

## Downtown Event and Entertainment District Conceptual Design Cost Estimate Summary

### Introduction

A Class 4 cost estimate for the Downtown Event and Entertainment District (District) was completed by BTY Group. A copy of the full report will be posted to the project webpage at [saskatoon.ca/eventdistrict](http://saskatoon.ca/eventdistrict). The cost estimate presented in this summary is in 2024 dollars and will need to be adjusted for inflation as the funding strategy develops.

As part of the Phase 1 “Engaging on Ideas” public engagement, community members shared what they would like to see in the Downtown Event and Entertainment District in April and May 2023. The feedback collected was used to inform the preliminary design that was presented to City Council in March 2024. This cost estimate encompasses all elements included within the preliminary design for the District, including the public plazas and park spaces.

### Event Centre/Arena

The event centre/arena, the community focal point in the heart of Downtown Saskatoon, is envisioned as a dynamic multipurpose facility that will serve the entertainment needs of local residents and visitors to Saskatoon. This facility is primed to host a variety of events and will have a seating capacity of approximately 15,900.

Project Element	Total Project Cost (2024 \$)
Event Centre/Arena	\$632,069,400
<b>TOTAL</b>	<b>\$632,069,400</b>

### Convention Centre Renovation and Expansion with Theatre Renovation

The expansion and renovation of the convention centre is envisaged to be a state-of-the-industry multifunctional venue, capable of hosting a variety of convention events, including exhibitions, meetings, banquets, and special events in all the event spaces.

Renovation of the Sid Buckwold Theatre will include interior finish improvements, acoustical enhancements, and minor structural modifications to bring the venue up to state-of-the-industry standards and expectations.

Project Element	Total Project Cost (2024 \$)
Convention Centre Renovation and Expansion	\$220,975,000
Theatre Renovation	\$ 52,061,500
<b>TOTAL</b>	<b>\$273,036,500</b>

Parkade, Auditorium Avenue Access, Phase 1 Infrastructure Improvements, Utility Upgrades, and Land Assembly

Vehicle accessibility and parking will be an important component of this project. The current development includes the proposal to construct an underground parkade beneath the convention centre. In addition, allowances are included for the provision of an access ramp and tunnel to the parkade from Auditorium Avenue.

Phase 1 Infrastructure Improvements focus on required improvements and street reconstruction where the event centre/arena and freight tunnel construction will impact the existing streets, focusing primarily on guest and freight accessibility.

To support the overall development, utility upgrades are required to support planned and future operations with the conceptual design for the District. In addition, various land acquisitions were necessary to support development of the District.

<b>Project Element</b>	<b>Total Project Cost (2024 \$)</b>
Parkade and Auditorium Avenue Access	\$ 74,998,900
Infrastructure Improvements Phase 1	\$ 82,229,300
Utility Upgrades	\$ 28,674,900
Land – 140 Pacific Ave	\$ 25,000,000
Land – 39 - 23 <sup>rd</sup> St	\$ 5,200,000
Land – 149 Pacific Ave	\$ 5,150,000
Land – 50 - 23 <sup>rd</sup> St	\$ 6,950,000
Land – 145 1 <sup>st</sup> Ave	\$ 4,250,000
Land – 141 Pacific Ave	\$ 2,900,000
Land – 120 Idylwyld Dr	\$ 2,400,113
Land – 126 Idylwyld Dr	\$ 4,664,847
Land – 123 Auditorium Ave	\$ 1,291,790
Land – 110 Idylwyld Dr*	\$ 2,330,000
Land – 25 - 22 <sup>nd</sup> St	\$ 8,504,750
<b>TOTAL</b>	<b>\$254,544,600</b>

\* Note: Estimated current market value.

Event Centre/Arena Public Realm Improvements

High quality public spaces are essential components of a vibrant district that visitors and residents of Saskatoon will be drawn to throughout the day, week, and year. Public realm improvements that adjoin the event centre/arena in the conceptual design include the Concert Terrace, Gateway Plaza, Courtyard, and Pacific Mews.

Project Element	Total Project Cost (2024 \$)
Public Realm – Concert Terrace	\$6,382,500
Public Realm – Gateway Plaza	\$2,936,000
Public Realm – Courtyard	\$5,071,100
Public Realm – Pacific Mews	\$2,116,000
<b>TOTAL</b>	<b>\$16,505,600</b>

Convention Centre Public Realm Improvements

Public realm improvements that adjoin the convention centre in the conceptual design include the Convention Centre Plaza and The Grove.

Project Element	Total Project Cost (2024 \$)
Public Realm – Convention Centre Plaza	\$3,118,200
Public Realm – The Grove	\$1,067,900
<b>TOTAL</b>	<b>\$4,186,100</b>

Community Park and Linear Park

The Community Park and Linear Park provide attractive, functional spaces that complement and expand the potential of the District’s two main facilities to attract and host premier events, as well as acting as amenities for Downtown residents, workers, and visitors.

Project Element	Total Project Cost (2024 \$)
Public Realm – Community Park*	\$10,410,600
Public Realm – Linear Park	\$ 3,717,200
<b>TOTAL</b>	<b>\$14,127,800</b>

\* Note: Does not include land acquisition costs.

Phase 2 Infrastructure Improvements

Phase 2 Infrastructure Improvements encompass recommended District access improvements along with improvements such as curbside pick-up/drop-off amenities for four rideshare zones, walkable street reconstruction for the remaining streets within the District, minor nearby intersection modifications and sidewalk widening.

Project Element	Total Project Cost (2024 \$)
Phase 2 Infrastructure Improvements	\$15,107,800
<b>TOTAL</b>	<b>\$15,107,800</b>

## Phase 3 Infrastructure Improvements

Phase 3 Infrastructure Improvements include additional proposed enhancements to critical walk/bike access corridors which connect to parking and transit assets within a 15-minute walk.

Project Element	Total Project Cost (2024 \$)
Phase 3 Infrastructure Improvements	\$6,790,600
<b>TOTAL</b>	<b>\$6,790,600</b>

## Location Plan

