

**The City of Winnipeg
Bid Opportunity 430-2011
Multi-pad Indoor Arena Complexes**

**Proponent's Conference
November 7th, 2011**





Bid Opportunity – 430-2011 Multi-pad Indoor Arena Complexes

Welcome

The City of Winnipeg Arena Strategy

Bid Opportunity 430-2011

Multi-pad Indoor Arena Complexes

Agenda

- Overview / Purpose
- Process
- Submission Requirements
- Submission Information
- Evaluation
- Questions

Overview

Council approved 2010 report on 'The City's Role in the Provision of Arenas' provides important direction

- *To move toward a more financially sustainable model for arena facilities and to provide a more contemporary mix of recreation and leisure facilities.*
- *Intent being to result in exciting arena development opportunities for our community.*

Recent Development of Recreation and Library Facilities



The City of Winnipeg Arena Strategy



Bid Opportunity 430-2011 Multi-pad Indoor Arena Complexes

Now turning attention to our Arena infrastructure . . .

We are a beautiful winter city & Winnipeggers are passionate about our winter sports and recreation !!

We are once again an **NHL** Hockey City!!



City of Winnipeg Arenas

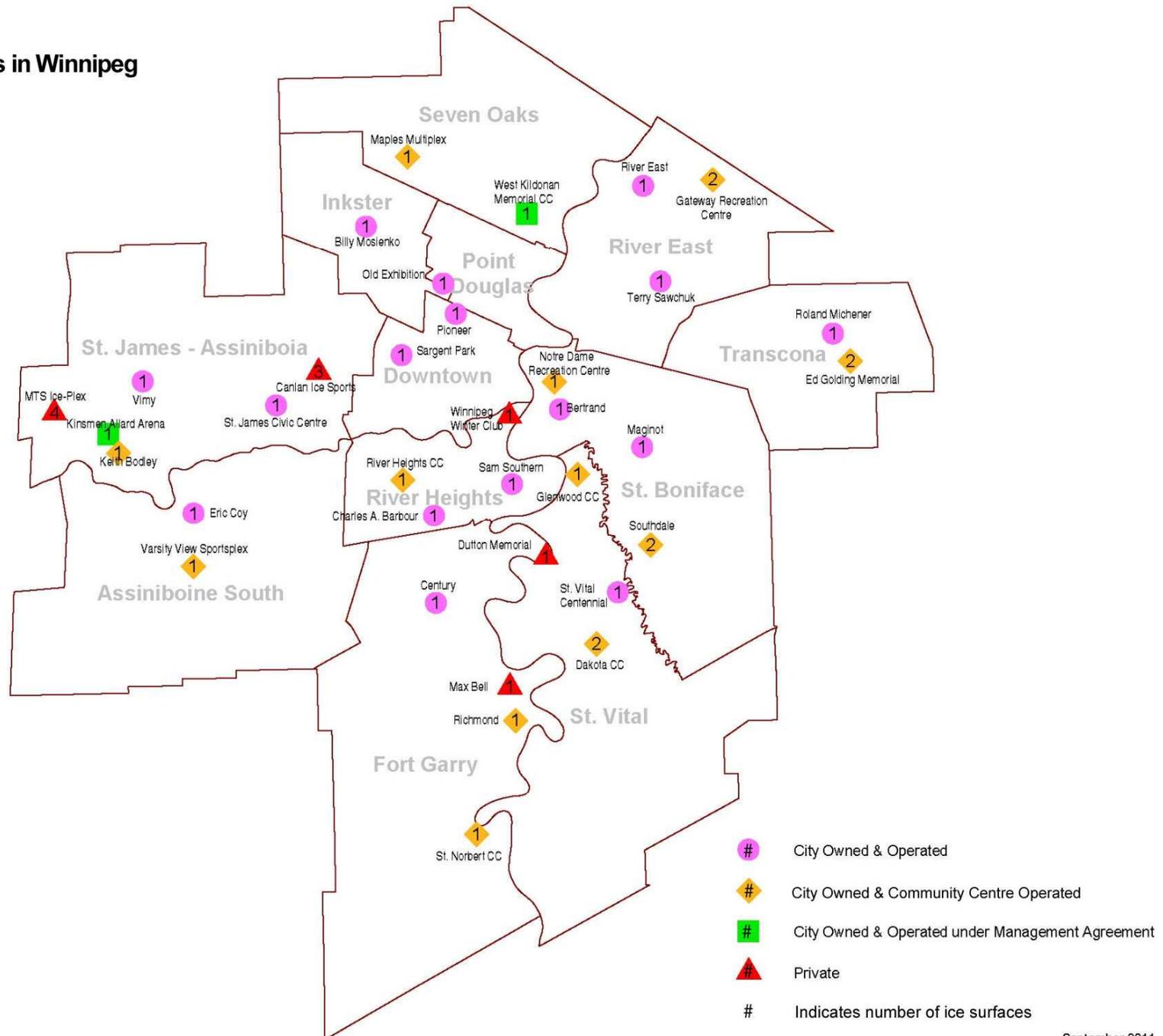


Current Arena Inventory

44 ice sheets within Winnipeg

- 16 City of Winnipeg owned & operated – 16 ice sheets (St. Vital Memorial Arena operated under Service Agreement)
- 2 City of Winnipeg owned & operated under Management Agreement – West Kildonan and Kinsmen Allard - 2 ice sheets
- 12 City of Winnipeg owned & Community Centre operated – 16 ice sheets
- 5 privately owned and operated – 10 ice sheets

Arenas in Winnipeg



Some Key Facts . . .

- Average arena is over 40 years old
- Forecasted \$ 51.5M (2009) shortfall over the next 10 years to maintain existing conditions
- End of lifecycle and do not provide functionality expected
 - no female shower / locker rooms at Sargent Park Arena
- '1967' era Arenas

Some Key Facts . . .

- Recreation, Leisure and Library Facilities Policy – ice sheet inventory within the City of Winnipeg remains within the facility to population ratio (1 per 15,000 – 20,000 people)

Mini Tour



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Soliciting Expressions of Interest and Quotation (EOI&Q)
from private sector and non-profit organizations for:

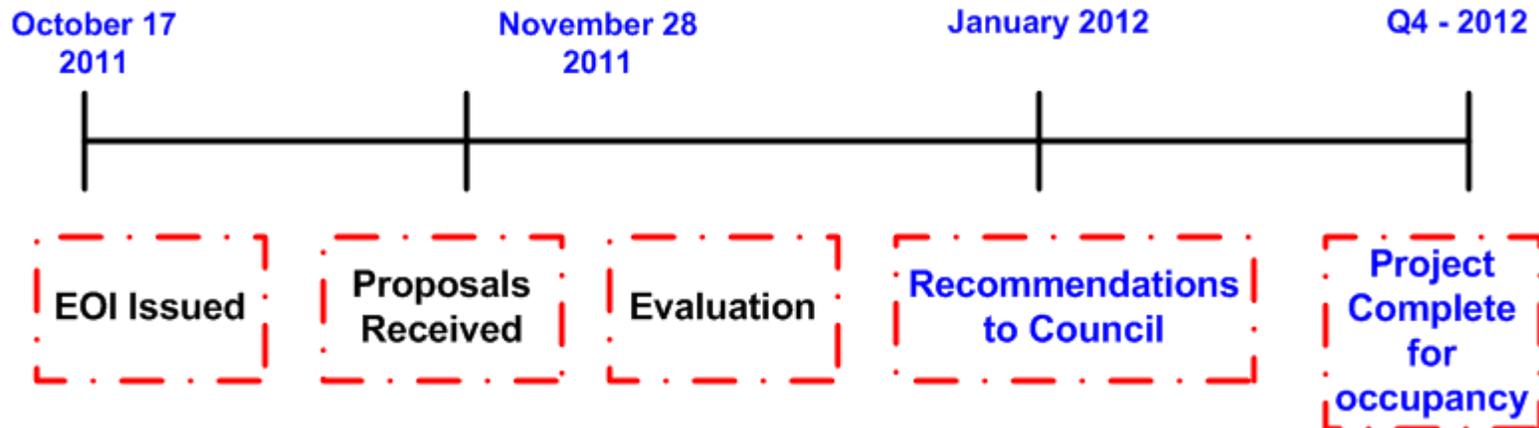
- Design, construction, development and operation of new multi-pad indoor arenas; and/or
- Construction of additional sheets of ice in an existing City of Winnipeg owned arena

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Purpose – to provide the City with:

- Information related to various types of new facilities that could be built including with cost estimates
- Options for management of the new facility
- An indication of the level of interest to pursue such a project within the private and non-profit sectors

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Submission Requirements

- Team Members and Organizational Structure including principal-in-charge
- Information on the Team including experience and expertise in delivering projects of this nature and magnitude.

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Submission Requirements

A Business Plan including:

- A description of a proposed multi-pad site and its potential for development including location, dimensions, area, existing zoning and use
- A design concept with sketches of a floor plan and site plan
- A description of the building – assumptions related to type of structure, materials and finishes; room sizes and occupancy capacity

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Submission Requirements

A Business Plan including:

- An estimate of project capital costs – insurance; permits; design fees, contracting fees, a 20% contingency and all applicable taxes including GST
- An estimate of annual operating and maintenance costs
- Identification of City's long term capital liability

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Submission Requirements

A Business Plan including:

- Provision of a public access agreement for children and youth recreational ice sports
- Benefits to the City of Winnipeg
- A preliminary life cycle analysis - future points in time when significant reinvestment would be required
- A Project Schedule to deliver a project for occupancy and intended use by Q4 – 2012
- Proponent's Principal Contact information

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General Requirements

Building Footprint

- Sufficient to house at least two sheets of ice plus associated amenities possibly including but not limited to:
 - A minimum of two ice pads (85 x 200 feet)
 - Sufficient team dressing rooms for each ice pad and for officials in accordance with City of Winnipeg Universal Design Policy
 - Viewing areas, stands, with sufficient seating capacity
 - Leisure ice surface that is free-form in design, intended for informal and recreational use

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General Requirements

Building Footprint

- Additional indoor or outdoor recreational use amenities and ancillary services
- Community use/ meeting room(s)
- Concessions and lounge
- Public use washrooms in accordance with Universal Design policy
- Lobby with reception / control point of sufficient size to accommodate building capacity

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General Requirements

Building Footprint

- Synthetic ice surface or alternate use sports floor surface
- Mechanical, electrical, storage and tractor room
- Strategically located within Winnipeg to facilitate distributed access
- Development and operation of complex to, at minimum, be in accordance with the City of Winnipeg Green Building Policy – New City-owned Buildings and Major Additions (July 2010)

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General Requirements

Building Functionality

- If considering an indoor ice season of less than 12 months, provide alternative use options of pads – example in-line hockey, box lacrosse, basketball or volleyball

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General Requirements

Site Development

- Must identify a proposed site
- Of sufficient size to accommodate multi-pad indoor arena complex and associated amenities with suitable parking facilities.
- Identify costs associated with any development required for the site – eg: cost of land, provision of services; electrical servicing; road access; and asphalt parking; landscaping surrounding the building and parking lot and signage

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General Requirements

Facility Management

- May include a management proposal for the Proponent and/or a third party to own and/or operate the facility. In this scenario, the broad, general terms of such an agreement should be outlined in the Submission, including any related services required from the City.



Questions . . .

For questions regarding Zoning info or on any specific City of Winnipeg lands / sites contact information is:

A/Manager of Real Estate – John Zabudney
(204)986-8290

or

Email jzabudney@winnipeg.ca