



## MEMORANDUM

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**TO:** Mayor Lawlor and Members of Council

**FROM:** Kevin Okimi, Director of Parks and Open Space

**DATE:** May 31, 2024

**MEMO NO.:** CSE-2024-001

**SUBJECT:** Request for Expression of Interest for Indoor Air Supported Dome Providers: Results and Next Steps

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### **PURPOSE OF THE MEMORANDUM:**

The purpose of this Memorandum is to update Council on the results of the Expression of Interest for a third-party vendor to partner with the Town to supply, install and operate an indoor air supported dome(s), and outline the next steps.

### **BACKGROUND:**

In October 2023, Council directed staff to issue a Request for Expression of Interest (EOI) to gauge the interest of a third-party private-public partnership to supply, install, maintain and operate a seasonal air supported dome(s) at various locations, as outlined in [Report RP-2023-015](#), due to the growing community needs for seasonal indoor facilities. The intent of the EOI was that the dome(s) would be provided at low/no cost to the Town - with the provider assuming the costs and risks to construct and operate the facility.

In January 2024, staff issued 2024-005-EOI to receive expressions of interest from private sector proponents. A copy of the EOI is included as Appendix A.

As approved by Council, the EOI included various options for a potential seasonal dome(s), including Town owned/operated locations, and other locations owned/operated by the local School Boards (Halton District and Halton Catholic District). Those locations included:

- Gellert Park Expansion: Multi-sport dome, Court Dome, identified as a priority location
- Trafalgar Sports Park: Soccer Dome, Multi-Sport Dome, Court Dome
- Prospect Park: Court Dome
- School Board Sites: Georgetown District High School or Christ the King

Proponents were also allowed to submit alternative bids which did not include any of the options outlined by the Town.

**COMMENTS:**

The Town received eight (8) submissions from proponents in February 2024, as summarized in the following table.

<b>Company</b>	<b>Location</b>
Athlete’s Edge Sports Development	Halton Hills, Ontario
Ballsports Facilities Development Inc.	Concord, Ontario
Broadwell Air Domes	Canada
Colab Sports Management	Oakville, Ontario
Corte Holdings	GTA/Halton Hills, Ontario
Kuypers Management & Consulting	Halton Hills, Ontario
Razor Management	Toronto, Ontario
Tennis Clubs of Canada	GTA

The proponents included a mix of:

- Established providers/operators of seasonal dome installations (4);
- A supplier of domes (no installation/operation) (1);
- Smaller companies with experience in operating indoor sport facilities (1); and
- Local start-up companies who are exploring entering the market for indoor facilities, but lacked demonstrated experience (2).

The submissions varied in their scope of the interest. Key points are summarized in the following table.

<b>Location</b>	<b>Summary of EOIs</b>	<b>Key Takeaways / Comments</b>
Gellert Park Expansion (Multi-sport dome, Court Dome, identified as a priority location). (See Appendix B)	Multiple vendors expressed interest in this location, with similar scope or approach.	This location has a high potential for a formal public-private partnership for a multi-court sport dome. Proponents demonstrated interest and ability to deliver this type of facility.

<p>Trafalgar Sports Park (TSP) (Soccer Dome, Multi-Sport Dome, Court Dome)</p>	<p>Multiple expressions of interest were received for this location, with different scope/concepts.</p>	<p>The EOIs submitted for this location were not as well defined, and did not clearly explain/identify the impacts to existing facilities, or addressed how servicing needs would be met at the Trafalgar Sports Park site.</p> <p>This location would also require additional Town investment (i.e. artificial turf fields or courts) which are not currently funded in the Town's 10 year Capital Forecast.</p> <p>Any project for Trafalgar Sports Park may be best considered in the future when plans for the park and funding are better defined.</p>
<p>Prospect Park (Court Dome)</p>	<p>No EOIs were received related to Prospect Park.</p>	<p>Prospect Park is not deemed to be a feasible site as no respondents expressed interest.</p>
<p>School Board Sites (Georgetown District High School or Christ the King).</p>	<p>EOIs were received for a mix of existing and future School Board sites.</p>	<p>Both school Boards have existing artificial turf fields, or may have future artificial turf fields as part of future secondary schools.</p> <p>Staff are of the opinion that partnering with the School Board(s) represents the most likely option to secure a larger full-size soccer dome, in a multi-party arrangement. This would provide for community use, while minimizing the capital costs for the Town.</p>
<p>Other Alternate EOIs</p>	<p>Two (2) alternate Expressions of Interest were received for a private property, and for a park location via sale of land.</p>	<p>The alternate EOIs included a sale of a portion of parkland for an indoor facility. However, the proposed park location is in the floodplain and not suitable for such a facility. The property sale proposed would not be feasible.</p>

		EOIs related to private property are not within the Town's control. Staff are of the opinion that this type of partnership should be pursued directly by the private sector.
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Based on the results and staff analysis of the EOIs, and subsequent discussion with proponents and the School Boards, the key points are:

- The Gellert Park expansion represents the best opportunity to provide a multi-sport court dome in the short term.
- A partnership with the School Board(s) represents the most cost-efficient approach to provide a full-size soccer dome, however, existing school fields have more constraints than future school locations.
- Trafalgar Sports Park is not a feasible location in the short -term, due to budget constraints and the lack of clear proposals.
- A dome at Prospect Park is not feasible at this time.
- The provision of an indoor air supported dome will partially meet the demands for indoor recreational space, until such a time when it is feasible to provide more permanent facilities.
- Based on the level of interest, there would be a high potential for a public-private partnership for an indoor dome at the Gellert Park, subject to a future Request for Proposal.

Based on the above, staff intend to undertake the following next steps to advance this initiative:

- Undertake additional stakeholder consultation for an air supported dome (multi-court sports) as part of the Gellert Park expansion.
- Engage potential providers on a preliminary basis to confirm the general requirements for an air supported dome project at the Gellert Park expansion.
- Include the requirements for an air supported structure into the detailed design of the Gellert Park expansion, to continue to advance the detailed design.
- Continue to review the funding strategy and overall affordability in the Town's Long Range Financial Plan for Gellert Park expansion as part of the 2025 Budget process (estimated at \$6 million).
- If the Gellert Park expansion is funded as part of the 2025 Budget, staff would be able to issue a Request for Proposal (RFP) for a third-party provider for a seasonal indoor dome (supply, install, operate), at low/no cost to the Town. The funding for the park expansion is required to be in place prior to issuing an RFP.
- If the park funding moves to a future year, the information gathered as part of this process will be used to initiate the air supported dome project at the appropriate time.
- Staff will continue discussions with the Halton District and Halton Catholic District School Boards regarding a potential dome (full size soccer), including issuing an

RFP, if required, subject to Council adoption of any Town funding requirements through the Budget process.

Formal 2025 Budget adoption is scheduled to occur at the Special Council Meeting on December 16, 2024. If a Request for Proposal was issued following the approval of the 2025 Capital Budget, the earliest potential opening for an indoor facility would be in Quarter 1 of 2026, depending on the timing of final approvals and construction for the park and indoor facility.

There may also be funding opportunities through grants or community groups which can be used to offset a portion of the total cost, however, those grants and commitments cannot be confirmed until the funding approval and timeline of the overall projects are further defined.

### **CONCLUSION:**

Based on the results of the Request for Expression of Interest, there is interest in a third-party provider partnering with the Town to deliver a seasonal air supported dome at various locations, but primarily as part of the Gellert Park expansion. Staff will implement the next steps outlined above, pending the 2025 Budget process.

Reviewed and approved by,

Damian Szybalski, Commissioner of Community Services

Chris Mills, Chief Administrative Officer