

Town of Riverview

COUNCIL REPORT FORM



Presented to: Mayor and Town Council

Department: Parks, Recreation, Facilities & Community Relations

Date: January 8, 2024

Subject: Project Update: Riverview Recreation Complex

The intent of this report is to provide Mayor and Council with relevant project background, financial context and outline future decision points for informed decision-making on the Construction Documents Phase presented on November 14, 2023.

BACKGROUND

Starting in 2012, the Riverview Recreation Complex (RRC) is the result of regional planning and community consultation as Town Council saw the need to replace the aging PCM Aquatic Centre and develop year-round sustainable infrastructure. Established project objectives include:

- A large, modern facility offering a combination of active zones and gathering spaces for public meetings, special events, cultural and community activities.
- A multi-use complex that will meet the needs of all generations and the increasing population of Riverview for decades to come.
- To attract and build upon an active sports community.

The initial opening for the complex was established as 2023. This target is now early 2026 and has been revised on several occasions due to current asset management practices, available resources, and previously unsecured funding commitments. For context, a listing of previous project presentations and reports can be found below.

[Functional & Technical Program](#) (February 24, 2020) –

- Defined initial requirements to meet service expectations;
- Class D estimates ($\pm 25\%$) of \$24M-\$40M

[Council Briefing - Functional Program](#) (February 24, 2020) –

- Comparative funding expectations, based on other regional facilities;
- Overview of build methods and approaches

[Council Briefing – Project Update](#) (April 26, 2021) –

- Update on government funding, fundraising committee and operational planning

[Council Briefing – Design Procurement](#) (March 28, 2022) –

- Overview of previous project activities;
- Updated funding model based on requests (\$7.8M from Province, \$13M from Canada)

[Schematic Design Brief](#) (November 28, 2022) –

- Revised facility schematics, integrated site plan;
- Post-pandemic Class C estimates ($\pm 15\%$) of \$37M-\$46M

[Design Development Update](#) (May 23, 2023) –

- Stakeholder workshops, code compliance, sub-consultant integration

- Room data sheets and Class B estimates ($\pm 8\%$) of \$39M-\$46M
- [Construction Documents](#) (November 14, 2023) –
- Inclusion of 2 additional pool lanes, cost optimization, site plan with skatepark
- Finalized design elements and Class A estimate ($\pm 5\%$) of \$45.6M

DESIGN RECCOMENDATION - SKATEPARK

On July 10, 2023, Council provided staff direction to explore the feasibility of integrating an outdoor skatepark into the Riverview Recreation Complex site plan with the following objectives:

- Designed to accommodate all-wheels (bikes, scooters, skateboard, etc.)
- Community feedback to be integrated into plaza-style design for all skill levels
- Enhances the Town's current service offering and dovetail with regional skatepark planning
- Skatepark to be integrated in a manner that creates a 'safe space' and provides indoor/outdoor amenities

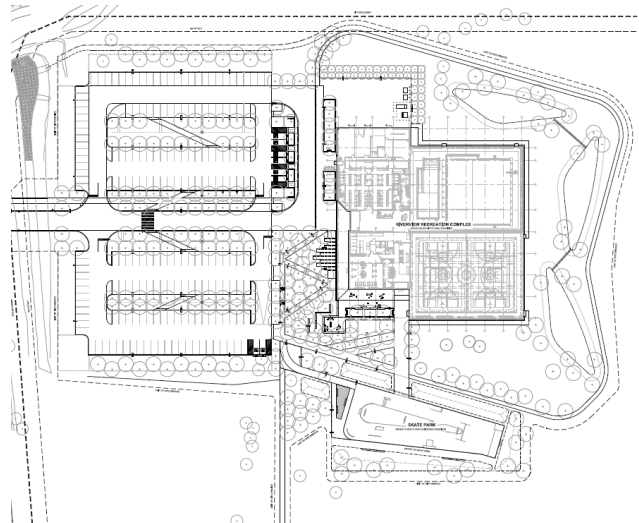
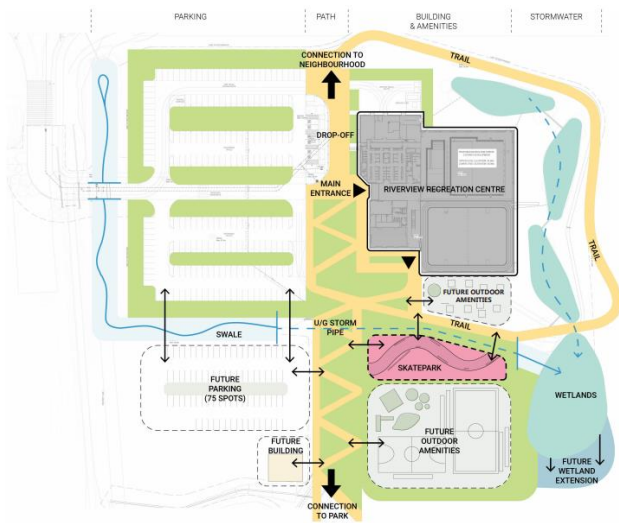
The feasibility study has been divided into several key areas:

Capital Estimation Following procurement, a design contract has been awarded to East Coast Street Styles, a local firm familiar with design and construction of Atlantic outdoor facilities. The design process to date has included:

- Site Analysis & Program Review
- Concept Development
- Class C Cost Estimates ($\pm 15\%$) of \$500,000
- Technical Design Specifications

The design prepared offers a free flow layout, with a variety of obstacles for increasing challenges. The intended design includes shade, lighting, travel-through areas, and design elements unique to Riverview's geographical context. The capital estimate aligns to the current 2024-2028 Capital Plan.

Site Plan A revised plan has been prepared to ensure a fit that aligns to the Complex's and Mill Creek Masterplan's goals as well as future expansion possibilities. The design prepared is integrated into the natural setting and design of the recreation facility, enhancing the overall experience for visitors and creating a harmonious blend between man-made and natural environments.



Program Review An internal review of design requirements, program benefits, operating costs and risk considerations has been completed. It has identified that the addition of an outdoor skatepark may incur an additional \$15,000 in operational expenses per year and increase the Town's risk marginally related to vandalism, user behaviour and accidental injuries. Beyond these, the key benefits are outlined below.

1. **Diverse Recreational Opportunities:** The skatepark provides an additional recreational option for people of all ages and skill levels. This diversity can make the facility more inclusive and welcoming to a broader range of individuals and families.
2. **Inclusivity and Youth Engagement:** Skateboarding is a popular activity among youth. By including a skatepark, the facility can engage and cater to the interests of local young people, encouraging them to participate in physical activity and spend time outdoors.
3. **Healthy Lifestyle Promotion:** Skateboarding promotes physical fitness, balance, coordination, and cardiovascular health. Encouraging healthy lifestyles is a key objective for recreation facilities, and the skatepark can further contribute to achieving this goal.
4. **Asset Distribution:** Including a skatepark adjacent to the recreation complex increases the supply of skateparks to residents and provides the Town with additional options when existing skatepark assets reach end-of-life.
5. **Social Interaction:** Skateparks are known for fostering a sense of community and social interaction. They provide a space for people to meet, make friends, and share their passion for skateboarding, contributing to a strong sense of belonging.
6. **Safety and Supervision:** Including a skatepark within the facility's premises allows for better supervision and safety measures. Facility staff can monitor the area to ensure the safety of users, reducing the risk of accidents or injuries.

Based on these key benefits, staff recommend incorporating an outdoor skatepark into the recreation facility's design given capital efficiencies related to site preparation, project timing and minimal annual operating costs incurred.

FINANCIAL CONTEXT

Town Council continues to review and update the Town's ten-year capital and financial plan on an annual basis, including a review of revenue assumptions and proposed capital expenditures to ensure the Recreation Complex fits within the Town's overall financial parameters. As part of this process, Council has built up capital reserves and reviewed the minimum level of funding the Town must receive from the Federal and Provincial Governments for Council to continue supporting the project. The contribution amounts requested under the Investing in Canada Infrastructure Fund have been exceeded with approximately \$20M received from the Government of Canada and \$6M from the Province of New Brunswick.

Based on the recent Class A cost estimates presented in November 2023, below is a summary of relevant project expenses and funding sources for the project. Council will note that although the total project costs have increased relative to current market conditions, the Town's fiscal plan was designed to mitigate this risk. If Council accepts the construction document phase and continue advancing the project, the Town's overall contribution is projected to be less than what was forecasted in the approved [2023-2027 5 Year Capital Plan](#).

	2022 Class D	2023 Class B	2024 Class A
Expenses			
Site Development, Construction, Contractor Fees	(35.20)	(42.01)	(45.60)*
Design, Fixtures, Contingency, Taxes	(4.76)	(6.26)	(6.15)
Revenues			
Provincial/Federal Grants	15.00**	25.98	25.98
Fundraising Donations	2.02	4.02	4.02
Own Sources	22.94	18.27	21.75

* Class A estimates (+/- 5%)

* *Requested funds through Investing in Canada Infrastructure Fund*

If Council approves the most recent design phase, one of the first actions for Staff includes another review and update of the ten-year capital and financial plan. The plan is revaluated annually to ensure it aligns to Council's affordability parameters, capturing assessment growth projections, inflationary increases, equalization grant formula changes and asset management practices.

PROJECT MILESTONES



The project roadmap identifies the key milestones where Council will have further opportunity to review project parameters and make decisions. The first four (4) milestones have been completed, with one (1) additional decision points remaining after tender results are received.

- a) Construction Documents: Final approval of construction documents is required. Approval commits the Town to the completed design. Council will be required to decide to proceed to tender based on the Class A estimates ($\pm 5\%$) provided with the Construction Documents and available funding and any other factors which may impact the decision (i.e., market volatility, supply chain constraints etc.).

b) Construction Procurement:

- Pre-Qualification: completed from September to November 2023, ensures only qualified proponents are eligible to bid on the subsequent project tender. The process was open to all contractors and rated the following proponent criteria:

Evaluation Criteria	Weight
Mandatory Criteria	Pass/Fail
Understanding of the Project	10 %
Corporate Qualifications	10 %
Proponent's Team & Experience	35 %
Project Delivery	15 %
Comparable Projects	30 %
TOTAL:	100%

Seven proponents submitted an expression of interest for the project and were scored by a review committee based on the grading matrix above. Four proponents were deemed eligible by the committee. Generally, there was a mixture of local/national firms in both qualified and non-qualified groups.

Pre-qualification Submissions	Eligibility
Acadian Construction (1991) Ltd.	Ineligible
Bird Construction Ltd.	Eligible
EllisDon Construction Ltd.	Ineligible
Foulem Construction	Ineligible
Lindsay Construction	Eligible
Marco Group	Eligible
Pomerleau Inc.	Eligible

- **Project Tender:** A competitive procurement process will be completed for general contracting services, providing an opportunity for eligible proponents to submit proposed pricing for the construction of the complex. Financial certainty will be known after this stage of the project. Council approval will be required to commit to a construction contract. Draft tender timelines are included below:
 - January 2024 – tender release
 - March 2024 – tender closing
 - April 2024 - contract award
 - May 2024 - site mobilization

CONSIDERATIONS

Legal: n/a

Financial: The RRC design was one of the key priority actions for this proposed facility approved by Council with the approval of the 2023 budget. Project has impact on 2024 through 2026 capital budgets.

Policy: n/a

Stakeholders: Residents, Community Groups, Staff

Strategic Plan: *Building a Sustainable Community* – Action - Build the Riverview Recreation Complex before the end of Council's term.

Communication Plan: N/A

Recommendation of Staff - Staff recommend that Town Council approve the Construction Documents Phase as presented on November 14, 2023, including the addition of an outdoor skatepark and further direct staff to issue the project for tender.