner public support.

Administration would recommend site assessment; feasibility analysis, preliminary design and public engagement be carried out before funding a capital construction project of this scope and magnitude. Administration could carry out this planning work in 2019 and could provide a detailed report to Council on the cost, feasibility and public support for the construction of this outdoor ice facility. A project charter could be prepared for submission into the 2020 capital budget. Administration would recommend \$90,000 would be required to carry out this planning work.

If Council wanted Administration to carry out just the planning work required for this capital project a new council motion would be required with a funding source identified.

Financial Implications of Motions:

If this motion were approved, a further \$875,000 would be committed from the capital reserve for the construction, \$90,000 for the planning and additional funding for detailed design (to be determined upon completion of preliminary design).

Administrations capital recommendation results in the carry forward of capital dollars to the 2020 fiscal year to address an RMR funding deficit and to allow a reasonable allocation for priority growth projects. Committing this additional amount in 2019 reduces the amount available in the future.

Additional work would be required to determine an accurate annual operating cost for this facility. This work could be carried out in 2019 to be included in a project charter in 2020.

Stakeholder Consultations:

The public has not been engaged on this project. All of the sites identified reside in residential neighborhoods which may have positive and negative impacts such as traffic, noise but also enhanced length and usage of outdoor skating providing more opportunity to recreate. Public engagement would identify the need and desire for a new type of facility.

Background:

The City of St. Albert operates a total of 28 natural outdoor ice surfaces. There are 7 locations that have change buildings adjacent to the surface. Five locations are boarded ice arena style and are staffed: Alpine Park, Flagstone Park, Gatewood Park, Larose Park, and Willoughby Park; the other two locations Lacombe Lake Park and Kingswood Park are social ice surface. This new type of facility is outside the scope of the current service levels for the City of St Albert.

The typical outdoor ice season varies, operating from early December to the end of February, dependent on weather conditions. Research found communities with refrigerated outdoor ice systems operate for an extended season, early November to late March, about 5-6 weeks longer than natural ice surfaces. Typical outdoor systems can operate within a temperature threshold of approximately 8 degrees Celsius or cooler, depending on the size of the system. Based on the stakeholder consultation (Project Charter REC-063) with ice user groups, it is believed the that an outdoor artificial ice facility would be utilized primarily as a spontaneous, non-programmed use.

The proposed project requires more in-depth analysis and detailed costing to reflect the true costs to implement this project. It would be prudent to complete this work and develop a new, comprehensive project charter that could be incorporated into the overall 10-year capital plan.

Project Planning work required:

To proceed with the project several preliminary steps would be required to determine the most feasible location.

- 1) **A site assessment of all 5 identified sites** (Alpine Park, Flagstone Park, Gatewood Park, Larose Park, and Willoughby Park) would be necessary, analyzing several elements including:
 - Utilities- assess existing utility capacity of the site or utility connection points.
 - Geo Technical soil analysis.
 - Impacts assessment (public/environmental (all locations are in residential neighborhoods)).
- 2) **Preliminary design** would need to be completed, and further refined through a public consultation process.
- 3) To ensure a competitive bid process a **tender** would be developed outlining the design build requirements and time frame for construction