



STATUS REPORT

To: District of Ucluelet – Mayor and Council

From: Wendy Thomson, Acting CAO/
Scott Kenny, ACRD Contractor

Date: May 29, 2017

Subject: Update - West Coast Multiplex Project

The Alberni-Clayoquot Regional District is pleased to provide Tofino Council with the following status update on the West Coast Multiplex Project.

The West Coast Communities under the persistence and dedication of the West Coast Multiplex Society, in consultation with local governments, First Nations and the ACRD, have been in pursuit of a new recreation facility for the West Coast for the last two decades. This represents an exciting and unique MOU between five First Nations and three non-First Nation local communities.

The Society has and continues to work hard to ensure that this facility will incorporate the needs of the residents and has committed to raise Capital funds for phase one of the facility, the Arena. While the project remains to be built, significant progress has been achieved, including the following milestones:

- **July 2007** - A comprehensive feasibility study was completed by Nairne and Associates at a cost of \$57,000. The report included an aquatic centre and arena at an estimated cost of 17 million dollars. Their Executive Summary stated that recreation trends indicate that the facility, given its context in a resort community, must be able to serve an aging population, young people looking for social interaction and traditional families within a context that allows a diverse range of activities that can be shared by societal and family members at the same time. The contract was awarded through a comprehensive RFP process;
- **September 2008** - In concert with the feasibility study, a business plan was completed by Recreation Excellence at a cost of \$38,000. As part of their business plan process, Vic Davies Architecture (VDA) was hired to develop projected capital cost pricing for the multiplex, including an aquatic centre, arena and fitness area at a cost of 14 – 14.7 million dollars. The consultants concluded that the development of a multiplex facility that can meet the current and growing

needs of the communities of Tofino, Ucluelet, Area C and the First Nations would add significantly to the overall health and wellness of residents of the area. This contract was also awarded following an RFP process;

- **December 2011** – Vancouver Island University was engaged by the ACRD in September 2011 to undertake a survey on community interest in constructing a multiplex recreation facility on the West Coast of Vancouver Island. The report concluded that respondents were not opposed to a multiplex and noted that it could have a positive impact on the community;
- **August 2012** – An updated design and project budget was completed by VVI Construction, in consultation with CEI Architecture, for Phase one of the project which included the Arena only. At that time, the estimated cost was 12 million;
- **November 2012** – The ACRD conducted a referendum within the District of Ucluelet, District of Tofino and area “C” Long Beach. The referendum passed by 63% which granted the Regional District approval to recover Multiplex operating and maintenance costs up to a maximum of \$450,000 annually within the service area. The Society was deemed responsible to cover all capital costs through fundraising, donations and grants;
- January 2016 - The West Coast Multiplex Society approached the TLA-O-QUI-AHT First Nations requesting funding assistance for an alternative construction approach and to revise business plan and capital cost estimates. The Society, in concert with the CAO of the TFN, was instrumental in acquiring the \$100k from the Minister of Indigenous and Northern Affairs Canada (INAC);
- **April 2016** – Following the completion of additional geotechnical studies, the ACRD confirmed that the location for the proposed Multiplex facility would be on ACRD property at the Long Beach Airport (see attached map of proposed location);
- **September 2016** – Recreation Excellence was approved to complete the updated business plan and estimates for capital and operating costs. They were selected because they completed the 2008 Feasibility Study and also due to their familiarity with the region;
- **December 2016** – Recreation Excellence completed the business plan and revised capital costing update at a cost of approximately \$22,000. The document concluded that the capital cost for the arena would range between 10 and 14 million dollars, depending on the building construction type and that the annual operating cost would be approximately \$340,000. The report stated that from a practical point of view no facility will be built, and no facility will be successful, without strong support from the community. Even in cases where unanimity was an issue building the project, support is much stronger once the benefits of the facility are experienced. The report was received by the West Coast Committee

on January 12, 2017 and the ACRD Board of Directors on January 25, 2017;
(report attached)

- **January 2017**– The West Coast Committee approved the development of an RFP process which would undertake refined project planning and capital costing for the Multiplex. They also directed the ACRD to have VIU once again complete a community survey update on the regional support for the project;
- **February 2017** – The Toquaht Nation Council agreed to support the project and provide operating funds for the West Coast Multiplex service as administered through the ACRD; and
- **April 2017** – Following interviews of three Architectural firms, Vic Davies Architecture, located in Victoria, (VDA) was engaged to complete detailed project functional planning, design and refined capital cost estimates for the arena portion of the Multiplex project. The cost for this work is \$75,000 which is funded through the balance of the INAC grant and it is scheduled to be completed in the summer of 2017. VDA did produce the conceptual plans in the 2008 Feasibility Report and provided additional direction in the 2016 business plan update. They have worked with more than 160 communities across Canada on a wide range of recreation projects including feasibility studies, new construction and facility revisions or expansion. VDA has a long history of working with small BC Communities and pride themselves on producing attractive, fiscally responsible design solutions within allocated budget funding. The review committee was impressed with their presentation and understanding of the West Coast needs and are eager to work with their Team. The process will include several meetings at the West Coast and as previously stated, we expect the final report will be completed in August.
- **May 2017** – ACRD staff and representatives of the West Coast Multiplex Society met with the Yuułuʔiłʔatḥ Government Executive to provide an update on the West Coast Multiplex project and invited their Government to participate in the West Coast Multiplex service administered through the ACRD.
- **September 2017** - Following the completion of the detailed functional and costing report in August, the West Coast Committee has requested that the West Coast communities be surveyed for support of Phase 1 – the Arena portion of the project. Vancouver Island University has agreed to complete this task in the fall of 2017, using their 2011 report as a reference but using a new set of survey questions. The project, which will be designed in concert with the Society and Tla-o-qui-aht First Nation, will be funded by the ACRD and should be completed by October/November 2017.
- **Fall 2017** – Fundraising – The West Coast Multiplex Society will commence fundraising