



Calgary



FAPRAC Program Update

Foothills Athletic Park Redevelopment Advisory Committee
FRA2019-1399

2019 November 4

Foothills Athletic Park & McMahon Lands Redevelopment Roadmap



CITY OF CALGARY
RECEIVED
IN LEGAL TRADITIONS ROOM
DEC 02 2019
ITEM: FRA2019-1399
Corp. Record
CITY CLERK'S OFFICE



1. Introduction

What is Foothills Athletic Park and the McMahon Lands?

Why redevelop the park?

What could a new park be like?

How do we get there?

Who makes it happen?



2. Mission

To create a community vision and plan for the Foothills Athletic Park and McMahon Stadium Lands, that integrates with surrounding areas and meets Calgarians' recreation goals and the long-term aspirations.



3. Guiding Principles

Public Involvement

Local & City-wide Balance

Environmental Stewardship

Fiscal Responsibility

Strong Governance

4. Governance

Council

Foothills Athletic Park
Redevelopment
**Advisory
Committee**

Foothills Athletic Park
Redevelopment
Working Group

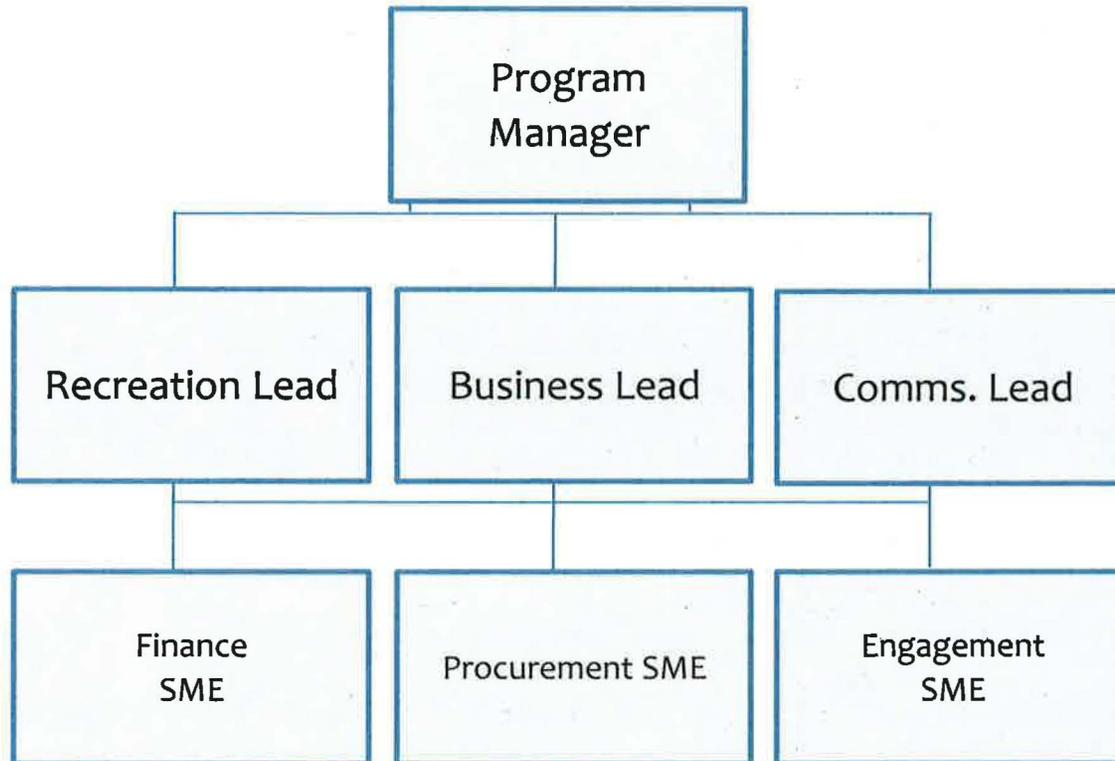
Committee
Support Team

Members

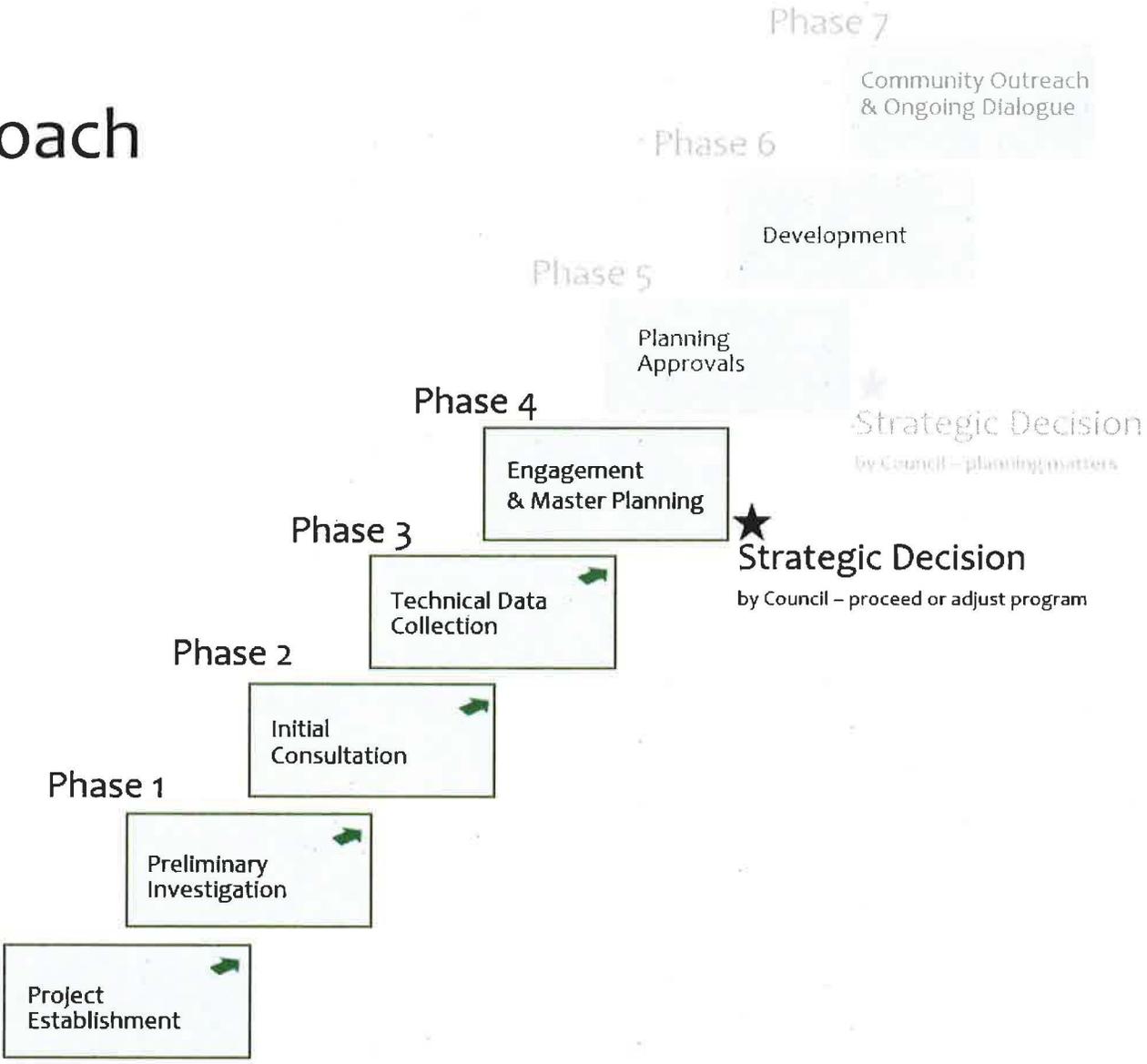
- Councillor Chahal (Chair)*
- Councillor Carra (Vice Chair)*
- Councillor Sutherland*
- Deputy City Manager*
- Director of Recreation
- McMahon Stadium Society Rep.
- University of Calgary Rep.
- Sport Calgary Rep.
- CMLC Rep.

* Voting member

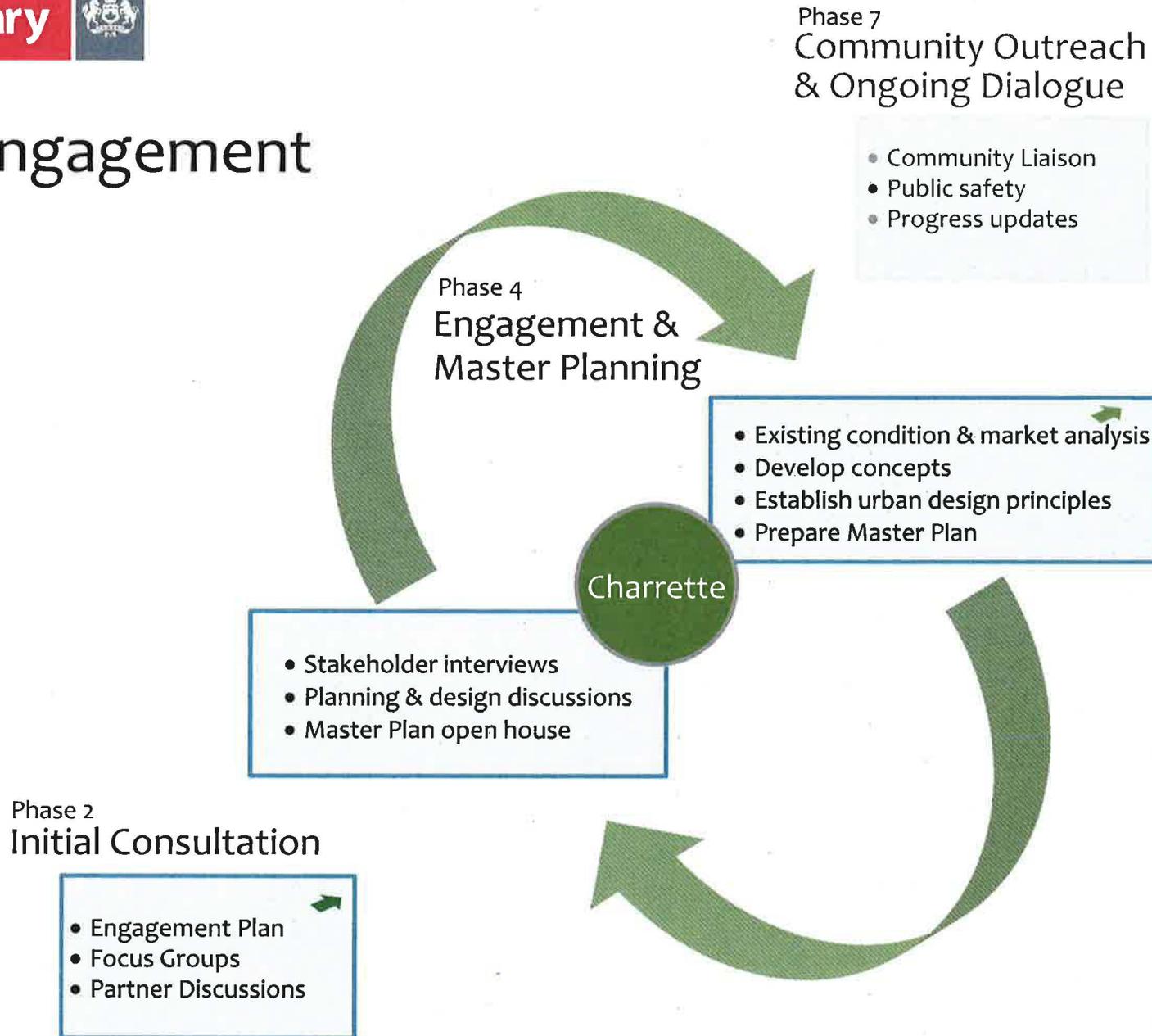
5. Support Team



6. Approach



8. Engagement

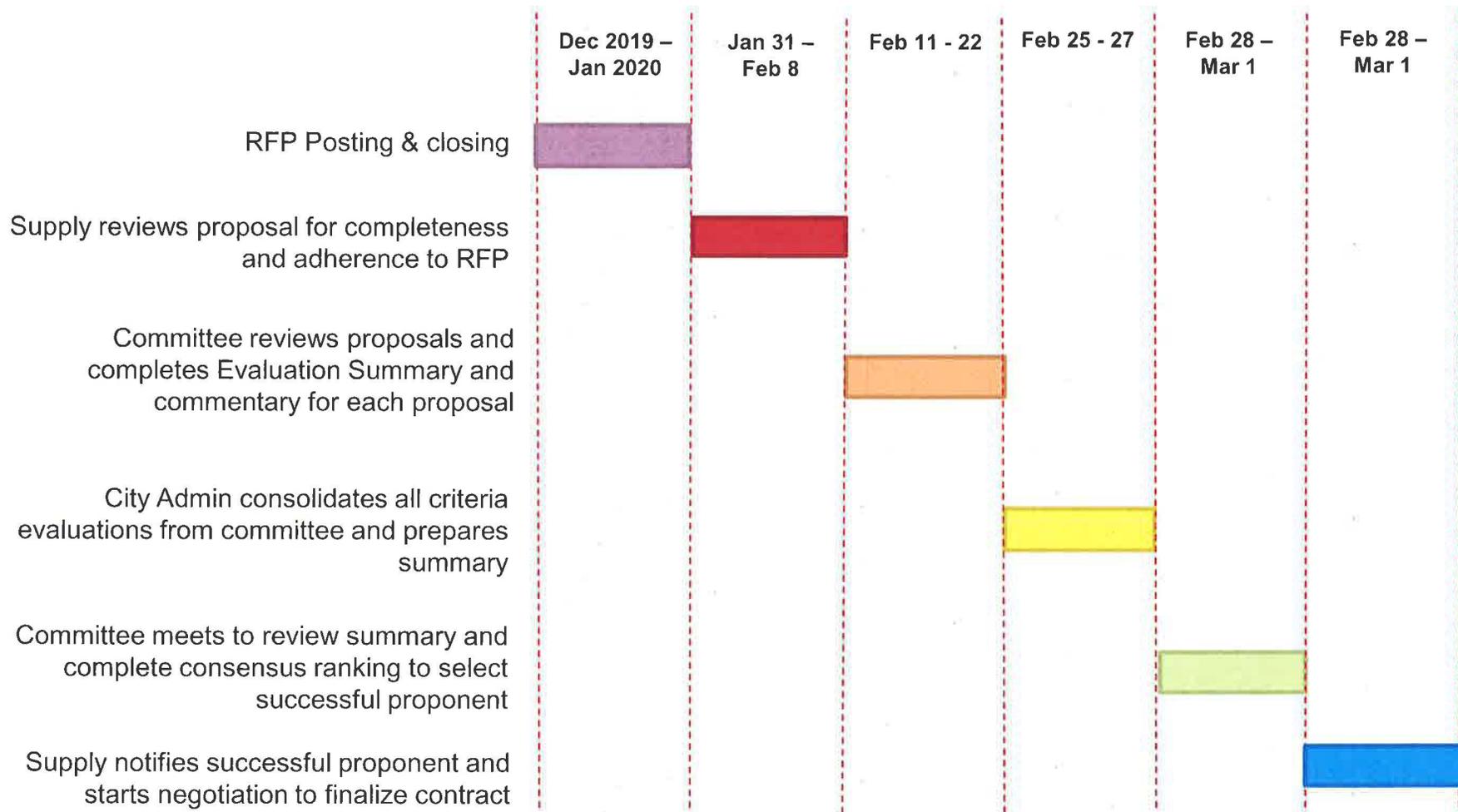


8. Work Plan

Phase	What needs to be done?	Who does the work?	What decision is needed?	Who decides?	When?
Project Initiation	Project Roadmap Scope Confirmation Comms. Plan	Support Team	Endorse Roadmap	Advisory Committee	Nov 2019
1. Preliminary Investigation	Delivery Analysis Market Study	Support Team	Procure study	Support Team	Mar-Apr 2020
2. Initial Consultation	Engagement Plan Focus groups Partner discussions	Support Team	Planning direction	Advisory Committee	Apr-May 2020
3. Technical Data Collection	Transport Analysis Parking Analysis Geotech. Analysis Servicing Analysis Site Analysis	Support Team	Procure studies	Support Team	Apr-Jul 2020
4. Engagement & Master Planning	Charrette Planning principles Phasing Strategy Public feedback Master Plan	Support Team	Endorse Master Plan Approve Master Plan	Advisory Committee Council	May-Jan 2021

SELECTION COMMITTEE FOR PROJECT MANAGER

TIMELINE





SELECTION PROCESS FOR PROJECT MANAGER SELECTION

RFP Posting & Closing	Supply review proposals for completeness and adherence to the RFP process	Estimated time required	City Admin consolidates all criteria evaluations from committee and prepares summary	Estimated time required	Committee meets to review summary and complete consensus ranking to select successful proponent	Estimated time required	Supply notifies successful proponent and start negotiation to finalize contract	Estimated time required
RFP will close on January 31	Supply reviews all proposals to ensure all the requirements are met. If a proposal does not meet all the requirements, it is disqualified.	3-5 days	Once evaluations are completed and received from the Selection Committee Members, City Admin will prepare a summary of all the data collected and share it among the Selection Committee members to review and begin evaluations	1-2 days	The Selection Committee meets to confirm the consensus selection for the successful proponent	1 day	A written recommendation for award is submitted to Supply within 3 weeks of closing the RFP	
Questions may arise through the posting period that may result in clarifications being required and an extension of the posting period being necessary	Hard copies of each proposal are printed and provided to each Selection Committee member	1-2 days	The Selection Committee may meet more than once to review the submissions. A consensus selection will be determined based on the rankings for each submission. Additional discussion may be required	1-3 days	Committee is required to complete a consensus commentary to support the successful proponents selection	1 day	Supply will notify the successful proponent and unsuccessful proponents	1-3 days
Best efforts will be made to ensure that City Admin responds to questions to prevent an extension of the posting	Selection Committee Members are required to review and complete an Evaluation Sheet that scores each submission and provides commentary for each section of the Applicants submission	2-3 hours per submission, between 18-45 hours per committee member (5-7 Days)			All materials including the completed criteria evaluation summary and commentaries are required to be submitted to Supply	1-2 days	Negotiations will commence with successful proponent to finalize contract and schedule	1-5 days

**Important Considerations for the Selection Committee Members:**

- Considerable amount of time required to be dedicated to the selection process
- 18 – 48 hours may be required over a short period to thoroughly review all submissions, evaluate and provide written commentary to support the City’s procurement process
- Additional meeting times are required to find a consensus selection
- Necessary to stick to our schedule to ensure the successful proponent can meet reporting timelines
- Selection committee members are not permitted to meet or speak with any proponents or speak to anyone about submissions except for Selection Committee Members during the open selection process⁴
- Details of evaluation and bid prices are strictly confidential

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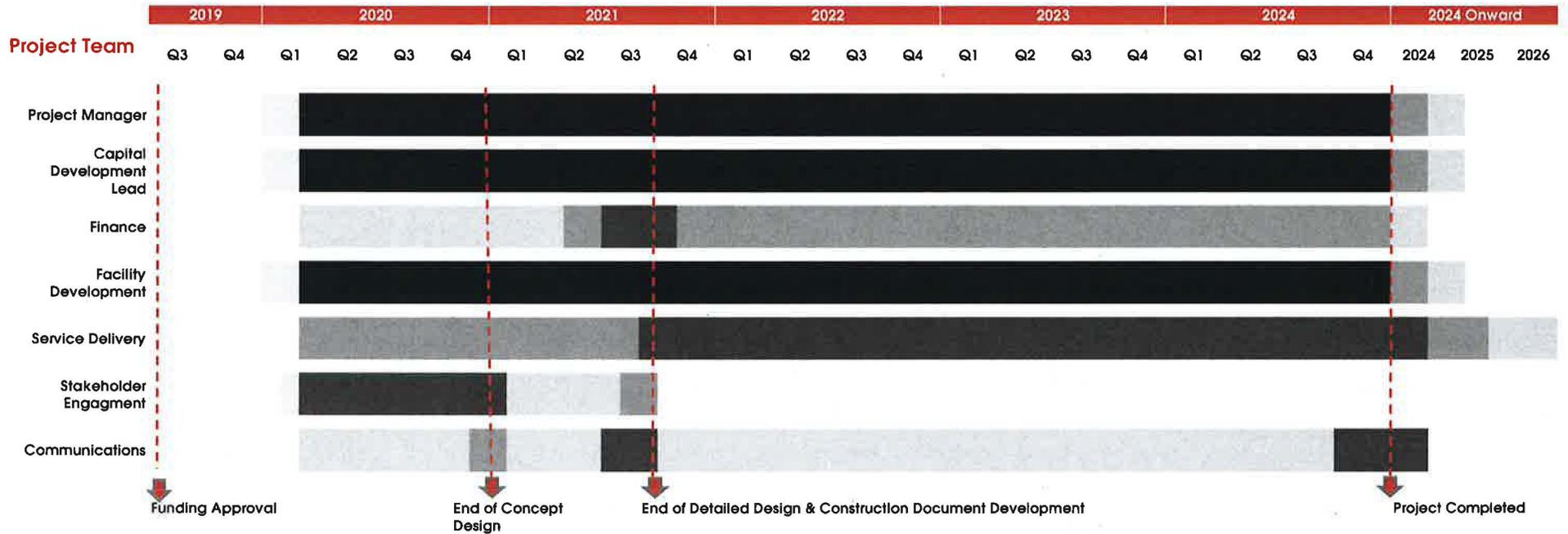
Fieldhouse Roadmap



HIGHLIGHTS	
TASK	END DATE
1. FIELDHOUSE ROADMAP & PROJECT PLAN	SEPT 2019
2. PROJECT INITIATION	JAN 2020
3. FUNCTIONAL & ACCOMMODATION PROGRAMMING, CONCEPT / SCHEMATIC DESIGN	JAN 2021
4. DETAILED DESIGN & CONTRACT DOCUMENTATION	SEPT 2021
CONSTRUCTION START FEB. 2022 (UNFUNDED)	
5. CONSTRUCTION END	END 2024
6. CLOSE OUT	2024-2026



TEAM ONBOARDING



Legend	
Percentage Time	
0 to 5	
5 to 10	
10 to 25	
25 to 50	
50 to 75	
75 to 100	



STATUS OF ACTIVITIES

	PROJECT PLANNING	INITIATION	FUNCTIONAL & ACCOMMODATION PROGRAMMING, CONCEPT / SCHEMATIC DESIGN	DETAILED DESIGN & CONTRACT DOCUMENTATION	CONSTRUCTION	CLOSE-OUT	SUSTAINMENT
Finance / Project Control							
Facility Development / Planning and Land Mgmt							
Stakeholder Engagement							
Service Delivery / Operations							
Communications							

KEY:	
Complete (all underlying activities completed)	
In Progress	
Activities to be started	



WORK PLAN

STAGE	WHAT NEEDS TO BE DONE?	WHO DOES THE WORK?	WHAT DECISION IS NEEDED?	WHO DECIDES?	WHEN?
Start-up	Funding	FAPRAC	Funding Approval	Council	Complete
1. Project Planning	Project Roadmap	Working Team	Roadmap Endorsement	FAPRAC	Sept 2019
2. Initiation	Charter, Establish formal project team (dedicated and PT resources), onboard consultants	Working Team	Workplan Approval	Steering Committee	Jan 2020-Apr 2020
3. Functional & Accommodation Programming	Functional and Accommodation Programing	Project Team	Functional & Accommodation Programming Approval	Executive Sponsor	Jan 2021
4. Concept/ Schematic Design	Concept Design	Project Team	Concept Design Approval	Executive Sponsor	Jan 2021

ADMINISTRATION RECOMMENDATION

That Foothills Athletic Park Redevelopment Advisory Committee recommend that Council:

1. Receive the program update for information.



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Questions

2019 December 2

Program Update

ISC: Unrestricted

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Request for Proposals

Contents

		Target Completion
Phase 1	Preliminary Investigation <u>Deliverable</u> : Highest & Best Use Study	2020 Mar
Phase 2	Initial Consultation <u>Deliverable</u> : Stakeholder Preferences Study	2020 May
Phase 3	Technical Data Collection <u>Deliverable</u> : Infrastructure Analysis Study	2020 Jul
Phase 4	Engagement & Master Planning <u>Interim Deliverable</u> : Design Concepts Package <u>Milestone Deliverable</u> : Master Plan	2021 Jan



Request for Proposals Issuance Targets

Issue Date	2019 December 26
Submission Deadline	2019 January 30
Award	2019 February 20