

For Information Only

Preliminary Report - Results of EOI for OHL Facility

Presented To: Community Services Committee

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Recommendation

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Finance Implications

Any expenditures related to the RFP for the consultant will be funded by reallocations of surpluses from existing capital budgets as per the Capital Budget Policy.

Background

In July 2013, a staff report on the Arena Renewal Strategy was presented to Community Services Committee, and the following resolution was approved: "THAT opportunities be explored to replace the Sudbury Community Arena, including the consideration of Public-Private-Partnerships and Reserves".

In October 2013, the City of Greater Sudbury issued an Expression of Interest (EOI) from teams of designers, contractors and developers from the private sector and organizations interested in pursuing the design, construction, development and/or operation of a new premier ice facility. The EOI period closed January 9th, 2014, and this report provides a summary of the results of the EOI.

The proposed business delivery model(s) were to include but not be limited to, the following:

- 1) Design (D)
- 2) Design Build (DB)
- 3) Design Build Operate (DBO)
- 4) Design Build, Finance and Operate (DBFO)
- 5) Design Build, Finance, Operate and Maintain (DBFOM).

The EOI specified that the design of the facility must contain, but is not limited to, the following minimum requirements:

- One NHL size ice pad (200 feet x 85 feet), design could include additional ice pad(s)
- Must have a seating capacity to meet the requirements to host a Memorial Cup Event or other ticketed

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events. This minimum requirement may attract a Memorial Cup Event, including Private Box Suites.

- Any new facility must be built in accordance with the Ontario Building Code and meet all requirements of an Ontario Hockey League Arena
- Amenities associated with an OHL facility, including 8 dressing rooms (with a premier dressing room for host club), treatment room, multi-purpose rooms, club office
- Functionality to host major performances and events (loading/unloading, rigging support)
- The existing arena must remain operational during new construction.

Proponents and Submissions

The City of Greater Sudbury received submissions from the following proponents:

- BLT Construction Services Inc.
- Global Sport Resources
- NORR Limited
- Sudbury LIVE!
- BBB Architects Toronto Inc. (with JL Richards & Assoc. Ltd., Global Spectrum and Ellis Don)
- Pomerleau Inc.
- Kasian Architecture Ontario Incorporated
- Sportstar Capital Inc.
- Yallowega Belanger Architecture
- CEI Architecture
- TESC Contracting Company Ltd.
- AECOM Canada Architects Ltd.
- The Sudbury Arena Partnership
- Buckingham Sports Properties Company (in association with Perry & Perry Architects Inc. and WGD Architects Inc.)

The submissions received ranged from proponents that were interested in providing “sub-contractor services” (i.e. supply of seats for a new facility) to larger partnerships that submitted expressions of interest that included design, build, finance and operate options. Although the terms of reference for the EOI did not provide details regarding site specificity, the majority of submissions assumed a downtown location, with some proponents including convention/event centres in addition to the arena facility.

The price range for the submissions was from \$35M to \$85M, with a range of amenities and options (from 5400 to 6500 seats, two pad facility).

Several of the submissions included a Private-Public-Partnership business plan, with some requesting that the City of Greater Sudbury contribute land and guarantee ice rental revenue.

Next Steps

Moving forward, a Request for Proposal (RFP) will be issued to engage a consultant to provide expert advice on the submissions and to assist with developing a detailed plan for the City of Greater Sudbury to replace the Sudbury Community Arena. A report regarding business plan options, financing options and potential site selection criteria will be brought back to City Council for consideration.