

CAPITAL PROFILE REPORT

PROFILE NAME:	LEWIS FARMS COMMUNITY RECREATION CENTRE AND LIBRARY	FUNDED
PROFILE NUMBER:	15-21-5785	PROFILE STAGE: Approved
DEPARTMENT:	Integrated Infrastructure Services	PROFILE TYPE: Standalone
LEAD BRANCH:	Infrastructure Delivery	LEAD MANAGER: Jason Meliefste
PROGRAM NAME:		PARTNER MANAGER: Roger Jevne
PARTNER:	Community & Recreation Facilities	ESTIMATED START: January, 2015
BUDGET CYCLE:	2015-2018	ESTIMATED COMPLETION: December, 2026

Service Category: Recreation & Culture	Major Initiative:
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GROWTH	RENEWAL	PREVIOUSLY APPROVED:	311,397
100		BUDGET REQUEST:	-
		TOTAL PROFILE BUDGET:	311,397

PROFILE DESCRIPTION

Development of a community recreation centre at Lewis Farms District Park including a training aquatic venue, fitness centre, gymnasium, multipurpose spaces, twin arenas, access and parking. In December 2014 Council approved the following amendment to the 2015-2018 Capital Budget: That Capital Profile Lewis Farms Community Recreation Centre #15-21-5785 be added and funded in the amount of \$3.5 million to fund schematic design of the Lewis Farms Community Recreation Centre and the Lewis Estates Library, with funding from an increase in PAYG.

(update May 9, 2017) Following the schematic design of the Lewis Farms Community Recreation Centre and the Lewis Estates Library, the next phase is to complete the design of the recreation centre, library, and district park. This profile will also include phases for the purchase of the property required as well as construction and related costs for the recreation centre, library and district park.

PROFILE BACKGROUND

Council approved Recreation Facility Master Plan and Medium Term Recreation Facility and Sports Field Plan recommendations include the development of a community recreation centre on Lewis Farms District Park in the west suburban growth area of the city.

In December 2014 Council approved the following amendment to the 2015-2018 Capital Budget: That Capital Profile Lewis Farms Community Recreation Centre #15-21-5785 be added and funded in the amount of \$3.5 million to fund schematic design of the Lewis Farms Community Recreation Centre and the Lewis Estates Library, with funding from an increase in PAYG.

(update May 9, 2017) The Edmonton Catholic School Board is a contributing partner in developing portions of this project

PROFILE JUSTIFICATION

Supports the Way's plans and outcomes; integrates with Recreation Facility Master Plan, 10-Year Arena Capital Strategy, and Medium Term Recreation Facility Plan; increases program opportunities in suburban growth area of city.

STRATEGIC ALIGNMENT

The project supports corporate goals and outcomes including "Healthy City" by offering facilities and public spaces, to improve connectivity and vibrancy for all identities; "Urban Places" by providing access to holistic, integrated neighbourhood level amenities for all seasons and "Regional Prosperity" as The City of Edmonton has a resilient financial position providing public facilities and diversifying the economy.

ALTERNATIVES CONSIDERED

Alternatives were explored through the development of the Recreation Facility Master Plan, Medium Term Recreation Facility and Sports Field Plan, and the 2011 Functional Program Study for Lewis Farms.

COST BENEFITS

Citizens will have access to and benefit from programs and services that provide enjoyment and personal health benefits. Attendance generated by the Centre will increase overall participation in recreation facilities. Edmonton's quality of life and livability benefits from physical, sport, leisure, cultural and recreation opportunities and activities for all ages and abilities.

KEY RISKS & MITIGATING STRATEGY

A preliminary risk analysis has been completed. The risk management framework will be applied to all aspects of the project and will continue to be develop and evolve as the project and potential partnerships are defined.

RESOURCES

The City of Edmonton seeks to purchase goods, services and construction fairly and based on best value. Community and Recreation Facilities will follow Human Resource Management policies and procedures for engagement, training and retention of staff.

CONCLUSIONS AND RECOMMENDATIONS

Lewis Farms Community Recreation Centre is envisioned to be a welcoming, vibrant, dynamic place that serves the west catchment area and aquatic sport users as identified in the Council approved Recreation Facility Master Plan and Medium Term Plan.

CONTINGENCY OF APPROVAL

CAP#22: Held in debt room - abeyance, until a report back in November 2019.
Costs for % for Art need to be funded by PAYG.

CHANGES TO APPROVED PROFILE

In December 2014 Council approved the following amendment to the 2015-2018 Capital Budget: That Capital Profile Lewis Farms Community Recreation Centre #15-21-5785 be added and funded in the amount of \$3.5 million to fund schematic design of the Lewis Farms Community Recreation Centre and the Lewis Estates Library, with funding from an increase in PAYG.

2015 Fall SCBA (CA#40): (3.4.6) To record additional \$200k funding received in 2015. This is the Edmonton Catholic School Division contribution to completion of schematic design.

2017 Spring (#17-20) 2.1-5: Additional funding of \$17.7 million to complete the detailed design of the recreation centre, library, and district park. Of this \$17.7 million, \$16.8 million would be funded from tax-supported debt, with an additional \$0.9 million in partnership funding (Edmonton Catholic School Division). If this request is approved, total funding for this profile will be \$21.4 million. As this additional phase of work is approved, timelines for completion of the profile have been extended to Q3 2019.

Spring SCBA 2018: (2.2-04) Additional Tax Supported Debt is required to acquire land for the Lewis Farms Recreation Centre and Library.

2019 Fall SCBA #19-35/3.1 Capital Amendment CP-2:

1) That capital profile #15-21-5785 - Lewis Farms Community Recreation Centre and Library be completed up to Checkpoint #4 and then be deferred.

2) That all funding within capital profile #15-21-5785 be released with the exception of the following amounts related to costs incurred to date and costs to complete work to Checkpoint #4:

Tax-Supported Debt: \$23,411,100

Pay-As-You-Go: \$3,500,000

Partnership Funding: \$200,000

2020 Fall SCBA (#20-30, CA 3.5-1): This Funding Source Adjustment is to add \$1.0 million in Partnership Funding to the Lewis Farms Community Rec Centre and Library project. This will be offset with a \$1.0 million reduction in Tax-supported debt, which will reduce the borrowings on this profile. The Partnership Funding relates to design work and was received from Edmonton Catholic School District in 2020.

2020 Fall SCBA (#20-31, CFO 1C-3): District Park Land Acquisition (New ASPs) as the Melcor/Rosenthal land purchase was previously approved by UFCSD. The intent of this adjustment to consolidate all Lewis Farms land purchases under the same profile. This adjustment will transfer \$1.386M FILR funding from UFCSD profiles CM-17-1004 (\$300,000) and CM-17-1022 (\$1,086,000) to IIS profile 15-21-5785: Lewis Farms Community Rec Centre and Library.

2021 Fall SCBA (#21-30A, Amendment CP-2): That capital profile "15-21-5785 - Lewis Farms Community Recreation Centre and Library", be increased by \$282,900,000, to construct the project with the exception of the Academic Centre from the approved program, with funding from tax-supported debt as follows:

- 2022 - \$16,500,000

- 2023 - \$38,500,000

- 2024 - \$85,500,000

- 2025 - \$85,500,000

- 2026 - \$38,500,000

- 2027 - \$16,000,000

- 2028 - \$2,400,000

That the estimated construction complete date be set for December 2026, and estimated in-service date be set for September 2027.

CAPITAL PROFILE REPORT

PROFILE NAME: **Lewis Farms Community Recreation Centre and Library**

FUNDED

PROFILE NUMBER: **15-21-5785**

PROFILE TYPE: **Standalone**

BRANCH: **Infrastructure Delivery**

CAPITAL BUDGET AND FUNDING SOURCES (000's)

	Prior Years	2021	2022	2023	2024	2025	2026	2027	2028	2029	Beyond 2029	Total
APPROVED BUDGET												
Approved Budget												
Original Budget Approved	3,500	-	-	-	-	-	-	-	-	-	-	3,500
2015 Cap Council	200	-	-	-	-	-	-	-	-	-	-	200
2015 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
2016 Cap Capital Budget Adj (one-off)	-	-	-	-	-	-	-	-	-	-	-	-
2016 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
2017 Cap Council	17,720	-	-	-	-	-	-	-	-	-	-	17,720
2017 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
2018 Cap Council	7,000	-	-	-	-	-	-	-	-	-	-	7,000
2018 Cap Budget Request for Next Cycle	27,690	67,163	83,947	58,956	55,115	-	-	-	-	-	-	292,871
2018 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
2019 Cap Council	-28,999	-67,163	-83,947	-58,956	-55,115	-	-	-	-	-	-	-294,180
2019 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-
2020 Cap Administrative	1,386	-	-	-	-	-	-	-	-	-	-	1,386
2020 Cap Council	-	-	-	-	-	-	-	-	-	-	-	-
2020 Cap Carry Forward	-4,481	4,481	-	-	-	-	-	-	-	-	-	-
2021 Cap Council	-	-	16,500	38,500	85,500	85,500	38,500	16,000	2,400	-	-	282,900
Current Approved Budget	24,016	4,481	16,500	38,500	85,500	85,500	38,500	16,000	2,400	-	-	311,397
Approved Funding Sources												
Funds-in-Lieu Reserve	1,386	-	-	-	-	-	-	-	-	-	-	1,386
Partnership Funding	1,200	-	-	-	-	-	-	-	-	-	-	1,200
Pay-As-You-Go	3,500	-	-	-	-	-	-	-	-	-	-	3,500
Tax-Supported Debt	17,930	4,481	16,500	38,500	85,500	85,500	38,500	16,000	2,400	-	-	305,311
Current Approved Funding Sources	24,016	4,481	16,500	38,500	85,500	85,500	38,500	16,000	2,400	-	-	311,397

BUDGET REQUEST												
Budget Request	-	-	-	-	-	-	-	-	-	-	-	-

REVISED BUDGET (IF APPROVED)												
Revised Budget (if Approved)	24,016	4,481	16,500	38,500	85,500	85,500	38,500	16,000	2,400	-	-	311,397
Requested Funding Source												
Funds-in-Lieu Reserve	1,386	-	-	-	-	-	-	-	-	-	-	1,386
Partnership Funding	1,200	-	-	-	-	-	-	-	-	-	-	1,200
Pay-As-You-Go	3,500	-	-	-	-	-	-	-	-	-	-	3,500
Tax-Supported Debt	17,930	4,481	16,500	38,500	85,500	85,500	38,500	16,000	2,400	-	-	305,311
Requested Funding Source	24,016	4,481	16,500	38,500	85,500	85,500	38,500	16,000	2,400	-	-	311,397

CAPITAL BUDGET BY ACTIVITY TYPE (000's)

	Activity Type	Prior Years	2021	2022	2023	2024	2025	2026	2027	2028	2029	Beyond 2029	Total
REVISED BUDGET (IF APPROVED)													
Construction	-13,395	4,481	16,500	38,500	85,500	85,500	38,500	16,000	2,400	-	-	-	273,986
Contingency	5,602	-	-	-	-	-	-	-	-	-	-	-	5,602
Design	24,131	-	-	-	-	-	-	-	-	-	-	-	24,131
Land	7,000	-	-	-	-	-	-	-	-	-	-	-	7,000
Percent for Art	678	-	-	-	-	-	-	-	-	-	-	-	678
Total	24,016	4,481	16,500	38,500	85,500	85,500	38,500	16,000	2,400	-	-	-	311,397

OPERATING IMPACT OF CAPITAL

Type of Impact:

Branch:																
	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE
Total Operating Impact	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-