

Greater Sudbury Event Centre Next Steps

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Recommended by:	Chief Administrative Officer

Report Summary

This report provides an update on the status of the Greater Sudbury Event Centre Project at the Kingsway Entertainment District. The next steps to resume the project are outlined and a recommendation for procurement of professional services to advance the project in a timely manner is provided for Council's consideration.

Resolution

THAT staff proceed to advance the work required to develop the Event Centre without further delay in accordance with the existing, approved Cost Sharing Agreement, a project schedule that produces a facility which is ready for use in 2024, and regular progress reporting to City Council;

AND THAT the Executive Director of Communications, Strategic Initiatives and Citizen Service be delegated authority to negotiate, execute and subsequently amend or extend any agreements to produce the work required for delivering the Event Centre Project in 2024, subject to Council's approval of the following three decision points:

- a) Confirmation of the site preparation contract, including the commencement date established with the site development partners
- b) Confirmation of the Venue Operator
- c) Confirmation of final budget based on the result of the Design/Build Request for Proposals

Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)

This report addresses the following strategic objectives outlined in the CGS Strategic Plan 2019-2027:

- Economic Capacity and Investment Readiness
- Asset Management and Service Excellence

From the perspective of the CEEP, the project respects the objective to minimize the production of greenhouse gases in the operation of new assets.

Financial Implications

Expenditures associated with the recommendations in this report will be funded from the Event Centre Project capital account.

Current Status and Recommended Short Term Actions

With the legal and planning objections now resolved and Council's request for updated information addressed, Large Projects staff are reviewing Event Centre Project plans to schedule activities, coordinate with partners and regain some of the momentum that was lost over the past few years.

For example, staff have restarted regular technical meetings with project partners and are collaborating to develop a coordinated work schedule.

When the project was paused during the legal and planning objections, the following work was ongoing:

- The Integrated Site Plan for the entire development, including the casino and hotel, was nearing completion.
- The intersection improvements on the Kingsway were being designed.
- The storm water management pond was being designed.
- The site preparation contract had been awarded, but not started.
- The Design Build RFP was being finalized.

As work resumes, several initial actions are required to prepare for the start of site development later this year. For example, finalization of the Integrated Site Plan is required with all partners working to optimize the final location and elevation of the buildings to minimize the amount of rock excavation and to ensure the effective interaction of the facilities. This will form part of the Site Preparation contract for blasting in the area.

In addition, the design for intersections is approximately 70% complete. J.L. Richards & Associates (JLR) Limited (JLR) was previously awarded this contract and will be directed to restart and complete this work.

To begin the site alteration work, additional engineering work is also required to finalize the design of the storm water management system. As described previously in public project updates, the original storm water management design will be updated to provide an innovative infiltration approach that emphasizes water conservation and site aesthetics while dealing with the high ground water table on the lower section of the site. This design work will allow for a final review by CGS staff and issuance of the site alteration permit. To expedite this work, staff will pursue a change order to the current agreement with JLR as part of the City's Standing Offer for Professional Engineering Services and Architectural Services (ISD19-19).

Staff are reviewing and updating the site preparation contract which was awarded to Bot Construction Group. As this work has been paused during the legal and planning objections, it is anticipated that there will be additional fees required to restart the work as well as potential increased rates from the date of the original purchase order. Staff will negotiate reasonable updated costs for the continuation of these services.

As discussed previously in project updates, staff will issue a Request for Expressions of Interest (EOI) as soon as possible to begin the process of selecting an operator for the event centre facility. This will enable an operator to be in place that can provide input as the Design/Build process unfolds. Ron Bidulka, of PricewaterhouseCoopers, developed a draft EOI as part of the contracted work in 2017 and staff will secure the services of Mr. Bidulka, to finalize this process.

Medium Term Actions

Staff's planning efforts include the following medium-term actions:

- Finalization of the Design/Build RFP,
- Updating the agreement with the Fairness Monitor for the Design/Build RFP process,
- Determination of the requirements for contract administration and site inspection services for the road, intersection, and storm water management pond construction,
- Finalization of the compliance monitoring process for the Design/Build process

Council Decision Points

Staff will provide a detailed update to Council, including additional information on timing of future activities and partner participation, at its meeting of September 14, 2021. While this report recommends delegated authority for staff to deliver the project in a timely manner this authority, if approved, would be subject to Council approval of major decisions that shape the project's critical details. For clarity, over the next few months, staff will request Council direction for the following undertakings:

- Authorization to the start the site preparation contract on the date agreed upon with partners
- Confirmation of the Venue Operator
- Confirmation of final budget based on Design/Build RFP Proposals

Regular reporting to Council, which has been ongoing since 2017, will continue. Notwithstanding the recommended delegated authority, Council retains discretion to provide additional direction to staff at any time.

Estimated Project Schedule

While the following dates are preliminary and subject to change, staff developed the following estimates to describe the project's timing. These dates will be validated by the work undertaken over the next few months:

- Site Preparation (November 2021 to June 2022)
- Road and Intersection Construction, plus Storm Water Management Pond (June 2022 to October 2023)
- Venue Operator EOI/RFP (October 2021 to January 2022)
- Design Build RFP (October 2021 to August 2022)
- Event Centre Construction (September 2022+)

Conclusion

The Event Centre Project is well-positioned to regain significant momentum throughout the 3rd Quarter of 2021. As previously directed, staff are repositioning internal resources to support the project once again, with the target to "move at the speed of business." The steps outlined in this report will help to achieve this goal while regular updates and key decision-making authority ensures that Council remains in full control of the project.