

# Sudbury Community Arena Renewal and New Build Review

Presentation to

**City of Greater Sudbury Council**

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# Results From Review

A New Build is significantly superior to a Renewal.

The New Build design & operational benefits include:

1. Increasing annual net revenues;
2. Significantly less construction and financial risk;
3. More publicly accessible and welcoming – higher service levels;
4. Larger private sector investment potential in the Event Centre;
5. Additional private sector investment in South District; and,
6. Lasts approximately twice as long as a Renewal.

**A New Build will deliver significantly more value for the investment**

# Objectives

- A comparative analysis and recommendations on a Sudbury Community Arena and New Build having regard for:
  - Previously completed work and studies
  - Fulfilling Council's statements and directives including:
    - 5,800 fixed seats, uncongested access, comfortable seating, private suites, modern dressing rooms, and vehicle access to event floor.
  - 2019-2027 Strategic Plan
  - 2019 Community Energy & Emissions Plan (CEEP) (re climate change)
  - Enhanced Accessibility Policy
  - Assessing Appetite for Private Sector Participation

# Study Methodology

- Benchmark Against Similar Event Centre Projects
- Review Past Studies & Reports
- Set Out the Key Criteria and Project Objectives
- Establish the Advantages & Disadvantages of Both Options
- Confirm a Recommended Building Program Area
- Estimate the Cost of Both Scenarios
- Develop the Comparative Ancillary Benefits

# Event Centres Are Different

**Unique** — Built in Communities Only Once Every 25-75 Years

## **Complicated**

- Multi-use with each use having individual requirements
- Need fast efficient conversions
- All floors are different
- Life safety for max indoor capacity
- Mechanical electrical technology requirements
- Detailed sightlines
- Peak guest service demands

# Impractical Renewal Improvements

1. Remove and replace the roof with new supporting columns to allow a 5,800 capacity;
2. Elevate the existing roof to add an additional floor to fulfill some desired requirements;
3. Tear out the entire seating bowl to get an industry standard seating tier depth of at least 33”;
4. Replace the existing foundations to eliminate the risk of failure in the future; and,
5. Close Grey Street and acquire additional lands to the immediate west to build a proper truck load-in/out area to the west side of the stage.

**The total additional cost to complete the above changes would be between \$50m and \$100M above the Renewal’s \$190M estimated cost.**

# Process Steps and Timelines

## Consistent with Recent CGS Projects & Other Communities

- We recommend a Design-Bid-Build
- Third-party cost estimates are completed through design stages to ensure the project stays on budget
- With the present economic climate (versus 2 to 3 years ago) Design-Bid-Build will ensure maximum competition, project quality, and cost-effective design
- Achievable but aggressive timelines - anticipated project completion by April 2028

# Budget Summary & Review

Provide an estimated budget to complete each project option

- Renewal
- New Build

# Options Evaluation

● Full Compliance    ► Partial Compliance    ○ Not Compliant

FRONT OF HOUSE		
CITY's REQUIREMENTS (See page 4 of our Report)	RENEWAL	NEW BUILD
● <b>5,800 Seats</b> in Hockey Mode.	○	●
● Includes 24 suites, 10 Loges and 500 Club Seats in best locations to <b>Maximize Revenues</b> .	○	●
● <b>Uncongested</b> Access to and Circulation Around Main Concourse.	►	●
● Meet City's 2019 Energy and Emissions Plan to be <b>More Sustainable</b> .	►	●
● Meet and exceed City's 2022-27 Multi Year <b>Accessibility Plans</b> .	►	●
● Meet City's <b>Strategic Plan</b> (revised 2023) Objectives.	►	●
● Maximize City's Objective to Follow Success of Other Canadian Cities in Attracting Ancillary New investment.	○	●
EVENT INDUSTRY's ADDITIONAL REQUIREMENTS (See page 4 of our Report)		
● Additional Seating & SRO Capacity in <b>Concert Mode</b> .	○	●
● <b>Expandable</b> to 6,000 Seating to Secure Special Events like Hockey Canada and Curling Canada Championships.	►	●
● Industry Standard <b>Sightlines</b> Throughout.	►	●
● Provide Industry Standard <b>Seat Sizes and Legroom</b> .	○	●
● Create Bigger & Longer Honeymoon After Opening to Attract More Events, Guests & Sponsors for Long Term.	►	●
● Create a <b>Bigger "WOW"</b> .	►	●
● Deliver a high Service Level	○	●

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BACK OF HOUSE		
CITY's REQUIREMENTS (See page 4 of our Report)	RENEWAL	NEW BUILD
• Provide “Contemporary Back of House <b>Amenities</b> ” to Support a Variety of Sports & Entertainment Events.	►	●
• Convenient <b>Truck Access</b> to Event Floor.	►	●
EVENT INDUSTRY's ADDITIONAL REQUIREMENTS (See pages 6 & 10 of our Report)		
• Fast, Safe & Least Expensive <b>Event Load-in/out</b> to Attract More Events.	►	●
• Efficient Event Centre Ongoing <b>Operations</b> .	►	●
• Efficient & Optimal Positioning of <b>Food &amp; Beverage</b> Operations.	►	●
• <b>Existing SCA Operates</b> During EC Construction.	►	●
FINANCIAL/BUSINESS		
• <b>Least Risk</b> Due to Unknown Existing Conditions like Hazmat, Foundations & Other Structures, MEP, etc.	○	●
• More Attendance & Revenues.	○	●
• <b>More Touring Show Events</b> Because of Higher Revenues.	○	●
• <b>More Revenues from 3<sup>rd</sup> Party Sponsors</b> and Investors because of EC Quality Certainty and Potential for more Special Events.	○	●
• <b>Better Contracts</b> for City with Tenants.	○	●
• Less Negative Financial Impact on <b>SCA Operations During Construction</b> .	○	●
• More Efficient Constructability & Schedule to Deliver More Value for Money Spent.	○	●

# Event Centre Catalyst for Growth

Ontario examples include:

London, Kingston, Oshawa, Guelph, and Moncton.

Large cities use transformative projects to revitalize their downtowns

- The Leafs/Raptors/Concert Venue
- Vancouver's Canucks Arena
- Boston's Bruins/Celtics Event Centre

