

Information Report



Service Area	Public Services
Date	Friday, June 26, 2020
Subject	Guelph Community Sports Dome Updates

Executive Summary

Purpose of Report

To extend the City's operation of the Guelph Community Sports Dome (the "Sports Dome Facility") through to June 30, 2021.

Key Findings

In a [report](#) to Council on June 4, 2019, staff were directed to report back to Council in Q2 2020 to consider options for the future of the Sports Dome Facility, including a facility assessment, capital plan, operating model, and recommendations for future use.

On June 30, 2019, the City of Guelph assumed operation and control of the Sports Dome Facility.

At the time of this action, the City of Guelph entered into a License Agreement with Guelph Soccer Club Incorporated (the "Agreement") allocating Sports Dome office space and continuation of existing Guelph Soccer Club field bookings. This Agreement was in place from July 1, 2019 through to June 30, 2020, with a month-to-month over holding provision.

Due to the COVID-19 Pandemic, staff will extend this Agreement through delegated authority for another year and report to Council in Q2, 2021 with options for the future of the Sports Dome Facility

Financial Implications

The Sports Dome Facility operations for the 2019-2020 indoor season was incorporated into the Parks and Recreation Department without any adjustment to the department base budget. This will be continued into the 2021 budget with any financial outcomes of the operational assessment being recommended for the 2022 budget. Any net operating variance in 2020 and 2021 will be subject to the City's [Budget Monitoring Policy](#) and [Year-End Surplus Allocation Policy](#).

The costs required for capital infrastructure renewal will also be deferred and considered as part of the ongoing operational assessment.

Report

Details

On June 4, 2019, Council directed City staff to terminate the Municipal Capital Facility Agreement and Lease between the City of Guelph and Guelph Community Sports (dated September 11, 2006), to assume and pay remaining loan amounts of approximately \$255,000 owed to Royal Bank of Canada from Guelph Community Sports, and to assume operational control of the Sports Dome Facility effective June 30, 2019.

Upon assumption of the Sports Dome Facility, staff began the process of evaluating the facility condition, reviewing existing rental agreements and contracts, developing sports dome specific City of Guelph programming, and maintaining rental agreements with the facility's existing tenant, Guelph Soccer Club Incorporated.

Sports Dome Facility Assessment

On December 14, 2019, Facility Condition Assessment Portfolio eXperts Ltd (FCAPX), completed a Facility Inventory and Building Condition Assessment for the Sports Dome Facility. The findings of this report indicate that the Sports Dome Facility and its systems are generally in good to very good condition. The significant exception to these findings is the condition of the Sports Dome Facility's exterior dome walls. The exterior dome walls are found to be in poor condition with a suggested replacement within the next two to three years.

Programming/Operating Model

Through 2019 and Q1 2020, the City's programming team has developed a series of unique program offerings that respond to community need and honour existing rental contracts and bookings. To date, existing rental bookings and grandfathered agreements with Guelph Soccer Club Incorporated have limited the amount of time and space available to host City of Guelph programming at the Sports Dome Facility. This being noted, staff have offered a series of camps (PD Day, March Break, School Board strike related) that have seen strong registration numbers, and have identified the Sports Dome Facility as a primary location for summer camps moving forward.

With the assumption of all Sports Dome Facility bookings on June 30, 2019, the City booking team has added the Sports Dome Facility to the City of Guelph's inventory of bookable amenities. City staff are now responsible for all Sports Dome Facility bookings (existing and new) and are managing these contracts with the same commitment and protocols in place for all of our facilities.

The impact of COVID-19 on the use of the Sports Dome Facility is unknown at this time.

Existing Agreement

Currently, the City of Guelph has entered into an Agreement with Guelph Soccer Club Incorporated for the use of office space in the Sports Dome Facility's "Clubhouse". This Agreement commenced July 1, 2019, and is scheduled to end on

June 30, 2020, with a month-to-month over holding provision. Staff will extend this Agreement for another year through to June 30, 2021 as we work through the impacts of COVID-19.

Financial Implications

The Sports Dome Facility operations for the 2019-2020 indoor season was incorporated into the Parks and Recreation Department without any adjustment to the department's base budget. This will be continued into the 2021 budget with any financial outcomes of the operational assessment being recommended for the 2022 budget. Any net operating variance in 2020 and 2021 will be subject to the City's ongoing financial processes governed by the financial policies.

The costs required for capital infrastructure renewal will also be deferred and considered as part of the ongoing operational assessment.

As a result of the provincial order to close recreational facilities, Guelph Soccer Club Incorporated cannot enter the licensed portion of the Sports Dome Facility. Therefore, the monthly payments have been suspended until the order is lifted and access can be granted under the City's business resumption model.

Consultations

Collaboration and feedback from Parks and Recreation, Corporate Facilities, Finance, and Legal Services staff was included in the contents of this report. They provided feedback on programming, bookings, indoor and outdoor maintenance, asset management, budgets, and community feedback on existing and potential need for recreation spaces.

Additionally, the input of other municipalities and third party experts in the operation of domed facilities were included.

Strategic Plan Alignment

Building our future - a community that supports us. Make strategic investments that nurture social well-being, provide landmark beauty and offer a safe place where everyone belongs.

Attachments

N/A

Departmental Approval

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