

Request for Decision

Gerry McCrory Countryside Sports Complex Hall of Fame Space

Presented To: Community Services Committee

Presented: Monday, Mar 18, 2019

Report Date Tuesday, Mar 05, 2019

Type: Managers' Reports

Resolution

THAT the City of Greater Sudbury issues a Request for Expressions of Interest for the potential use of vacant space at the Gerry McCrory Countryside Sports Complex and report results of the RFEI process to the Community Services Committee no later than September 2019 as outlined in the report titled "Gerry McCrory Countryside Sports Complex Hall of Fame Space" from the General Manager of Community Development, presented at the Community Services Committee meeting on March 18, 2019.

Relationship to the Strategic Plan / Health Impact Assessment

This report deals with operational matters.

Report Summary

This report provides a background on the Hall of Fame space located at the Gerry McCrory Countryside Sports Complex. The report recommends issuing a Request for Interest to solicit potential third party interest in the space.

Financial Implications

There are no financial implications associated with this report.

Signed By

Report Prepared By

Jeff Pafford
Director of Leisure Services
Digitally Signed Mar 5, 19

Health Impact Review

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Director of Leisure Services
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Division Review

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Financial Implications

Jim Lister
Manager of Financial Planning and Budgeting
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Recommended by the Department

Ian Wood
Interim General Manager of Community Development
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Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
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Executive Summary

As part of the 2010 project to add a second ice pad at the Gerry McCrory Countryside Sports Complex, Council approved the inclusion of 5,000 square feet of additional programming space to be dedicated to the Greater Sudbury Sports Hall of Fame Committee. The area remains vacant as the committee has not been able to secure necessary funding to develop the space. Recently, the Greater Sudbury Sports Hall of Fame committee advised that the group intends on locating the hall of fame at another facility. There are opportunities to utilize the space at Countryside for City of Greater Sudbury (City) purposes or by third parties to generate financial and leisure benefits for the City. It is recommended that a Request for Expression of Interest (RFEI) be issued to properly canvas the community for potential proponents. Upon evaluation of RFI submissions, an additional report will be presented to the Community Services Committee for direction on use of the space.

Background

On April 14, 2010, Council passed a resolution approving the construction of a second ice pad at the Countryside Arena (since renamed the Gerry McCrory Countryside Sports Complex) at an estimated cost of \$10.9 million.

Subsequently, on June 9, 2010, Council directed staff to consider options within the project to include 5,000 square feet of dedicated space for a community Sports Hall of Fame.

On November 24, 2010, staff presented a report titled "Countryside Arena Expansion/Sports Hall of Fame" to City Council. The report noted that the construction tender was issued for the addition of a second ice pad resulting in a low bid price of \$7.45M. The tender included the 5,000 square feet of space required for the Sports Hall of Fame with an exclusion clause that would result in a deduction of \$115,000 should the space be removed from the scope of the project.

The report also noted that the additional 5,000 square feet of space included only a basic finish, with the Sports Hall of Fame Steering Committee being responsible for all additional finishes, furnishings, etc. required. The Sports Hall of Fame Committee would also be responsible for the day-to-day operations of the space. Council approved the recommendation to include the 5,000 square feet of additional space as part of the Countryside Arena expansion.

The Greater Sudbury Sports Hall of Fame committee provided an update presentation to the Community Services Committee on June 25, 2012. As part of the update, the committee made a request to have obligations for utility costs waived as part of a lease agreement to operate the space at the Gerry McCrory Countryside Sports Complex. The request was referred to the 2013 budget process.

At the meeting of September 16, 2013, a motion to waive obligations to cover utility costs was approved. Utility costs for the 5,000 square feet of dedicated space were estimated at \$15,000 annually. It was noted that due to recent energy retrofit initiatives at the Gerry McCrory Countryside Sports Complex, the costs could be absorbed within the existing operational budget for the facility.

The Greater Sudbury Sports Hall of Fame undertook a \$2.9 million fundraising campaign to complete and furnish the dedicated space, add interactive exhibits and displays.

More recently, the Greater Sudbury Sports Hall of Fame made a presentation to City Council at the meeting of November 1, 2017. As part of their presentation, Hall of Fame representatives informed Council that their vision was now to be included as part of the Kingsway Entertainment District, with 8,000 square feet of programming space. The estimated project cost was stated as \$7.45M.

Current Status of Gerry McCrory Countryside Space

The 5,000 square feet of programming space previously dedicated to the Greater Sudbury Sports Hall of Fame committee remains unfinished and vacant.

The space has been informally utilized over the years to support the numerous tournaments and events hosted at the Gerry McCrory Countryside Sports Complex. The space has been identified as program space for the 2019 Esso Cup, Canada's National Female Midget Championship. More recently, rights to host the 2020 Under 18 Canadian National Curling Championships at the facility were secured, with the availability of the former Hall of Fame space being a critical factor in the event bid. The space has also served as an area for pre-competition stretching for user groups at the facility.

Over the past few years, the City of Greater Sudbury has also fielded inquiries from various community members and businesses regarding the possible utilization of the space. The space has also been identified by the City's Children's Services Section as a potential for a child care centre.

In a review of the vacant space with Building Services, it has been noted that there are items which require capital investment in order for permanent occupancy, including fire separation and emergency egress improvements. The value of these improvements is estimated at \$60,000. Current use of the facility has been permitted under temporary occupancy.

Next Steps

The City of Greater Sudbury recently adopted a Partnership & Implementation Framework to guide decisions related to collaborating with third parties for the delivery and provision of recreation service and facilities. The framework establishes a process for evaluating proposals and moving potential projects forward and includes a number

of tools which assist the City in determining the most appropriate relationship arrangement for proposed projects.

The framework recommends a model for proactively locating and evaluating partners. It is recommended that a Request for Expression of Interest (RFEI) be issued to determine interest and quality of potential candidates for the use of space at the Gerry McCrory Countryside Sports Complex. The RFEI process allows the City to narrow the field of potential candidates to those that are most qualified to proceed to a more detailed RFP process.

The RFEI would score submissions based on the following:

- Corporate and financial stability of the proponent
- Proponent capacity to undertake the project
- Proponent's previous experience
- Provision of enhanced leisure and financial benefits to the City
- Compatibility with the City's Strategic Plan and other guiding documents (Parks, Open Space & Leisure Master Plan, Population Health Call to Action)
- Quality of the project concept
- Basic elements of the financial proposition
- Complementary benefits to Gerry McCrory Countryside Sports Complex operations

Using the above evaluation criteria, proponents would be short-listed with results to form a report to the Community Services Committee. As part of the report, staff will provide additional options for City use of the space in question. Potential City use may include tournament support facilities, child care space, etc. The report will seek direction on how the space would be best utilized. If the direction is to explore use of the space by a third party, short-listed proponents (those scoring a minimum threshold through the RFEI process) will be invited to submit a Request for Proposal.

References

Framework for Partnership Opportunities for Indoor Turf and Multi-Purpose Facilities – Final Report, Community Services Committee (October 23, 2017)

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=1&id=1154>

Greater Sudbury Sports Hall of Fame Presentation, City Council (November 1, 2017)

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&attachment=20656.pdf>

Utility Costs – Sports Hall of Fame, Community Services Committee (September 16, 2013)

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=7&id=672>

Sports Hall of Fame Update Report/Presentation, Community Services Committee (June 25, 2012)

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=1&id=549>

Countryside Arena Expansion/Sports Hall of Fame, City Council (November 24, 2010)

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&attachment=4869.pdf>

Infrastructure Renewal – Arenas, City Council (April 4, 2010)

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=2&id=251>