



Downtown Arena Update

July 17, 2012



Introduction

- Public Engagement – Linda Cochrane
- Cost estimate – Simon Farbrother
- Design basis and modifications –
Tim Romani, ICON Venue Group, and
Scott Ralston, 360 Architecture
- Next steps

Arena Consultations to Date

- Katz Group design open houses (May 6, 2010).
- City of Edmonton – Initial Public Consultation (fall 2010).
 - Web survey (29,000 responses)
 - Public meetings (4)
 - Stakeholder meetings (1)

(Feedback from initial consultations influenced design schematics recently presented)

- Stakeholder meetings – Community Benefits (March, May 2012).

Recent Design Consultation

- Stakeholders design presentation (May 24, 2012).
- 4 Public meetings (May 29 to June 7, 2012).
- Web survey (7,000 responses to one, some or all questions).
- Display and feedback collected at City Hall.
- Packages were mailed to citizens if requested through 311.

Response to Design Schematic

- Very favourable overall.
- 80% agreed (strongly to somewhat) the proposed arena design would be a “landmark”/iconic.
- 78% agreed design would enhance visual attractiveness of the area.
- Over 75% agreed that issues with integration into community more largely dealt with.
- 62% were satisfied road system could manage traffic.
- 58% said parking adequate.

Ongoing Areas of Potential Concern

- Opportunity for more integration of 104 Avenue façade with street activity. Continue to ensure integration with downtown and adjacent neighbourhoods.
- Size, scale of Winter Garden
- Can Winter Garden be programmed for public use?
- Environmental sustainability of building.



Most Favourable Aspects

- Iconic design.
- Potential to revitalize downtown.
- Inclusion of community rink.



Cost Estimate

- Schematic design developed based on \$450 million
- Project team identifying potential modifications to meet budget

Public infrastructure costs

Element	Budget	Estimate
Land	\$25 M	\$21 M*
Pedestrian Corridor	\$15 M	\$15 M
LRT Link	\$17 M	\$7 M
Winter Garden	\$50 M (City share \$25 M)	\$80 M (City share \$25 M)
Community Rink	\$21 M	\$26 M**
Total	\$128 M	\$149 M

*Subject to parking resolution

**Efforts are underway to realize budget target

Suggestions to Meet Budget

Suggestions	Savings estimate
Elements already under review	\$8.5 M
Furniture Fixture and Equipment	\$5.4 M
Reduce program elements	\$3 M
Reduce underground parking	\$10 M
Exterior finish	\$12 M

Development of Design Requirements

- Edmonton Arena District Preliminary Development Plan (PDP) - 2010
- PDP revised in early 2011
- Further advancement of PDP provided Interim Design Agreement Program Requirements

Design Principles of the IDA

- Distinctive Architectural Concept
- First Class, Multipurpose Facility that meets or exceeds the Recent Arena Facilities
- Designed for the Edmonton Market, Climate and Urban Environment
- Meets the PDP Program Requirements
- \$450 Million Budget

Design Principles of the IDA

Distinctive architectural concept such as that of Art Gallery of Alberta



Design Principles of the IDA

First class, multipurpose facility that meets or exceeds Recent Arena Facilities



Design Principles of the IDA

Designed specifically for the Edmonton Market



Design Principles of the IDA

Take into account Edmonton climate and fit within the Urban Environment



Design Principles of the IDA

Must be consistent with Program Requirements

	<i>PDP Program Net+ SF</i>	<i>Schematic Design</i>
TOTAL CURRENT AREA	775,256	776,674
<i>Seating Bowl and Circulation</i>	<i>393,007</i>	<i>400,825</i>
<i>Spectator Support Facilities</i>	<i>34,738</i>	<i>31,591</i>
<i>Premium Spaces</i>	<i>89,485</i>	<i>92,119</i>
<i>Team and Performer Facilities</i>	<i>42,331</i>	<i>50,789</i>
<i>Press and Media Facilities</i>	<i>23,408</i>	<i>21,229</i>
<i>Administration Offices</i>	<i>10,571</i>	<i>8,391</i>
<i>Retail Sales</i>	<i>9,130</i>	<i>4,293</i>
<i>Food and Beverage Services</i>	<i>52,512</i>	<i>52,584</i>
<i>Operations Support & Event Level Facilities</i>	<i>65,574</i>	<i>61,954</i>
<i>MEP Spaces</i>	<i>54,500</i>	<i>52,899</i>

Modifications Made To Date

- Thoroughly examined overall building square footage and reduced it to maximize efficiency
- Moved Team Store, Team Administrative Offices and some ticketing functions to private development
- Changed exterior and interior finishes
- Reduction of certain food and beverage facilities

Potential Value Engineering Options (+/- \$8.5 M)

- Several alternatives to reduce costs without impacting program or function
- Examples include:
 - Possible use of District Energy Plant
 - Vertical transportation options
 - Explore other alternative interior and exterior finishes

Moving Forward

- Verify Accuracy of Reconciliation and Reductions
- Aggressively Pursue Value Engineering Opportunities
- Analyze Administration's Suggestions
- Advance Project Exploring Alternative Design and Construction Strategies to meet the Principles of the IDA

Next Steps

- Schematic design approval – July 17, 2012
- Design development – July to November, 2012
- Update and Agreements to Council – Fall 2012
- 60% Design and Guaranteed Maximum Price – Early 2013

