

Memorandum

TO: Krista Power, City Clerk **FILE:**

FROM: Kelly Robertson, General Manager, Community Services
Community Services - Administration

DATE: 12/16/2022 (mm/dd/yyyy)

SUBJECT: Soccer Northwest Ontario Alternative Indoor Turf Option

**MEETING &
DATE:** New Business
Committee of the Whole - 12/19/2022 (mm/dd/yyyy)

The purpose of this memo is to request Council approval to:

- i. defer a report expected by end of January 2023 related to the advancement of a long term indoor turf facility solution; and,
- ii. appropriate existing funds to support work required to inform a report back to Council by March 13, 2023 regarding an alternative indoor turf solution presented by Soccer Northwest Ontario.

At their July 25, 2022 Committee of the Whole meeting, Council resolved (Report R123/2022 - Administrative Update Proposed Multi-use Indoor Turf Facility) that a decision relating to the advancement of a long term multi-use indoor turf facility be deferred to January 2023 for the 2022-2026 Council to determine the next steps. This decision was informed by:

- proposals received in response to an Expression of Interest (EOI) issued in July 2021;
- notification by Infrastructure Canada in June 2022 of an unsuccessful funding application to the Green and Inclusive Community Buildings Program; and,
- the anticipated need for a commitment of significant additional capital to support the next stage of procurement to advance a long term solution in advance of the upcoming 2022 municipal election.

At their December 12, 2022 Committee of the Whole meeting, Council received a deputation from Soccer Northwest Ontario on an alternative indoor turf facility option to be located on City lands adjacent to the Thunder Bay Community Auditorium/Canada

Games Complex. Council referred information within the deputation to Administration to review and report back to Council by March 13, 2023.

Given Council's most recent direction to review a new and alternate option to address the community's need for indoor turf, Administration recommends that Council defer a decision based on proposals received in response to the EOI process given that the EOI indicated Chapples Park as the preferred site and differences in the minimum building requirements.

Administration expects to complete the following work, at a minimum, to support a report back to Council by March 13, 2023 on the feasibility of the site and facility concept presented by SNO December 12, 2022:

- i. completion of Phase 1 Environmental Site Assessment (ESA) to identify any concerns and whether additional environmental work may be required to advance a solution at this site;
- ii. completion of preliminary geotechnical investigation to inform a recommendation regarding building foundation requirements;
- iii. development of a floor plan to scale;
- iv. cost estimate to be completed by a third party professional quantity surveyor (contingent on quality of information available);
- v. a traffic study;
- vi. comparison of SNO option with previously tendered facility at Chapples Park through various lens (ie. responsiveness to community needs, site servicing, accessibility, sustainability, limitations on building type);
- vii. assessment of impacts on current uses/plans for City lands and options to address displaced users;
- viii. review of current fair procurement practices to inform best method to advance a long term solution.

The completion of some of the above work components will require the assistance of external expertise. Supply Management has confirmed that the above scope of work requiring external expertise is consistent with the scope of the original contract awarded to Stantec Architecture Inc. through a competitive procurement process in 2019 (RFP 62-2019). Administration has received a fee proposal from Stantec Architecture Inc. for key components of the above work. Administration considers the fee estimate fair and reasonable. As the prime consultant on the proposed multi-use indoor sports facility at Chapples Park, Stantec Architecture Inc. is well versed in community needs, the Chapples Park site conditions, and the design and costing of the previously tendered project. In addition to procuring the services of Stantec Architecture Inc., there will be a need to procure the services of other external professionals to complete the geotechnical and environmental investigation. The immediate task will be the completion of the Phase I Environmental Assessment as the results will partially inform the suitability of the site and the advancement of the remaining tasks.

Professional Fee Estimate

Stantec Architecture	\$ 61,000.00
Phase 1 Environmental Assessment	\$ 10,000.00
Geotechnical Investigation	\$ 40,000.00
Traffic Study	\$ 25,000.00
Project Contingency (25%)	<u>\$ 34,000.00</u>
Total Professional Fees	\$170,000.00

Funding for the professional fees above exists within the Indoor Turf Reserve Fund. Therefore, Administration is recommending an appropriation of existing funds to review the SNO concept. Please refer to Attachment A - Appropriation 41.

Given the above, the following motion is provided for Council's consideration:

With Respect to Outstanding Item 2022-103-CS relative to the Multi Use Indoor Sports Facility, we recommend that City Council remove this item from the Outstanding List as it relates to follow up from the approved project at Chapples Park as alternate direction has been provided;

AND THAT Appropriation 41 in the amount of \$170,000.00 be approved from the Indoor Turf Reserve Fund to research the facility concept as outlined in this memorandum;

AND THAT any necessary by-laws be presented to City Council for ratification.

c.c.: Gerry Broere, Director, Facilities, Fleet and Energy Management
Linda Evans, City Treasurer and General Manager, Corporate Services and Long Term Care
Kerri Marshall, General Manager, Infrastructure and Operations
Norm Gale, City Manager