

REGULAR COUNCIL MEETING
April 29, 2025

Civic Centre Concept Design Estimate

RECOMMENDATION

THAT the April 29, 2025, report, Civic Centre Concept Design Estimate Report, be received for information.

REQUESTED COUNCIL ACTION

Information only

STRATEGIC ALIGNMENT – BUILDING OUR TOMORROW, TODAY

An economically prosperous and financially sustainable community to last generations.
Future-proof growth for a safe, inclusive, and vibrant community.

COUNCIL BYLAW, POLICY, MASTER PLAN

Recreation, Parks, and Facilities Master Plan: Our Places and Play

COUNCIL AND COMMITTEE HISTORY

November 27, 2024	Council moved that a report outlining the costs for a concept design, a needs assessment, and associated costs for the development of a civic centre - including City Hall, arts, and library facilities - on a suitable parcel of land in Centre-Ville be presented to Council by the end of Q1, 2025.
September 24, 2024	Council received the public engagement results of the Community Financial Sustainability project (A Place to Grow).
November 21, 2023	An overview of the Community Financial Sustainability project was presented to Committee of the Whole.
July 18, 2023	Council received a closed session verbal update regarding the July 2022 confidential report and additional considerations for financial sustainability.
November 22, 2022	Council received the Arts Centre Steering Committee Final Report as information.
July 12, 2022	Council received a confidential report on real estate and future City facilities.
December 1, 2021	THAT by the end of the second quarter of 2022, Administration provide a report on options for funding an expansion of the current municipal library building.

Report

This report outlines the costs for a concept design, a needs assessment and associated costs for the development of a civic centre that includes City Hall, arts, and library facilities on a suitable parcel of land in Centre-Ville. This overview of the scope of work and the high-level cost estimate for developing

a conceptual design was provided by an external architectural firm with extensive experience in similar projects for municipalities and government agencies across Alberta.

Significant efforts are required for effective engagement with stakeholders, refinement of the needs assessment, and development of conceptual designs to ensure the civic centre meets the needs of the community as intended. In addition, an update to the Our Centre-Ville Area Redevelopment Plan will be required to accommodate a reimagined civic precinct from a planning and servicing perspective. With the recent dissolution of the Edmonton Metropolitan Region Board, there is further opportunity to reconsider the aspirational density target of 100 dwelling units per net residential hectare that is assigned to Centre-Ville in accordance with the old regional growth plan. This scope of work is not provided here; however, it is estimated to take 12 to 18 months and can be completed in parallel with the conceptual design development of the proposed civic centre.

The scope of work below for the development of a civic centre allows for thoughtful and intentional collection of feedback while considering alignment with City strategies and objectives to ensure the civic centre will meet the intended needs of the community. The scope of work also considers current City space and facilities and how these could align or be repurposed to service the community.

The scope of work includes:

1. Document Review and Our Centre-Ville Area Redevelopment Plan Update

- Review and update of Our Centre-Ville Area Redevelopment Plan, including servicing reports and transportation impact analysis
- Review of existing masterplans and other relevant guiding documents to ensure the design aligns with strategic goals and meets the needs of the City and the public.

2. Stakeholder Engagement and Needs Assessment

- Identify key stakeholders including but is not limited to residents, Administration, Council, community stakeholders such as the Bibliothèque de Beaumont Library, and the arts and culture groups/committees.
- Develop touchpoints for engagement opportunities which may include dedicated information events, surveys, engagement sessions, etc. throughout the duration of the project. Engagement efforts would include regular updates to stakeholders on project process and refinement of the conceptual design.
- Document feedback and clarify and confirm stakeholder needs through various engagement methods.
- Evaluate condition and performance of existing City of Beaumont buildings serving the same functions as the intended civic centre and compare utilization and functionality to other municipalities. This can aid in understanding if there are benefits to keeping facilities separate or incorporating them into the civic centre design.

3. Conceptual Design Development

- Merge all elements of stakeholder feedback, needs assessment and document reviews to inform a conceptual design package.
- Develop the conceptual design in stages and refine through planned engagement sessions with key stakeholder groups.

The total time required for the completion of the needs assessments, engagement and development of the concept designs and related tasks, including the update of the Our Centre-Ville Area Redevelopment Plan, is estimated at between 12 to 18 months from the date of project approval, at an approximate cost of \$450,000 for the design of the civic centre and an additional \$250,000 to update the Our Centre-Ville Area Redevelopment Plan.

Previous reports:

Over the past several years, Council has received reports regarding the expansion of the City's arts and library facilities.

- In 2017/2018, the Library conducted a comprehensive feasibility study and developed a concept design recommending the expansion of the library and City Hall at the current site, with an estimated cost of \$19 million at that time.
- More recently, in 2022, Avison Young was asked to develop options to create more space for three specific areas (Arts, City Hall, and Library) utilizing land already owned by the City, resulting in a report that introduced the concept of incorporating these amenities, as well as child care, into an integrated civic campus. However, this report did not contemplate any of the other upcoming facility or amenity needs of the City nor the projected growth of the City. Additionally, Administration has not evaluated the suitability of the proposed site or other spaces in the Centre-Ville Plan area for that type of development. At the time of the report, the estimated construction cost for the integrated campus was \$60 million.
- Council established the Performing Arts Centre Steering Committee to identify potential locations and operating models for a future arts centre. The Committee's recommendation supported the notion of an integrated facility put forward by Avison Young, however, the arts space requirements were approximately 40,000 sq ft with an expected cost of \$30M for a standalone facility to be City-owned and operated.

Concurrent work:

Based on the information above, and in light of the City's financial pressures and the high cost of new facilities, Administration is advancing five key projects to support a comprehensive analysis and provide the best recommendation for both the development of new facilities and their ongoing maintenance:

- "A Place to Grow" – public engagement and financial sustainability: The intent is for Council and Administration to have an affirmation of citizen's priorities for City services and amenities. The public engagement survey results were presented in September 2024 with a summary included in the Community Insight section.
- Comprehensive Growth Plan: To equip decision makers with a model that identifies the needs of Beaumont over the next 20 years, as well as the maintenance of existing infrastructure and programs, to lay out the financial requirements and timing of projects to determine how we most effectively pay for the community's renewal and growth. Through strategic land management, responsible growth policies and clear financial levers and outcomes, Council and Administration will have a clear picture of facility and land needs for the future and ensure equitable distribution of the cost of growth and services.
 - The first output was the long-term planning needs for Protective Services, totaling roughly \$50 million over the next 10 years, as it was identified to be a high risk to not expand services.
- Off-Site Levy Review: Administration is completing this work to update the growth needs of the community, update costs and benefit areas, and have a more equitable share of the costs of growth paid by the development community. An update is forthcoming to Council at the April Committee of the Whole meeting and the draft bylaw will be ready for consideration and approval by Council in June.
- Asset Management: Administration is developing framework to supplement existing asset management practices, to more efficiently plan for the lifecycle and accommodate needed maintenance, repairs, and replacements in financial planning.
- Service Level Review: To support day-to-day administrative decisions and long-term strategic and financial planning. The review will consider the services provided by the City to various user groups, and in some cases, the users' quantifiable experiences with those services, in addition to the costs to provide those services and the proportion of the population they serve.

These projects are designed to ensure thorough due diligence in assessing the community’s long-term needs and priorities while maintaining financial sustainability through a well-managed, strategic approach. Administration aims to present a prioritized and phased list of capital projects, aligned with the City's growth and financial modeling, for consideration in future budget deliberations – beginning in 2026 with continuous refinement in future years, building on the five key projects identified above.

Recommendation:

Considering the City's competing financial pressures and the long-term growth planning work underway, Administration does not recommend proceeding with the design or construction of a civic centre at this time.

Financial Analysis

The high-level estimated cost to undertake a needs assessment, engagement efforts and development of a conceptual design for the civic centre project is approximately \$700,000.

If Council wishes to proceed with this work, Administration recommends evaluating this project alongside the broader 10-year capital plan during the 2026 budget deliberations, considering funding availability and project prioritization.

Risk Analysis

Proceeding with this project would limit funding available for other potential projects in future years.

Community Insight

The results from the A Place to Grow engagement rank the integrated campus and expanded library as last on the list of “Nice to Have” and more spaces for arts as second on the “Nice to Have” list. “Must Have” initiatives included: expanded safety services, affordable housing/age friendly, outdoor recreation, and improved trails and transit. It is important to note that the results of the A Place to Grow engagement are just one of many inputs Council should consider.

(A Place to Grow – What we Heard Report September 24, 2024, Page 10)

GROWTH PRIORITIES – SURVEY RESULTS	
Survey results lean to more traditional core municipal services like protective services, transportation, housing, recreation.	
MUST HAVE INITIATIVES	
1. Expanded safety services. Such as expanded RCMP facility and fire services.	66%
2. Enhanced support for all ages and stages. Implementing approved plans like the Affordable Housing Strategy and Age-Friendly Strategy.	32%
3. New and improved places to play outside. New places to play outside e.g. more park space and sport fields.	27%
4. More ways to safely walk, bike and travel. Such as new biking, walking and transit options.	24%
NICE TO HAVE INITIATIVES	
1. New sustainability initiatives. Like electric vehicle charging stations and sustainable reporting measures.	74%
2. New space to perform and create. With a new facility.	62%
3. Enhanced urban spaces. Like streetscape improvements and Centre-Ville initiatives.	62%
4. New space to gather and play inside. Like an integrated civic campus.	54%
5. Expanded space to read, learn and gather. Through expanded library services.	54%

If the project proceeds, a comprehensive communication strategy would be required, developed and implemented. Extensive engagement with identified stakeholders will be required to develop and refine the conceptual design as part of the scope of work.

Attachments

N/A