

Edmonton Arena District Update

Recommendation:

That the March 15, 2016, Sustainable Development report CR_3352, 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 November 17, 2015. Since that time, the construction continues to progress on schedule and within the approved budget.

Governance/Oversight:

The project leadership team continues to meet on a weekly basis with the architect (HOK) and construction manager (PCL). Numerous other internal and external stakeholder meetings continue to occur regarding the oversight and management of the project. In addition to design and construction oversight, increased attention is being directed to operational elements. Frequent meetings are occurring to advance detailed operational planning for both the Main Arena and the Downtown Community Arena.

Schedule:

From the awarding of contract and site mobilization on March 3, 2014, the construction of the Downtown Arena continues to advance on schedule. A wide scope of work is currently occurring that ranges from the exterior roofing, panelling, and glazing to interior fireproofing, masonry, framing and drywall. Work on fit-out and finishing materials is now beginning.

Key milestones looking forward include installation of the first seat and concrete pour of the main arena ice in March, completion of seating installation in May, arrival of the scoreboard in May, and installation of Iron Foot Place, the Janvier public artwork in the Winter Garden in June.

Safety:

During the month of December, there was a daily average of 660 workers on-site (802 including the abutting Block K development) and the Lost Time Incident Rate remains at zero. To date, there have been 5,135 workers fully oriented on the site. The on-site team continues to work in a safe manner with no lost time incident days. The construction manager is actively fostering a safe work environment through various activities.

Sustainability:

The Arena is 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 end of December, 87.2 percent (5,288 tons) of waste has been diverted from the landfill.

In late December, 2015, the Design Team received the final LEED Design Review from the Canada Green Building Council and, as expected, achieved all of the targeted credits and prerequisites.

Communications/Public Engagement:

Interest in the project remains high with numerous requests for presentations and site visits. To date, there have been 2856 short or visitor orientations to the site carried out. Site visits are being kept to a minimum, recognizing that it is an active construction site. However, a major “sneak peak” event was held on January 16, 2016, to give the public a personal opportunity to see and walk through the project. The event was attended by approximately 2,000 people and was a success notwithstanding the weather, which was bitterly cold on that day.

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.

Community Benefits:

PCL and its sub-contractors have continued to liaise with local social agencies and individuals recruited through local social agencies (both Boyle Street and Bissell) remain actively employed on the Arena and/or surrounding ICE District projects. Arpi’s North recently hired four referrals from the Bissell Centre including two from a recent job fair.

In 2014 the Edmonton Oilers Community Foundation, together with Norquest College, developed 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 a \$1.5 million investment into the program, the Foundation provides 100 bursaries per year and is funding a new state of the art training facility and kitchen in the new Norquest Centre for Learning. To the latest update (2015-2016): this program has delivered 18 courses/programs that have involved:

- 195 total registrations
- 96 unique student registrations
- 194 bursaries.

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 in advancing community programming opportunities in the Community Arena on three fronts:

- License for use by Oilers and Oil Kings during low demand (weekday daytime) periods
- Lease and License with MacEwan University for their varsity hockey programs
- Community based programs for the surrounding communities and public at large.

The programming principles are for the Downtown Community Arena to be a home for unique programs through partnerships with Community/Sport Organizations, the Education sector, and facility partners. Discussions with these parties are underway.

On December 10, 2015, the Edmonton Oilers Community Foundation and the Katz family announced a \$1 million donation in the name of Glen Sather to support new programs at the Downtown Community Arena. These funds will be directed toward supporting programs geared for high needs individuals in the inner city and will supplement the enhanced programming already being considered by the City.

Community Advisory Committee:

The last meeting with the Arena District Local Advisory Committee was held on February 22, 2016, with more frequent meetings planned (perhaps every 6 weeks) up until the opening of Rogers Place. 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.

Discussions have been open, frank and honest, with interest in both minimizing potential negative impacts while optimizing potential positive impacts. A draft Good Neighbour Program has been circulated for discussion that documents proposed policies and practices that the City and Oiler Entertainment Group intend on introducing with the opening of Rogers Place. The Program includes: parking management, safety and security, noise, litter, access and egress, and communication. It is the intent that

the Program will form the basis for ongoing dialogue with the key stakeholders as the use of the facility evolves over time.

Operations Planning:

An Operations Planning Team with representation from all City Departments and the Oilers Entertainment Group has been established to ensure the operational elements of opening a new major facility in the downtown are addressed. The Team meets on a bi-weekly basis, which will continue until the opening of the facility. Key discussion elements will be conveyed to all stakeholders through the Community Advisory Committee and to Council either through regular update reports or as needed. Key items now being addressed by the Team include parking, traffic planning, event logistics, emergency services, landscaping, safety, security and policing.

ICE District Planning:

Since the last update report, a significant amount of activity has occurred regarding the private sector District development surrounding the Arena. The current schedule for the opening of the buildings within Ice District includes:

- Casino/Oilers Entertainment Group Offices - September 2016
- Edmonton Office Tower - November 2016
- JW Marriott Hotel - Summer 2018
- Legends Residential Tower - Spring 2019
- Stantec Office Tower - Fall 2018
- Stantec Residential Units – Summer 2019
- Stantec Tower Retail Podium – Fall 2018

Budget/Financial Implications

Project expenditures to the end of February 2016 are approximately \$441,500,000. The total project budget remains at \$604,950,279.

Others Reviewing this Report

- T. Burge, Chief Financial Officer and General Manager, Financial and Corporate Services
- A. Laughlin, Acting General Manager, Integrated Infrastructure Services
- R. Smyth, Acting General Manager, Citizen Services