

COUNCIL – AGENDA REPORT

Meeting Date: 19 September 2022

Subject: Airdrie Multi-Use Facility and Library –
August 2022 Project Status Report

Boards Routed Through: N/A

Date: N/A

Issue:

Council is being presented with the Multi-Use Facility and Library Project Status Report for the month of August.

Background:

The purpose of the Monthly Status Report is to ensure that timely updates on the work being completed and 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 August.

Progress over August

- GGA Architects continued with the development of the Schematic Design based on Council's approved Concept Design. The Schematic Design is being presented to Council on September 19.
- The project team has been working on the preparation to start the demolition at the site by the middle of September 2022.
- The Geotechnical Investigation Report was received and will provide information for the design of the foundations of the new facility.
- On June 6, Council was provided with information regarding various approaches the City could consider to achieve specific sustainability targets (certifications) for the new facility. After the presentation, Council decided that the project would continue with the incorporation of sustainable features in the design without looking for a sustainable certification.

- Administration prepared two bylaws for site re-zoning. The bylaws were presented to the Municipal Planning Commission (MPC) and the commission has recommended them for approval. The bylaws will be presented to Council in September.

Work Planned in September

- After Council's endorsement of the Schematic Design, GGA Architects will start working on the Design Development of the project.
- A demolition ceremony will be held at the site on September 12th, prior to the start of the demolition itself.
- Demolition of the Old Fire Hall and other buildings in the site will start in the middle of September.
- The memorandums of understanding (MOUs), which will form the basis of future leasing agreements, will be sent to the organizations for review.
- Posting of the Commissioning Agent request for proposal.

Project Risks

There are no new risks identified.

Budget

- The budget remains as planned. CANA will validate the budget based on the Schematic Design to see if there has been any major change since the creation of the budget.
- The original budget does not include the cost of fitting-up the multi-use space. At the time when the budget was established, the uses of the multi-use space were not known, and it was assumed that all the uses will be by tenancy (tenants usually do the improvements to the space). The team is currently evaluating the extra cost that is required to finish the spaces that will be managed by the City as well as the leasing spaces of three of the prospective organizations that will occupy space in the facility, as they have identified that they do not have funds to finish their spaces.

Schedule

- The current schedule is showing four weeks delay for the opening of the facility. CANA will be detailing the construction schedule with the aim of finding efficiencies and bringing back the completion date to its original date.

What else is happening with the project?

There are several activities that need to happen while the design is in progress. These activities will be critical to inform the different phases of design:

- **Indigenous Engagement** – The second indigenous engagement session will happen after the concept design is finished and presented to Council. The session will be potentially held in October.
- **Multi Use Space** – Administration continues working with the prospective occupant organizations to create memorandums of understanding.

- **Public Art** – The initial step for public art will be with GGA to provide recommendations on proposed locations for public art for Council's review and endorsement. This will take place during the Design Development stage of the project (September to December 2022).
- **Sustainability Analysis** – An analysis will be done to assess the potential targets and features to include in the design, along with an evaluation of anticipated payback periods, return of investment projections, and cost-benefit analysis. This information will support Council's informed decision making.
- **Project Communications** – The project team will be searching for external services to help with communications and engagement with the community. Some activities that are being contemplated include an event with Council and the Library, an activity with the community when the site construction fence is installed, time lapse cameras, virtual tours, etc.
- **Governance and Operations Model / Services / Budget** – Administration will define the Governance once the Memorandums of Understanding for the multi-use space are finalized. Administration will then work in the definition of the services that will be offered, and the required budget to operate and maintain the facility.
- **Council to Name the Facility** – Administration will be working with Council on a name for the facility.
- **Cost Estimates** – Once the schematic design is completed, CANA will prepare a cost estimate to see if there are mitigations that need to be taken to keep the project cost within budget. Cost reviews are typically done at 30/60/90 percent completion of design.
- **Site Re-zoning** – Two bylaws were prepared and recommended for approval by the Municipal Planning Commission, and they were presented to Council on September 6.

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:

N/A

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

- Ensure internal and external stakeholders are aware of the progress of the project.
- Ensure internal stakeholders have an opportunity to participate in the project within specific, pre-defined terms.
- Ensure a high level of community awareness of the project progress.
- Maximize project understanding.
- 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 methods, the team will strategically and continuously highlight the background information on the new Facility (research outlining the need for the new facility) and the benefit it will bring to residents (opportunities for gathering, learning and engagement). The team will also 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 Library – August Project Status presentation for information.

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Attachments:	#1: AMUFL – August 2022 Project Status Report
Appointment:	Christopher Monson, Managing Principal - Colliers