

## Lewis Farms 2021 EOI - Submission Information Part 1

The following information was provided as part of the Expression of Interest package to familiarize the participants with Lewis Farms Facility and Park.

### INTRODUCTION

**The City of Edmonton (CoE, the City) is seeking supplier interest in the following project:**

#### Lewis Farms Facility & Park

The City of Edmonton issues this Expression of Interest (EOI) to garner interest in the project. The City requests responses from organizations willing to invest in the design, build, finance, maintenance and/or operation of the Lewis Farms Facility & Park in the City of Edmonton.

This EOI is for planning and understanding purposes only as the proposed Lewis Farms Facility and Park design at this point in time has not been funded for construction and is ultimately subject to City Council's approval. Notwithstanding this EOI, the City is under no obligation to proceed with any subsequent development of the proposed design and no evaluation, ranking, selection, or contract awards will be made based on this EOI.

Information obtained from this EOI may be used by the City for determining the level of market interest in the proposed site. Based on the received information, City staff may begin planning work including but not limited to preparation of additional information to present to City Council at the end of 2021 to further approve the potential for development.

If further opportunities are issued, the City will be under no obligation to advise any parties responding to this EOI. Interested parties are advised to monitor the City of Edmonton SAP Ariba platform or Alberta Purchasing Connection (APC).

### Project Background

The Lewis Farms Community Recreation Centre, Lewis Farms Library, and Lewis Farms District Park, collectively known as the “Lewis Farms Facility & Park” is to be located in Rosenthal, a residential neighborhood on the western edge of Edmonton. It is approximately two kilometers west of the future West LRT Lewis Estates station terminus and will be serviced by bus as well. The current site design is defined on its North side by a main arterial street (92 Ave), on its East and West sides by future secondary streets respectively named Rosenthal Way and Rosenthal Boulevard, and on its South side by a simple property line separating it from the neighbouring houses’ backyards. The current design of the trails inside the future park ensures continuity of local pedestrian paths.

### Project History

In December 2014, Council approved the funding for schematic design of the Lewis Farms Facility & Park. In May 2017, Council approved funding for the complete design.

In 2019, Council approved the Lewis Farms Facility & Park design. The tender-ready package was completed in Spring 2021 by Saucier + Perrotte and Stantec Architecture Ltd. The project has not been approved for funding to proceed to construction, and as a result the completed design is being put on hold.

The project is designed to respond to the high market demand for a multi-use “Community Hub” in the area that is within convenient walking and driving distances for resident access. The facility is also designed to accommodate regional aquatic sport training. The City projects a long-term annual attendance of approximately one million patrons.

### Amenities

The full spectrum of facility amenities, based on a review of area residents’ needs and preferences, existing amenities in the area, and overall facility needs in the northwest quadrant, are outlined below as per the current design.

- A complete aquatic centre (a lane pool, a deep water sports pool, a lazy river, a tot pool, a leisure pool, a whirlpool and a slide)
- Fitness centre including a 200m track
- Twin NHL sized rink arena
- Three gymnasiums
- Bouldering wall

## Attachment 1

- Multipurpose rooms and studios
- Food and commercial retail units
- Administration and storage space
- Indoor playground and child minding centre
- City of Edmonton has partnered with the Edmonton Public Libraries (EPL) to incorporate a Library into the facility
- The design also includes a partnered academic centre/school and accommodates a daycare

The design of the park includes:

- An urban plaza with water play feature
- Internal walkways and trails with connections to the surrounding neighbourhood
- Three ball diamonds, fixtureless sports fields and open green space for structured and spontaneous activities
- Tennis and basketball courts
- An outdoor skateboard park
- An outdoor skating rink
- Picnic areas
- A City Parks Operations service yard

<b>Component</b>	<b>Approximate Size (m<sup>2</sup>)</b>
<b>Facility</b>	<b>47,600</b>
Aquatics	15,900
Fitness & Gym	13,900
Arena	9,500
Academic Centre	5,000
Library	1,900
Operations Yard	1,300
<b>Park (excluding facility)</b>	<b>170,000</b>

Based on the Council motion that was put forward in February 2021, the City is gathering information through an Expression of Interest for external partners interested in any combination of either Financing, Building, and/or

Operating/Maintaining any of the planned components of the Lewis Farms Facility & Park.

### Project Requirements

#### Anticipated Construction Schedule and Costs

The intended timeline for construction could start as early as 2022 and be completed around 2026 or 2027 depending on the final selection of facilities to be constructed following negotiations with proponents. Re-zoning for the site is complete. The total project budget, including design and land costs, was identified at \$321 million.

#### Delivery Model

The City presently anticipates the project to be delivered fully or partially through any combination of a DBFOM (Design-Build-Finance-Operate-Maintain) model. Land would be provided by the City. Interested parties are encouraged to suggest alternative delivery methods that may allow innovative or unconventional financing, operation or maintenance models. For the purposes of this EOI, the City is not interested in pursuing a standard DB (Design-Build) delivery model without funding or financing.

The scope of the project is also variable. If preferred, components of the project rather than the full design may be considered. For example, proponents may consider construction of solely the arena and fitness facility, or solely the aquatics facility.

#### Information and Constraints

##### Design constraints

- The current design of the building is potentially modular but may require significant redesign effort during phased and/or selective construction. The City is open to adapting the design. The final design will be subject to review and approval by the City and the Edmonton Design Committee (EDC).
- City policies listed in the “Relevant Policy Considerations” as well as standard City policies should be considered for any redesign efforts.
- A phased design and construction approach may be considered by the City as long as it does not prevent future stages from being integrated into the facility.

### Program constraints

- Extensive public and stakeholder engagement was conducted on this project throughout the design phase. Program development was done with thorough consideration of the neighbourhood, community, stakeholders, and user groups.
- The program target is to include as much of the approved programming identified as possible.

### Financing/funding is needed for design/build

- The Participant is anticipated to bring in their own funding sources through debt financing, grant funding, philanthropic avenues, or other creative ways to obtain financing
- The facility is projected to have an annual attendance of approximately one million patrons. The revenues generated from the facility and park may be used to offset the design, construction, financing, operation, and maintenance of the facilities.
- There is the potential for the City to consider subsidizing the construction and operation costs of the facility if necessary, but the facility is expected to have a reasonable level of financial self-sufficiency.
- Any option may be considered.

### Operating constraints

- The facility will still be considered a City facility and public access to the facility and park is required. Facility operations will need to follow City policies listed in the “Relevant Policy Considerations” section.
- Animation of the facility may be carried out in whole or in part by the City or the proponent, or by employing the City as a contractor.
- Lifecycle maintenance and ongoing building maintenance for specific, key items in whole or in part may be carried out by the City, by the participant, or by employing the City as a contractor. Participants will be expected to develop their own maintenance and asset management plans.

## Relevant Policy Considerations

Interested submissions should also take into consideration potential applicable City of Edmonton policies with respect (but not limited) to:

- Accessibility for People with Disabilities (C602)
- Climate Resilience (C627)
- Naming Development Areas, Parks Municipal Facilities Roads, and Honorary Roads (C509B)
- Facility Name Sale Policy (C477A)

## **Attachment 1**

- Green Building Policy (C567)
- Enhancing Community Facility Services through Partnerships Policy (C187A)

Please refer to Submission Requirements