



# Integrated Infrastructure Services

Infrastructure Delivery



Edmonton

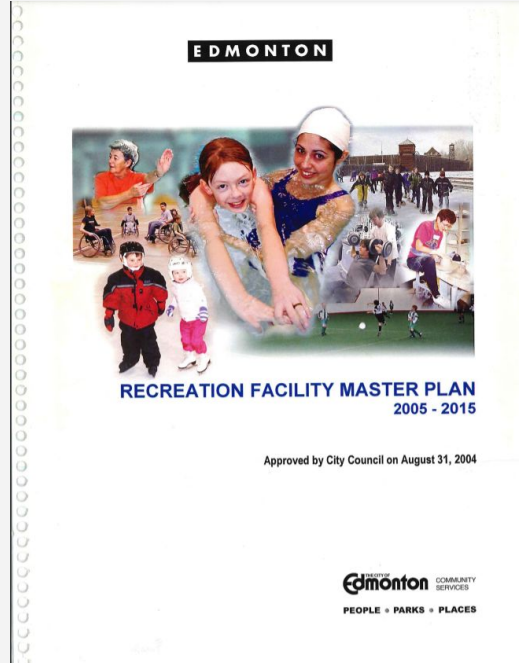
## **Lewis Farms Facility and Park**

### Expression of Interest

Community and Public Services Committee  
November 15, 2021

IIS00400

# Project and Policy Background

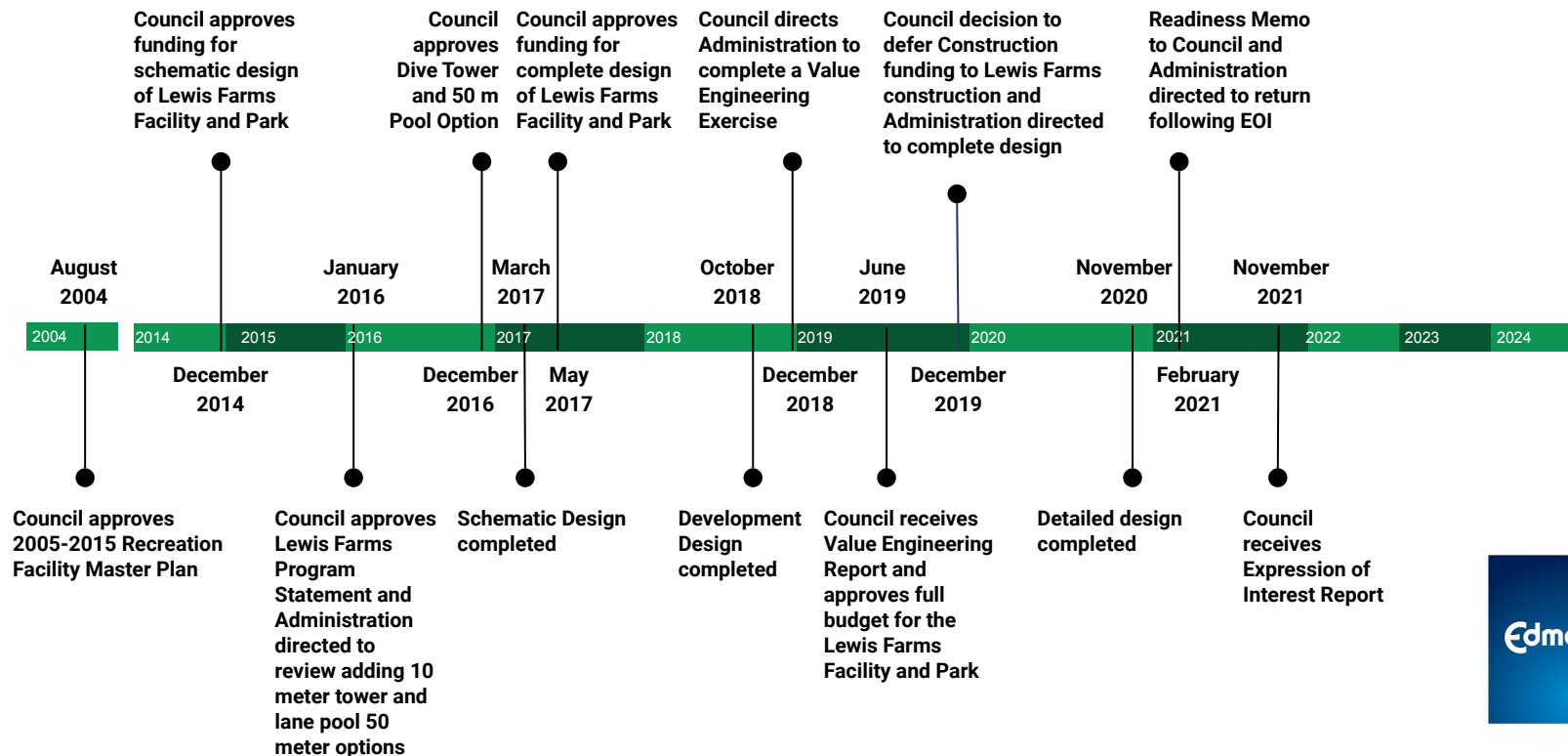


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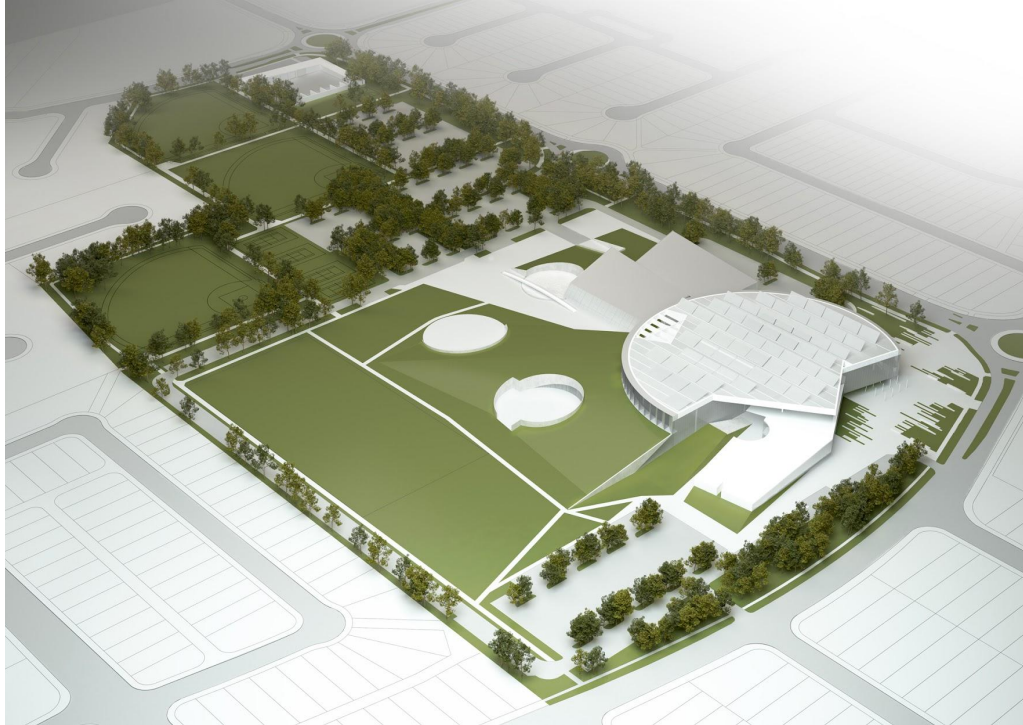


2018

# Milestones



# Project Scope Overview



## ***Lewis Farms Recreation Facility***

- *Aquatic Facility*
- *Fitness Centre*
- *Three Gymnasiums*
- *Multi-purpose Spaces*
- *Twin NHL-sized Arena*

## ***Lewis Farms Library***

***Edmonton Catholic Schools  
District  
Academic Centre***

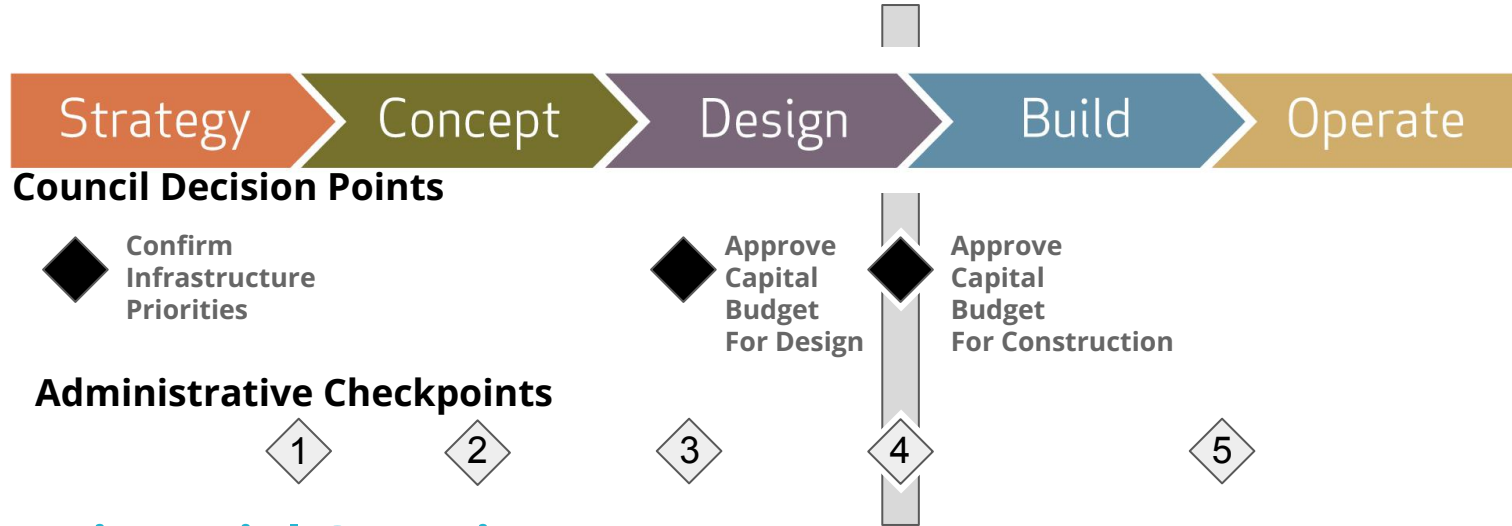
# Project Scope Overview



## ***Lewis Farms District Park***

- *Urban plaza with water play*
- *Walkways / trails*
- *Three ball diamonds*
- *Fixtureless sports fields*
- *Open green space*
- *Tennis and basketball courts*
- *Outdoor skateboard park*
- *Fitness and picnic areas*
- *Outdoor skating*
- *City Operations service yard*

# Current Status



## Financial Overview

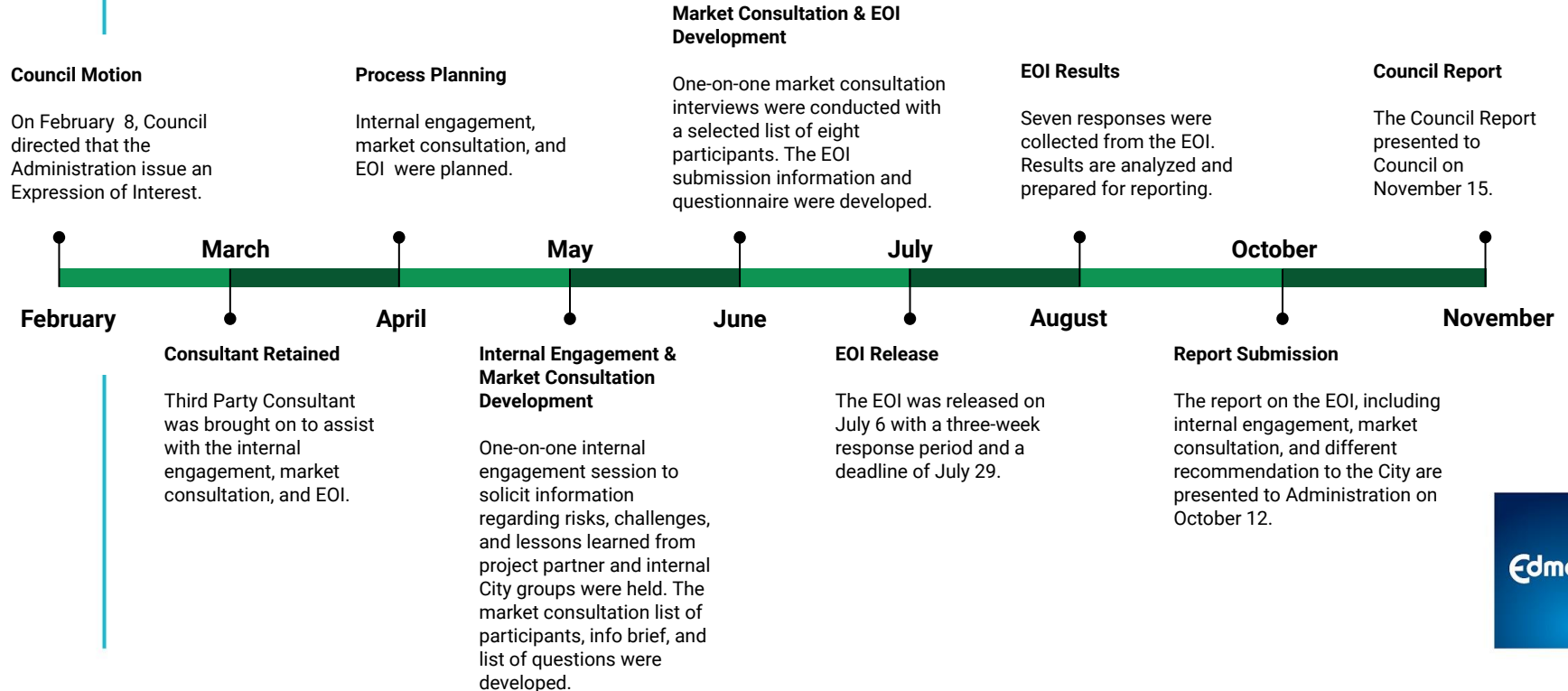
1. Funded (\$28.5 M) includes;
  - a. Land Acquisition \$10.4 M
  - b. Planning & Design (checkpoint 1-3) 7.0 M
  - c. Detailed Design (checkpoint 3-4) 11.1 M
2. Unfunded (\$298.9 M) includes;
  - a. Edmonton Catholic School District \$20.0 M
  - b. Off-Site Servicing \$10.0 M

## Council Motion

*At the February 8, 2021, City Council meeting the following motion passed:*

*“That Administration issue an Expression of Interest (EOI) to solicit potential 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 District Park and Recreation Facility and return to Committee with an analysis and evaluation of the submissions.”*

# Expression of Interest Process and Timeframe





## Expression of Interest - Heat Map of Responses

A total of seven (7) responses were received from the EOI. The respondents include builders and developers, facility and program operators, and maintenance and building operators. Overall interest in the various components is shown in the figure below.

	Build	Finance (Capital)	Finance (Operate)	Operate (Facility)	Animate (Programming)	Maintain (Lifecycle)	Whole Facility Interest (Park/Building)	Single/ separate Component Interest
Builders & Developers	3/3	3/3	0/3	3/3	2/3	3/3	3/3	0/3
Facility Program Operators <i>(Animate)</i>	0/3	2/3	3/3	3/3	3/3	2/3	2/3	1/3
Maintenance & Building Operators	0/1	0/1	0/1	1/1	0/1	1/1	1/1	0/1

## Expression of Interest - Key Findings

1. Lack of interest in partial delivery of single/partial project components.
2. Financing requires flexibility and different sources of funding.
3. Proponents expect a guaranteed revenue stream and/or operating subsidy.
4. May not need up-front capital funding against the City debt limit.
5. Design involvement and/or redesign flexibility is desired.

## Expression of Interest - Options Analysis

1. No Change and Proceed into Construction
2. No Change and Hold
3. Change Procurement Model
4. Scale Back or Phase Program
5. Third-Party Operator

## Recommendation

### Proceed to Phase Program

That Administration continues to advance the project on the basis of a City-funded, built, operated and maintained facility and complete a phasing strategy with remaining available approved funds within the 2019-2022 Capital Budget.

Administration will return in 2023-2026 Capital Budget with an unfunded capital profile for City Council's consideration to support delivery of gated early site works to address the existing condition of the park site.

# Thank you.

## Questions?

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