

Date: 2021-09-03

Subject: **Budget Amendment and Request to Begin Procurement for the Design, Contract Administration and Advisory Services of a Cricket Stadium**

Contact: Rob Gasper, Manager Projects & Special Initiatives
Community Services
Peter Gabor, Manager, Facility New Development Services
Building Design and Construction

Report Number: Community Services-2021-996

Recommendations:

1. THAT the report titled “Budget Amendment and Request to Begin Procurement for the Design, Contract Administration and Advisory Services of a Cricket Stadium” to the Committee of Council Meeting of September 22, 2021 be received;
2. THAT a budget amendment be approved in the amount \$5,000,000 for the design, contract administration and cricket advisory services of a Cricket Stadium at CAA Centre lands, Ward 3, with funding to be transferred from Reserve #134 – Recreation Development Charges; and
3. THAT the Purchasing Agent be authorized to begin the procurement to hire an architect for the design and contract administration services of a Cricket Stadium at CAA Centre lands, subject to Council’s approval of the budget amendment.

Overview:

- **The City of Brampton will build a new state of the art fully-lit cricket stadium to International Cricket Council (ICC) standards and propose it be located at the CAA Centre and Sports Park, a 110 acre athletics park.**
- **The new cricket stadium at the CAA Centre lands will be used for local, national and international tournaments, drawing national and international audiences, providing great economic and community benefits, and solidifying the City of Brampton as the “Cricket Capital of Canada”.**
- **The CAA Centre is one of the larger City-owned complexes available for major indoor and outdoor athletic use and recreational programming. The**

lands have enhanced amenities to serve the City-wide needs of all residents and organizations. Its central location in the City and proximity to major traffic arteries and Toronto Pearson International Airport makes it a preferred location for local, national, regional, and international events.

- The addition of a cricket stadium to the City of Brampton field inventory at the CAA Centre site will allow the City to accommodate a variety of tournaments, including the Global T20 Canada (GT20), a 20-over cricket internationally recognized tournament sanctioned by the International Cricket Council (ICC), other international and national tournaments and events, as well as adult and youth cricket programs, pending availability of the facility. The ability to accommodate more cricket programs for training and competition is a major ancillary benefit, while also providing for additional revenue opportunities from the new stadium and field.
- Staff recommends consideration to construct the cricket stadium as a multi-use facility with cricket as the main use while having the ability to accommodate the hosting of other sport tournaments or special events.
- The total project cost of a cricket stadium including design, construction, contract administration and advisory services is estimated to be \$35,500,000. It is anticipated that the design will begin in 2021 and the construction is planned to start in 2022.
- Construction funding has been requested by way of capital budget ask that has been submitted for approval in the 2022 capital budget request.
- This budget amendment report seeks approval of \$5,000,000 to hire the architect for the design and contract administration services, and to retain cricket advisory services.

Background:

The cricket stadium was originally proposed to be located at the same site of Gore Meadows Community Centre, which allows for large outdoor use and local recreation programming. However, as the cricket stadium is a highly sport focused facility with the potential for up to 20,000 spectators to attend internationally recognized tournaments, it was found that the CAA Centre lands, as a sport hub, would be a much better location for a new cricket stadium rather than Gore Meadows, which is a residential area where the current infrastructure (traffic congestion, lack of parking, lack of transit etc.) cannot sustain the high traffic volume associated with international events. Existing parking at the Gore Meadows site is limited and in high demand already with the use of Community Centre amenities. Staff note that a new fully-lit full-size cricket field will be built in place of the stadium at Gore Meadows to accommodate the demand for the sport while being mindful of the capacity and residential nature of the area.

The CAA Centre, built in 1998, located at the intersections of Kennedy Road, the 407 and the 410 Highway, is one of the busiest, all-season sports and entertainment complexes in the GTA. It features four NHL size rinks, including a spectator bowl with a seating capacity of 5,000 and a full service 250-seat restaurant that overlooks the three community rinks. The main arena is part of larger community complex that includes three smaller ice pads.

The CAA Centre, with its multi-purpose arena, was home to the East Coast Hockey League's Brampton Beast and OHL Brampton Battalion. When the facility is not being used for hockey, it features concerts, trade shows, film shoots, graduation ceremonies as well as many other major sporting events. Outside the CAA Centre and surrounding main parking lot, the complex has 5 baseball diamonds, 5 parking lots, a kabaddi field, and 2 cricket pitches. Over 1.2 million people visit the CAA Centre each year. The existing kabaddi field hosted the Canadian International Kabaddi tournament, also called the Canada Kabaddi World Cup. The cricket pitch was used to host the 2019 Global T20 Canada tournament and it is anticipated it will continue to host this tournament annually until a stadium is built. In 2020, the City invested in significant improvements to the cricket pitch at the CAA Centre, including grading and the installation of appropriate natural wickets to make this site a premier outdoor cricket pitch in the GTA, and also expanding the field of play.

Cricket is a sport that is enjoyed by a great number of youth and adults in the City of Brampton. In fact, the growth of the sport has outgrown the fields available for rent to our user groups. This decision to build a new cricket stadium was necessitated by the increased demand for cricket field use by the Brampton community.

Current Situation:

The City of Brampton is a leader in supporting the sport of cricket, with the most pitches per capita in the GTA. The City's investment in the sport remains unmatched. The construction of the stadium at the CAA Centre will put Brampton on the world stage as a sports and entertainment host, bringing broader sporting tourism and economic development to the City.

The addition of a new cricket stadium at CAA Centre, to the City of Brampton field inventory, will enhance the City's ability to accommodate a variety of tournaments, including the GT20, and possibly additional events. The stadium will be able to accommodate additional adult and youth cricket programs that serve the residents of Brampton and provide development opportunities within the sport.

While the due diligence process is ongoing, the project is now at the stage to commence the procurement to hire the design consultant. It is anticipated that the facility will provide for an up to 5,000 fixed-seat stadium that will allow for hosting additional events with up to an additional 20,000 temporary seating. The facility will be designed to have an International Cricket Council (ICC) sanctioned pitch capable of

hosting international level tournaments and events. Detailed facility specifications will be further developed once the architect and cricket advisory consultant are retained.

Staff proposes constructing the cricket stadium as a multi-use facility to maximize its use and to diversify revenue sources. The stadium will be reserved mainly for cricket with the ability to turn over to host other sport tournaments or special events. While modifying the stadium to a multi-use facility may have some operational impacts resulting from the changeover between sports, it will have no bearing on the project budget or scope of work. Staff will take this into consideration when determining the operating budget, including maintenance and labour, for the stadium, which will be requested through a future annual budget submission, subject to Council approval.

Corporate Implications:

Financial Implications:

A budget amendment is required in the amount of \$5,000,000 to proceed with the procurement to hire the architect for the design and contract administration services and cricket advisory services.

Subject to Council approval, a new capital project would need to be established in the aggregate amount of \$5,000,000 for the Design, Contract Administration and Advisory Services of a Cricket Stadium at CAA Centre lands, with funding to be transferred from Reserve #134 – Recreation Development Charges. Sufficient funding is available.

Additional funding in the aggregate amount of \$30,500,000 will be requested as part of the 2022 Capital Budget submission for costs to complete construction. All operating costs relating to this cricket stadium will be included in future budget submissions, subject to Council approval.

Total funding is anticipated to be \$35,500,000.

The Cricket Stadium was not part of the previous Development Charges Study. Accordingly, staff will review included projects, funding available, as well as potential impacts for the next Development Charges Study.

Other Implications:

Purchasing Implications:

Design and Contract Administration Services of the Cricket Stadium:

A public Procurement Process will be conducted and the Bid submissions shall be evaluated in accordance with the published evaluation process within the bid document. Purchase approval shall be obtained in accordance with the Purchasing By-law.

All communication with Bidders involved in the procurements must occur formally, through the contact person identified in the Bid Documents.

Term of Council Priorities:

The Cricket Stadium at CAA Centre project will be a key project in reflecting the **Term of Council Priorities** and the City's **Strategic Plan** as it will support and achieve:

A **Healthy and Safe City**, by enhancing recreation and sports facilities to increase access to programs for residents and also by adding new activity hubs to provide accessible spaces and play elements for residents of all ages and abilities.

A **Mosaic**, by providing additional sport facilities that enable diversity and equity through developing a holistic framework to embed diversity across the City.

A **Well-Run City**, by leveraging partnerships for collaboration, advocacy, and dynamic expansion in activities to bring national and international events to the City.

Living the Mosaic – 2040 Vision

This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic.'

Conclusion:

The project to construct a new state of the art fully-lit cricket stadium at CAA Centre will add an active facility to this multi-purpose sports precinct, solidify the City as the "Cricket Capital of Canada" and be a testament to the City's leadership and commitment to the game and community.

Locating the stadium at the CAA Centre in close proximity to major traffic arteries and Toronto Pearson International Airport will provide an opportunity to draw audiences to the City from across the GTA and internationally, positively impacting sports tourism and economic development.

This project provides a solution to the recommendation made in the Parks and Recreation Master Plan for more cricket fields. The new construction of a cricket stadium for the increase in demand will also provide new programming and revenue opportunities for the City of Brampton.

The collaborative work of City of Brampton Departments to create the program for this new outdoor facility provides an efficient use of expertise and resources for the development of what will become a premier sports destination and another heavily

utilized sports facility in the City.

It is recommended that a budget amendment be approved in the amount of \$5,000,000 for the design and contract administration services, and cricket advisory services and that the Purchasing Agent be authorized to commence the procurement as described in this report.

Authored by:

Rob Gasper
Manager, Special Projects & Initiatives
Community Services

Reviewed by:

David Bottoni
Director, Building Design and Construction
Public Works & Engineering

Reviewed by:

Anand Patel
Acting Director, Recreation
Community Services

Reviewed by:

Jason Schmidt-Shoukri
Commissioner, Public Works & Engineering

Approved by:

Marion Nader
Commissioner, Community Services

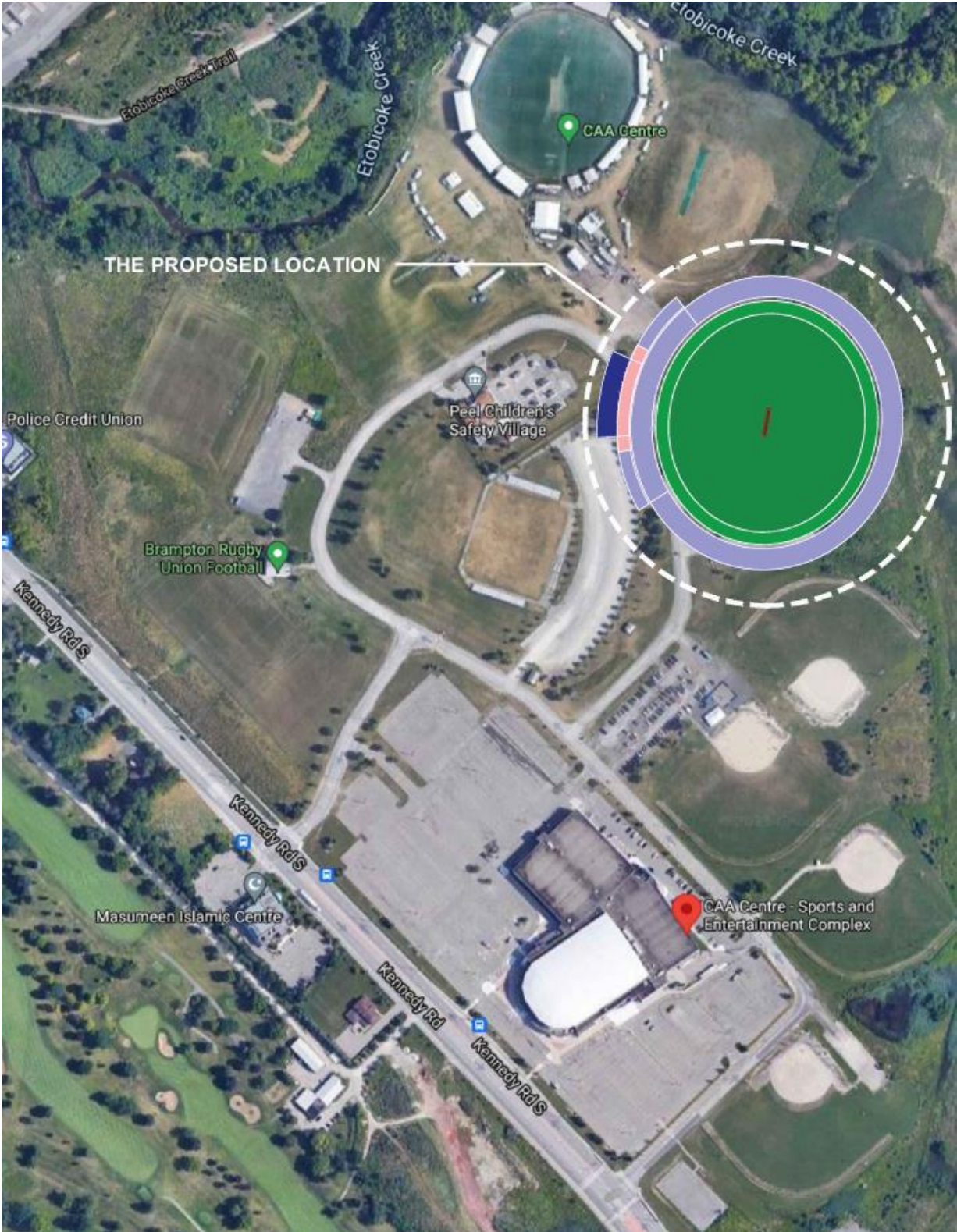
Submitted by:

David Barrick
Chief Administrative Officer

Attachments:

Appendix A: Conceptual site layout - proposed location of the new cricket field

Appendix A: Conceptual site layout - proposed location of the new cricket field



Conceptual image only. Final design and site location subject to change.