

Stadium Project Overview February 8, 2011

Outline

- Background
- 3 Phased Approach
- Council Appointed Steering Committee
- Project Timelines
- Conclusions
- Recommendations

Background

- Regional Council Motion of December 7, 2010
- Ongoing debate and discussion (1986-2011)
- Some analysis completed (specific focus)
- Opportunity for comprehensive analysis for informed decision making

3-Phased Approach

- Systematic and thorough process
- Each Phase builds on the previous
- Council decision making required at each Phase before proceeding

3-Phased Approach

Phase 1 Consultation and Business Planning

Phase 2 Consultation, Siting, Building Program

Phase 3 Construction

Funding and Partnership discussions run concurrent through Phases 1 & 2.

Steering Committee

- Council appointed
- Citizen led
- Representation proposed would include:
 - Regional Council (3)
 - Citizens at Large (5)
 - Sport Nova Scotia (1)
 - Sport Centre Atlantic (1)
 - NS Department of Health and Wellness (1)

Project Phase 1

June 2011 Completion

Staff Report to Regional Council will discuss full fiscal sustainability model for a Stadium for Short Term and Long Term operational success .

Project Phase 2

December 2011 Completion

Staff Report to Regional Council will include:

- Scope of Project - building program, preliminary design, site infrastructure
- Proposed Site
- Project Cost Estimate – construction and soft costs
- Funding Model
- Project Risks

Project Phase 3

January 2012 to begin, if approved

- Advance to Detailed Design from Preliminary
- Propose construction/project management methodology

Council Decision to continue.

- Authorise staff to proceed to RFP / Tender

Council Decision to continue

- Review and Award contract for construction

Project Timeline

Short Term: FIFA Requirements

Although the timeline is aggressive, there is more time available for analysis than first indicated

Long Term: Community Needs & Sustainability

Critical to understand long term implications and sustainability. Construction for FIFA alone is not sufficient justification to construct a stadium.

Conclusions

- Thoughtful and thorough process
- Ensure the inventory is sustainable
- Reflects the design, best use and vision of community
- Powerful lever for funding partnership

Recommendations

It is recommended that Regional Council:

1. Proceed with Phase 1, Consultation and Business Planning analysis for a stadium;
2. Fund Phase 1 from Strategic Growth Reserve Q126, at a total cost \$100K net HST, as outlined in the Budget Implications section of this report;
3. Approve Terms of Reference (Attachment 1), for a Council appointed Project Steering Committee; and
4. Authorise Mayor to sign the attached Letter of Intent (Attachment 2), addressed to the Canadian Soccer Association.