

COUNCIL – AGENDA REPORT

Meeting Date: 19 April 2022

Subject: Airdrie Multi-Use Facility and Public Library –
March Project Status Report

Boards Routed Through: N/A

Date: N/A

Issue:

Council is being presented with the Multi-Use Facility and Public Library Project March Status Report.

Background:

The purpose of the Monthly Status Report is to ensure that timely updates on the work being completed, work being planned, the project risks, the status of the budget and the schedule are presented to Council. Colliers Project Leaders will be presenting Council with the project update to the end of March.

Progress over March

- On March 15, Gibbs Gage Architects (GGA) presented to Council the requested hybrid option, which was based on the initial presented focus #1 (arts and social agency focus) with elements of focus #3 (learning continuum focus), for the multi-use space. The hybrid option for the multi-use space was unanimously endorsed by Council.
- During the Council meeting on March 21, Council directed the project team to proceed with Public Art for the project and accepted Colliers' recommendation of allocating 1% of the construction cost to Public Art for the new facility, to an upset value of \$520,000.
- Administration and Colliers have been working on the Request for Proposal (RFP) for the Construction Manager (CM). The aim is to have the RFP issued once the concept design is complete.

Work Planned in April

- GGA will continue developing the two concept designs. They will be presented to Council on May 2, 2022.

- Administration and Colliers will continue to work on the RFP for the CM with the target of being posted by May. The aim is to have the CM on board once the schematic design is complete.
- Continue the conversations with the potential tenants for the multi-use space to be able to define the operating model for this portion of the facility.

What will be presented to Council for Concept Design

Council will be presented with two options for concept design to how the project will be formed to reflect the project objectives. This concept will show:

- The general approach to the site.
- How the building will be positioned on the site.
- The overall shape of the building footage.
- Major access points and circulation networks.
- Location of underground and surface parking.
- The relationship diagrams of the spaces for the library and the multi-use space and how these spaces interact with each other.

Project Risks

There is one new risk added to the project:

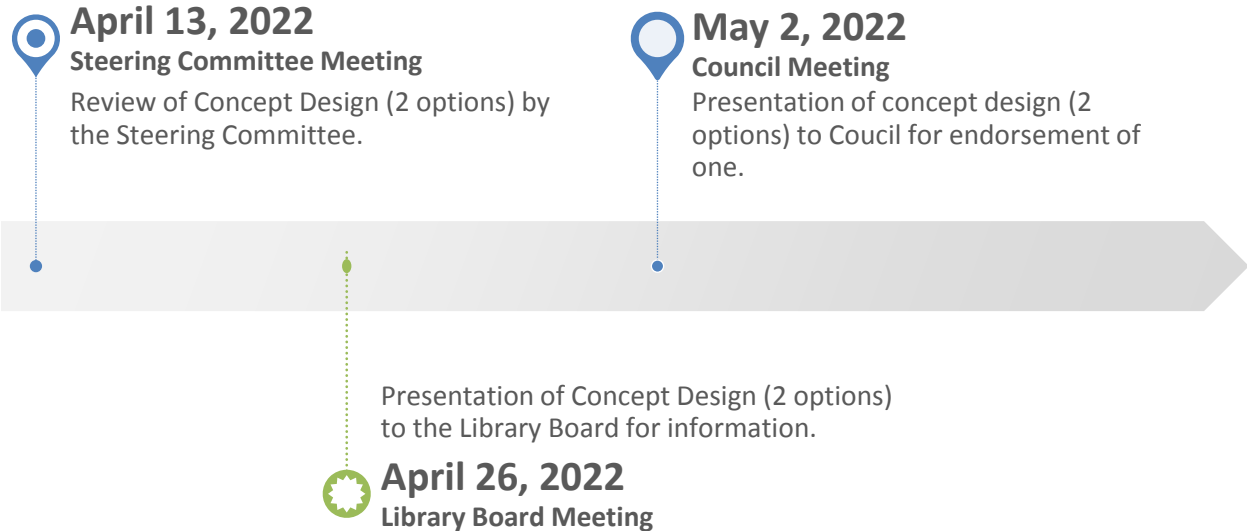
- Capital Costs for Tenant Fit-Out Spaces – The construction budget approved by Council only has the multi-use space as a shell. The initial idea was that the tenants would fit up their own space.

Budget

- The Budget is still as planned.

Schedule

- The schedule for the design phase has a variance of twelve weeks, adding to the end date of the concept, schematic and design development phases. This was due to the time required for determination of the theme of use for the multi-use area of the facility, however the overall schedule for the project has not been impacted, with the facility projected to open to the public in the first quarter of 2025. Once the Construction Manager is awarded, the schedule will be revised with its input.
- Imminent milestones of the project are:



What else is happening in the project

There are several activities that need to happen while the design progresses as they are needed to feed the design in the different phases:

- **Indigenous Engagement** – GGA will engage its Indigenous consultant to map out the process for the indigenous engagement, which will take place by the end of May. This engagement is important as it could influence the design as well as the public art.
- **Multi Use Space** – Administration, Colliers and GGA will solidify the occupants' requirements with the potential tenants for the multi-use space. The result of these will be a memorandum of understanding (MOU) that will be the base for the agreements.
- **Public Art** – The scope and the process for the integration of public art in the project will be defined.
- **Sustainability Goals / Requirements** – GGA will define and present the sustainability implications of the design along with alternatives and payback options.
- **Project Communications** – The project will be looking for outside services to help with the communications and engagement with the community. Some activities that are being contemplated are, and event with Council and the Library, an activity with the community when the site construction fence is installed, time lapsed cameras, virtual tours, etc.
- **Governance and Operations Model / Services / Budget** – Administration will define the Governance and Operating Model for the facility once the MOUs for the multi-use space are finished. The services offered as well as the required budget to operate and maintain the facility will be also defined.
- **Council Name for the Facility** – Administration will be working with Council to have a name for the facility.
- **GGA Sub-consultants** – Once the concept design is selected and there is advancement in the schematic design, the sub-consultants (structural, mechanical, electrical, civil, landscape, accessibility consultants) will start their design as well.

- **Cost Estimates** –At completion of a design phase, a cost estimate will be done to review where the cost is with regards to the design and see if there are mitigations that need to be taken to keep the project cost within the budget. Cost reviews are typically done at 30/60/90 percent completion of design.

Alignment with South Saskatchewan Regional Plan and AirdrieONE:

AirdrieONE:

The unique arts and cultural aspects of Airdrie contribute to its overall identity, sense of place and quality of life.

- The **Focus** for Arts and Culture is on how the City supports and enhance these aspects in the community and find opportunities to link them with sustainability.
- **Sustainability Perspective:** arts and cultural events and facilities are vital to making social connections between various groups in the community and contribute to Airdrie's sense of identity, place and community. More than just entertainment, arts and culture provide the means for the community to express itself in a variety of ways and in a variety of formal and informal venues.

In alignment with Council's project objectives and the community aspirations for arts and culture, the multi-use space within the new facility can serve as an opportunity to formalize connections to art by means of dedicated space for residents to learn, create and connect through art.

Boards Routed Through:

Upon endorsement of Concept Design by Council, CSAB will be presented with the Council endorsed concept for their information.

Alternatives/Implications:

N/A

Communications Plan:

The new Multi-Use Facility and Public Library project delivers on two of Council's Priorities: Expanding Community Facilities and Revitalization of the Downtown. It is critical to develop a plan that informs the community about progress on the project and to provide opportunities to actively engage the community. The project communications plan is being developed to achieve the following objectives.

Communication Objectives for the Project

- To ensure internal and external stakeholders are aware of the progress of the project.
- To ensure internal stakeholders have an opportunity to participate in the project within specific, pre-defined terms.

- To ensure a high level of community awareness of the project progress.
- To maximize project understanding.
- To have project summary information easily accessible to those who seek it.

Various tools and tactics will be developed and employed over the course of the project that will educate and engage residents throughout each of the phases (planning phase, construction phase and grand opening). Using various communication vehicles, the team will strategically and continuously highlight the background information on the new Facility (research outlining the need for the new facility), the benefit it will bring to residents (opportunities for gathering, learning and engagement) and educate residents on the Facility's connection to Council's Strategic Priorities and the revitalization of Airdrie's downtown.

Recommendation:

That Council accepts the Multi Use Facility and Public Library – March Project Status presentation, for information.

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Reviewed by:	Michelle Lock
Attachments:	#1: AMUFL – March 2022 Project Status Report
Appointment:	Christopher Monson, Managing Principal - Colliers