

Edmonton Arena District Update

Recommendation:

That the August 23, 2016, Sustainable Development report CR_3693, be received for information.

Report Summary

This report provides a summary update about the progress of the Rogers Place project.

Report

Administration last presented a formal status report on the Rogers Place Arena to City Council on March 15, 2016. The project is nearing completion and is expected to be available for occupancy by September 2, 2016, the contracted facility turnover date.

Governance/Oversight

The Project Leadership Team continues to meet on a weekly basis with the architect (HOK), project manager (ICON) and construction manager (PCL). Numerous internal and external stakeholder meetings are also being carried out as the focus shifts from construction to operation.

The Joint Operations Committee involving all City Departments, Edmonton Police, Alberta Health Services and the Oilers Entertainment Group, has been meeting regularly since March 2016. Key items being finalized by the team include parking, traffic planning, event logistics, emergency services, landscaping, safety, security and policing. In May, the Event Traffic and Parking Management Plan was presented to public stakeholders and some adjustments have since been incorporated as a result of feedback received. A robust communications plan is planned to roll out as the opening of the facility approaches.

Marketing and Sponsorship

Within the Sponsorship Agreement between the City and the Oilers Entertainment Group, the City is entitled to access a variety of communications channels operated by the Oilers Entertainment Group. Corporate Communications is working with Edmonton Tourism and other areas within the Corporation to ensure these assets are used effectively. As well, the Agreement entitles the City of Edmonton the use of a suite within Rogers Place for Oilers, Oil Kings and other events. The suite will be primarily used for economic development purposes, and as such, it is the intention to share the use of the suite with Edmonton Economic Development. Discussions are well underway relative to the protocols, processes and oversight necessary to ensure optimal benefits from this asset.

Schedule

From the awarding of contract and site mobilization on March 3, 2014, the construction

of the Downtown Arena continues to advance on schedule. The targeted date for facility takeover is September 2, 2016. At the time of writing this report, commissioning was underway and various areas of the building have received final inspection. Equipment and furniture is now being moved into the building.

Safety

As of the end of June, there was a daily average of 1,019 workers on-site. The on-site team continues to work in a safe manner with one lost-time-incident. To date, there have been 8,321 workers fully oriented on the site. The construction manager continues to actively foster a safe working environment through various activities.

Sustainability

The Arena remains on track to achieve its designed standard of Leadership in Energy and Environmental Design Silver. It will be the second Leadership in Energy and Environmental Design Silver certified NHL arena in North America (Pittsburgh was the first). Through the beginning of May, 87 percent (7,045 tons) of all waste material had been diverted from the landfill.

Communications/Public Engagement

Interest in the project remains high with an increasing number of requests for presentations and site visits. To date, there have been 3,971 short (or visitor) orientations to the site completed. Site visits are now being held only on an as required basis so as not to conflict with construction activities.

Events have been held for the public and the media. A well-attended “sneak peak” event was held during the last reporting period on January 16, 2016. A media event on May 29, 2016, allowed reporters inside the building to see the latest progress, including the Downtown Community Arena, the main concourse and the scoreboard in the bowl. Since breaking ground on the project, almost 300 stories have been published/aired by local media with almost 95 percent of them being rated as neutral and positive. In addition the project has also resulted in a number of national and international stories in both mainstream and specialty publications.

As well, the City hosted an information session for key stakeholders on July 13, 2016, in the City Room to further share parking, traffic, safety, security and other plans. Additional information sessions are being planned for late August for the general public.

The planning of grand opening activities is well underway in partnership with the Oilers Entertainment Group. The building will officially open September 8, 2016, with the first major event being an Open House planned for September 10, 2016, to give the public the opportunity to explore and enjoy the building. The City will host a separate community-focused grand opening event for the Downtown Community Arena on September 25, 2016.

Administration has continued to distribute regular bulletins to keep area residents and property owners informed about the project’s progress and forthcoming construction activities. The project team also continues to meet on an ongoing basis with area

businesses, community partners, social agencies and interested parties to discuss the progress of the project and the plan for the opening. Efforts will be implemented in coming weeks to ensure the public has the information needed as the project advances through the final weeks of the construction and opening.

Community Benefits

PCL and its sub-contractors have continued to liaise with local social agencies. Five individuals recruited through local social agencies (both Boyle Street and Bissell) remain actively employed on the Arena and/or surrounding ICE District projects.

The Edmonton Oilers Community Foundation, together with Norquest College, continue to administer the College's Hospitality Institute. The program has been designed to provide basic training for the hospitality industry in anticipation of the increased demand that will occur with the opening of the Arena and ICE District businesses. As part of the Oilers Community Foundation's \$1.5 million investment into the program, 100 bursaries per year will be awarded, and a new state of the art training facility and kitchen is being built in the new Norquest Centre for Learning. To date, eligible students have completed 768 courses through the program and have earned a total of 245 certificates. A recent outcome survey conducted by the College revealed that 75 percent of the respondents hope to work at Rogers Place.

In addition, the Edmonton Oilers Community Foundation has funded development of classroom space in Rogers Place to enhance their ICE School program. This program has been a successful partnership between the Edmonton Oilers Community Foundation and local School Boards for the past 13 years. ICE School provides a unique, stimulating environment for students to continue their education and apply their learnings.

Community Arena

Work continues to advance community programming opportunities in the Community Arena on four fronts:

1. The Programming at the Downtown Community Arena will be a unique mix of programs offered in partnership with Community/Sport Organizations (e.g. MacEwan University, and Oilers Entertainment Group). Discussions with a number of organizations are underway and will be sustained through the establishment of a Programming Committee.
2. Licence for use by Oilers and Oil Kings during low demand (weekday daytime) periods.
3. Lease and License with MacEwan University for their varsity hockey programs (the License will be coming forward to Council for approval in September).
4. A Maintenance Agreement with the Oilers Entertainment Group to achieve efficient and economical facility maintenance and operation.

Community Benefits Committee

The last meeting with the Arena District Local Advisory Committee was held on May 18, 2016, with the next meeting scheduled for August 15, 2016. Representatives from the

surrounding neighbourhoods, business communities and social agencies were presented with updates and information about:

- construction progress
- facility operational planning
- future employment opportunities
- the evolution of program planning related to the Community Arena
- parking management and neighbourhood parking plans
- security plans, methods and practices.

The Good Neighbour Program, which outlines the expectations, principles and practices the surrounding communities, the City and the Oilers Entertainment Group will abide by, has been finalized (Attachment 1). The Program includes: parking management, safety and security, noise, litter, access/egress, and communications. The program is a living document and will form the basis for ongoing dialogue with the key stakeholders as the use of the facility evolves over time. The Oilers Entertainment Group has presented the program to the Community Benefits Advisory Committee, and it was well received.

ICE District Planning

Since the last update report, the private sector District development surrounding the Arena has continued to advance. A significant milestone occurred at the end of May when Greyhound transferred their bus operations out of the downtown. Demolition of the Greyhound building has been completed, and excavation of the site and the abutting former 103 Street is now underway.

From a construction standpoint, the Plaza parkade has reached grade level on the western half of the current excavation and is nearing grade level at other portions of the site. The core of both towers will soon begin to rise above grade. When Rogers Place opens, access and egress will be provided through a controlled pathway/portal across the Plaza area which is currently a construction site. It will connect and provide safe passage from the Winter Garden (Ford Hall) to the intersection of 103 Avenue/103 Street, and is part of the Event Traffic/Parking Management Plan.

With the imminent opening of Rogers Place, announcements of several concert events, commencing in September and into October have been made. As events are announced, the calendar of events is updated and provided to stakeholders as information.

The current schedule for the opening of the buildings within Ice District remains:

- 2016 - September: Casino/Oilers Entertainment Group Offices
- 2016 - November: Edmonton Office Tower (City takes possession)
- 2018 - Summer: JW Marriott Hotel
- 2018 - Fall: Stantec Tower Retail Podium & Office Tower
- 2019 - Spring: Legends Residential Tower (above the Hotel)
- 2019 - Summer: Stantec Tower Residential Units

Policy

The Way We Grow, Edmonton's Municipal Development Plan

The Way We Move, Transportation Master Plan

The Way We Live, Edmonton's People Plan

The Way We Green, Environmental Strategic Plan

The Way We Prosper, Economic Development Plan

The Way We Finance, Edmonton's Financial Stability Plan

Budget/Financial Implications

The total approved capital budget for the Downtown Arena project (capital profile #11-17-0099 as **amended**) is \$611,859,000. The total capital expenditure as at June 30, 2016, is approximately \$542,044,192.

The project continues to track on budget, however with the unresolved legal claim, there may need for additional interim funding pending the outcome of the claim.

Administration will return with a request for additional interim funding as part of the Fall Supplementary Capital Budget if necessary.

Metrics, Targets and Outcomes

Metrics	<ul style="list-style-type: none"> • Project expenditures • Timeliness of project completion • Investment in the Downtown • Environmental performance / building quality
Targets	<ul style="list-style-type: none"> • Approved capital budget is \$611,859,000; current expenditure is \$542,044,192 at June 30, 2016. • Contractual facility turnover date is September 2, 2016; project is on target as of August 8, 2016. • ICE District Projects are projected to generate \$15 million in property tax revenue annually • On target to realize Certified LEED Silver Designation
Outcomes	<ul style="list-style-type: none"> • To complete a world-class entertainment and civic facility in the downtown.

Attachment

1. Rogers Place Good Neighbour Program

Others Reviewing this Report

- R. Smyth, Deputy City Manager, Citizen Services
- A. Laughlin, Deputy City Manager, Integrated Infrastructure Services
- G. Cebryk, Acting Deputy City Manager, City Operations
- T. Burge, Deputy City Manager and Chief Financial Officer, Financial and Corporate Services
- C. Campbell, Deputy City Manager, Communications and Public Engagement