

Integrated Infrastructure Services
Infrastructure Delivery

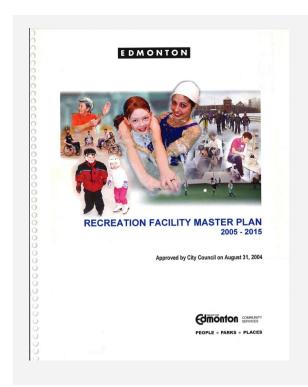
Edmonton

Lewis Farms Facility and Park Expression of Interest

Community and Public Services Committee November 15, 2021

IIS00400

Project and Policy Background

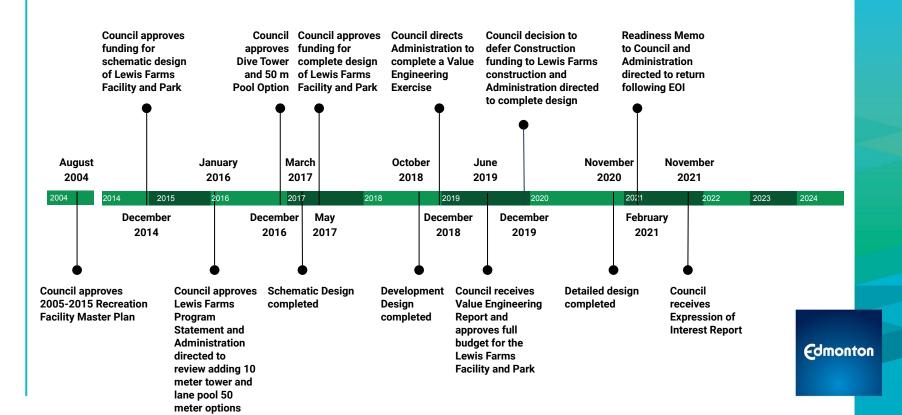




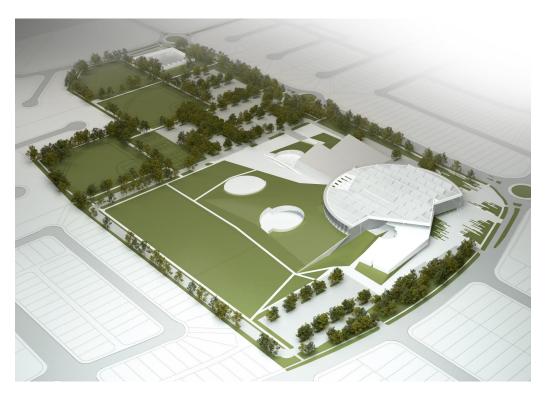


2005

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

Strategy

Concept

Design

Build

Operate

Council Decision Points







Administrative Checkpoints











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

Council Motion

On February 8, Council directed that the Administration issue an Expression of Interest.

Process Planning

Internal engagement, market consultation, and EOI were planned.

Market Consultation & EOI Development

One-on-one market consultation interviews were conducted with a selected list of eight participants. The EOI submission information and questionnaire were developed.

EOI Results

Seven responses were collected from the EOI. Results are analyzed and prepared for reporting.

Council Report

The Council Report presented to Council on November 15.



Consultant Retained

Third Party Consultant was brought on to assist with the internal engagement, market consultation, and EOI.

Internal Engagement & Market Consultation Development

One-on-one internal engagement session to solicit information regarding risks, challenges, and lessons learned from project partner and internal City groups were held. The market consultation list of participants, info brief, and list of questions were developed.

EOI Release

The EOI was released on July 6 with a three-week response period and a deadline of July 29.

Report Submission

The report on the EOI, including internal engagement, market consultation, and different recommendation to the City are presented to Administration on October 12.

Edmonton

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 (Animate)	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.
- 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?

Integrated Infrastructure Services Infrastructure Delivery

