



**City of Lloydminster
Information Report (IR)**

Subject Matter: Cenovus Energy Hub Update September 2023

Department: Community Development Services

Presented By: Joel Turcotte

GPC Meeting Date: September 18, 2023

Topic: The Cenovus Energy Hub project team has committed to providing quarterly updates on the project to Council.

Background: Cenovus Energy Hub was approved for construction by Council on April 24, 2023. The Core Project Team, along with TBD Architecture + Urban Planning and PCL Construction Management Inc. have finalized the plans for the site and facility and have begun procuring vendors for construction. On July 17, 2023, Council approved the first sponsorship agreement with Cenovus Energy Inc. as the naming sponsor of the facility.

A report has been attached with further details for Council's information including construction progress, procurement details, milestones, sponsorship/fundraising, and budget information.

Objective: To provide Council with an update on the Cenovus Energy Hub project.

Options:

1. That the Committee accept this report as information.

Alignment with Strategic Plan: This item is in alignment with the following strategic area: Managing our Environment and Infrastructure. Designing and building a new event facility to replace the Centennial Civic Centre that is at the end of its serviceable life.

Governance Implications: N/A

Budget/Financial Implications: See attached report for budget information.

Environmental Implications: All required environmental assessments have been completed for the site and the project is following all requirements to date.



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Report Approval Details

| | |
|----------------------|--|
| Document Title: | Cenovus Energy Hub September 2023 Update.docx |
| Attachments: | - 20230906 Cenovus Energy Hub September 2023 Update.docx |
| Final Approval Date: | Sep 14, 2023 |

This report and all of its attachments were approved and signed as outlined below:

Tracy Simpson

Doug Rodwell

Dion Pollard



CENOVUS ENERGY HUB UPDATE

September 2023

September 6, 2023

Core Project Team

DESIGN UPDATE

TBD Architecture + Urban Planning (TBD) has completed the detailed design for construction packages that PCL Construction Management Inc. (PCL) will be using to procure the project. TBD continues to work with PCL and the vendors of the open procurement packages to ensure that all information is provided for each scope of work. TBD will be transitioning into project consulting to ensure throughout the project that the drawings match to the work being completed by the contractors.

PROCUREMENT

PCL Construction Management Inc. posted the first procurement publicly on June 6, 2023. The following tenders have been procured for the project to date:

| VENDOR | Scope of Work | Contract Value (excl. GST) | Status |
|--|---|----------------------------|---|
| PCL Construction Management Inc. Saskatoon, SK | Early Works & Mobilization | \$493,803 | Approved for Work within existing contract - June 2023 |
| PCL Construction Management Inc. Saskatoon, SK | General Expenses | \$3,796,565 | Approved for Work within existing contract - July 2023 |
| SB Canada Edmonton, AB | Piling | \$1,757,817 | Awarded July 2023 |
| Precision Contractors Lloydminster, AB | Bulk Earthworks | \$972,937 | Awarded July 2023 |
| PCL Construction Management Inc. Saskatoon, SK | Concrete Foundation & Structure | \$5,539,226 | Awarded August 2023 |
| Nucor Harris Rebar Saskatoon, SK | Concrete Reinforcement | \$1,490,730 | Awarded August 2023 |
| <i>In review</i> | Refrigeration | | Closed August 30, 2023 |
| <i>In review</i> | Precast Concrete | | Closed September 6, 2023 |
| <i>In review</i> | Mechanical | | Closed September 6, 2023 |
| <i>In review</i> | Detailed Earthworks | | Closed September 6, 2023 |
| <i>In review</i> | Roofing & Cladding | | Closed September 13, 2023 |
| <i>In review</i> | Structural Steel | | Closed September 12, 2023 |
| | Electrical | | Open for Tender to pre-qualified contractors only – Closes September 27, 2023 |
| <i>In review</i> | Architectural Division 04-14 (masonry, metals and specialty metals, wood, millwork, etc.) | | Closes September 29, 2023 |
| | Landscaping (hardscaping, soft scaping) | | Upcoming October 2023 |
| | Civil (underground utilities) | | Upcoming October 2023 |
| | Audio Visual | | Upcoming December 2023 |

CONSTRUCTION PROGRESS

At the beginning of July, PCL mobilized to site and located the construction office and temporary parking on the future Hotel location of the site. Temporary fencing was installed around the trailer complex for site security purposes. Initial survey control and monuments were established, and a topographic survey was completed to establish the initial surface starting point for quantity and progress tracking purposes.

In August, both the bulk earthworks contractor (Precision Contractors Ltd.) and the piling contractor (Soletanche Bachy Canada Inc.) were mobilized to site. The work completed included stripping of organics from the building footprint and a portion of the parking lot. Rough grading of the building footprint to the top of subgrade elevation has also been completed and the building pad is ready for piling activities. The initial activity of the piling contractor was to complete a pile load testing program. This testing program is intended to identify if savings can be made on the pilings of the building.

In September, the earthworks will continue, and pilings will begin to be constructed.

MILESTONES

The following milestones have been completed and are upcoming for the project:

| MILESTONES COMPLETED | COMPLETION DATE |
|---|-----------------|
| Project Approval by Council | April 24, 2023 |
| Architect Consultant Amendment to Contract | May 5, 2023 |
| Area Structure Plan Approval | May 23, 2023 |
| Land Use Bylaw Amendment of lands to Urban Park from Urban Transition | May 23, 2023 |
| Special Announcement – Cenovus Energy Inc. Title Sponsorship | June 27, 2023 |
| Early Works Mobilization | July 4, 2023 |
| Subdivision Application and Development Agreement | August 10, 2023 |
| Pile Load Testing | August 29, 2023 |
| Groundbreaking Ceremony | August 29, 2023 |



Site Trailer Compound
Photo July 27, 2023



Site Parking and Laydown Area
Photo July 27, 2023

Drone footage of Groundbreaking Ceremony August 29, 2023



Shovel Ceremony at Groundbreaking August 29, 2023



| UPCOMING MILESTONES | ANTICIPATED SCHEDULE |
|-------------------------------|----------------------|
| Development Permit | September 2023 |
| Building Permit | September 2023 |
| Grading Complete | September 2023 |
| Piling Complete | October 2023 |
| Structural Steel Erected | July 2024 |
| Building Watertight | September 2024 |
| Substantial Completion | July 2025 |
| Total Construction Completion | August 2025 |
| Opening | November 2025 |

OPERATIONAL PLANNING

The Core Project Team has posted to the City’s Bids and Tenders site an Expression of Interest for the Food and Beverage Services within the facility. This Expression of Interest is to seek developers, retailers, organizations, or businesses for the operation of the food and beverage services for the facility. The closing date for the Expression of Interest is October 6, 2023. Details can be found here: [Bids and Tenders - Lloydminster](#).

SPONSORSHIP/FUNDRAISING

The Friends of Cenovus Energy Hub Committee posted an Expression of Interest on the City’s Bids and Tenders site for additional Sponsorship opportunities within the facility. The Expression of Interest closed on August 21, 2023. The available sponsorship opportunities included Community Arena naming rights, Outdoor Arena naming rights, Parking Lot naming rights, and Dressing Room naming rights. The Committee is currently reviewing the submissions received.

The Friends of Cenovus Energy Hub Committee are currently recruiting new members. On September 25th, Administration will bring forward to Council an appointment request for the new members. Currently, there is still one available spot open on the Committee to fill.

The first fundraising event was the Samsquatch Hockey Tournament, which took place on May 6, 2023. The tournament raised \$4,049.

Upcoming fundraising initiatives are being planned and will be advertised in the coming months. The project has been setup on the Canada Helps website for anyone to donate to the project. To donate to the project, click [here](#).

Sponsorship/Fundraising Target



BUDGET

The following tables have been provided to show high level where the project is currently sitting.

| Cenovus Energy Hub Project Costs | | | |
|--|---------------------|--------------------------------------|-----------------------|
| Components | Class B Budget | Approved Scope of Work Sept. 8, 2023 | Actuals Aug. 31, 2023 |
| Event Arena | \$74,045,000 | \$20,147,241 | \$602,941 |
| CRU & Hotel Servicing | \$250,000 | | \$56,309 |
| Site Perimeter & Interior Roadway | \$4,110,000 | | |
| Construction Contingency (5%) | \$3,920,250 | | |
| Furniture, Fixtures & Equipment (FF&E) | \$2,000,000 | | |
| Street Improvements | \$5,000,000 | | |
| Site Soft Costs | \$4,600,000 | \$3,661,521 | \$2,961,526 |
| Total | \$93,925,250 | \$23,808,762 | \$3,620,776 |

| Cenovus Energy Hub Project Funding Sources | | |
|--|---------------------|-----------------------|
| Funding Source | Approved Funding | Actuals Aug. 31, 2023 |
| Special Reserve Arena | \$11,796,742 | \$3,620,776 |
| Borrowing Bylaw (Bylaw No. 03-2022) | \$33,000,000 | |
| ICIP Funding – Federal | \$16,463,508 | |
| ICIP Funding – Saskatchewan | \$16,665,000 | |
| Fundraising/Sponsorship | \$8,000,000 | |
| Commercial Retail Unit Sales | \$5,000,000 | |
| Other Government Funding | \$3,000,000 | |
| Total | \$93,925,250 | \$3,620,776 |