

# Summary of Fall 2023 SCBA Recommendations

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## Summary of Recommended Fall 2023 SCBA Adjustments

The following is a high-level summary of the total impact to the approved capital budget.

Budget Adjustment Type	Impact to Capital Budget (\$ millions)
<b>New Profiles Recommended for Funding</b>	\$23.8
<b>Scope Change Adjustments - Increases</b>	\$57.8
<b>Recosting Adjustments</b> - Increases: \$0.3 - Decreases: (\$1.2)	(\$0.9)
<b>Funding Source Adjustments</b>	\$ -
<b>Transfer from Operating to Capital</b>	\$0.2
<b>Project Development and Delivery Model (PDDM) Adjustments</b>	\$ -
<b>Total</b>	<b>\$80.9</b>

## Breakdown of Fall 2023 SCBA Adjustments

The following sections provide an overview of the adjustments within each of the categories of the Fall 2023 SCBA. Full details are shown in the Detailed Fall 2023 SCBA Report in Attachment 6. New profiles for capital projects being recommended for funding are included in Attachment 7.

### New Profiles Recommended for Funding

Administration is recommending Council approve 19 new capital profiles primarily funded with transfers from existing approved profiles. These profiles contain projects originally within the scope of the approved composite profiles that have completed a sufficient level of planning and design (reached Checkpoint 3) and are being created as a standalone profile in compliance with capital budget practices (\$2 million or greater for growth projects and \$5 million or greater for renewal projects).

The total value of all 19 profiles is \$350.6 million, funded with \$326.8 million from existing approved capital profiles, Partnership Funding, Rogers Place Arena and Perpetual Care Reserves, and from other federal grants.

The table below provides a summary of the 19 new profiles included in this category that make up the \$350.6 million.

**Table 1**

Ref (Attachment 6)	Profile Number	Profile Name	Amount (\$ millions)
6.1-1	23-40-9043	132 Avenue: Fort Road to 97 Street Reconstruction	\$52.9
6.1-2	23-40-9039	Boyle Street Neighborhood Reconstruction	\$35.0
6.1-3	23-40-9042	Meyokumin Neighborhood and Alley Reconstruction	\$34.5
6.1-4	23-40-9040	Gariepy Neighborhood and Alley Reconstruction	\$30.9
6.1-5	23-10-9318	Holyrood Supportive Housing	\$28.4
6.1-6	23-10-9317	Kennedale Snow Storage Site Upgrades	\$27.1
6.1-7	23-40-9041	Hairsine Neighborhood and Alley Reconstruction	\$25.0
6.1-8	23-12-9202	99 Street and Judy Padua Way Streetscape & Waterproofing	\$16.3
6.1-9	23-25-9502	86 Street: 51 Avenue to 63 Avenue Rehabilitation	\$13.9

### Attachment 3

6.1-10	CM-12-0097	Facilities: Downtown Arena (Rogers Place) Renewal	\$13.6
6.1-11	23-25-9503	95 Avenue: 163 Street to 170 Street Reconstruction	\$13.4
6.1-12	23-40-9045	Beverly Heights Alley Reconstruction	\$10.4
6.1-13	23-30-9322	Beaver Hills House/Michael Phair Parks Upgrades	\$9.6
6.1-14	23-40-9044	Allendale Alley Reconstruction	\$8.7
6.1-15	23-40-9046	Strathearn Alley Reconstruction	\$8.6
6.1-16	23-22-9705	Whitemud Drive: E/Anthony Henday Dr. - W/Anthony Henday Dr.	\$6.2
6.1-17	23-24-9410	167 Street SW over Whitemud Creek Bridge (B453) Replacement	\$6.1
6.1-18	23-25-9504	97 Street Renewal (51 Avenue to 63 Avenue)	\$5.2
6.1-19	23-30-9323	Northern Lights & South Haven Cemetery Phase 1B	\$4.8
<b>Total</b>			<b>\$350.6</b>
Less: New Standalone Profiles funded with transfers from existing approved budgets			(\$326.8)
<b>Net Impact to Approved Capital Budget</b>			<b>\$23.8</b>
Consists of new Partnership Funding, Rogers Place Arena and Perpetual Care Reserves, and other federal grants.			

Further details of these projects are included within the new standalone profiles in Attachment 7.

### Scope Changes

Scope change adjustments are required when projected costs for capital profiles have increased or decreased to accommodate changes in the scope of work originally planned. Recommended scope changes are categorized as follows:

- Scope change increases requesting new funding
- Scope change increases requesting funding be transferred from an existing approved budget

Scope changes recommended in the Fall 2023 SCBA will result in an increase of \$57.8 million to the approved capital budget.

**Table 2**

	Impact to Capital Budget (\$ millions)
Total Value of Scope Change Increases	\$62.8
Less: Scope Change Increases funded with transfers from existing approved budgets	(\$5.0)
<b>Net Impact to Approved Capital Budget</b>	<b>\$57.8</b>

### Scope Change Increases Requesting New Funding

Scope changes recommended for new funding are as follows:

**6.2-1. 19-90-4100 - Affordable Housing Land Acquisition & Site Development (\$22.9 million)**

This scope change adjustment of \$22.925M in Pay-As-You-Go is to leverage funds from other levels of government to assist with the development of new supportive housing units. Funds will go towards land acquisition, site development as well as construction.

**6.2-2. CM-99-9000 - Petrolia Housing Complex Demolition (\$5.9 million)**

The Petrolia Housing Complex (70 townhouse units) is currently vacant and cannot be occupied due to structural issues. To mitigate safety risks and to prepare the site for redevelopment abatement and demolition is required. The demolition activities will be included as part of "CM-99-9000 Infrastructure Delivery - Growth" profile.

**6.2-3. CM-18-1515 - Technology Infrastructure - Renewal (\$4.7 million)**

This scope change adjustment of \$4,700,000 is to fund the unfunded Cellular Service LRT Tunnels renewal project identified to have a risk score of nine.

**6.2-4. CM-60-1425 - Radio Life Cycle (\$4.5 million)**

This scope change adjustment of \$4,493,000 is to fund the unfunded renewal projects identified to have a risk score of nine.

**6.2-5. CM-99-9000 - Infrastructure Delivery - Growth (\$4.2 million)**

This scope change is required to fund delivery (PDDM Checkpoints 3-5) for base level development (grade, level, seed, playground) for the future Edgemont school/community park, as required under the Joint Use Agreement: Land. This \$4,200,000 adjustment will be funded with Pay-As-You-Go (PAYGO). This project was previously identified as an Emerging Item for the Spring 2023 SCBA.

**6.2-6. CM-25-0000 - Transportation: Neighbourhoods - Renewal (\$4.1 million)**

This scope change adjustment \$4,139,003 is to add Neighbourhood Renewal Reserve funding to "CM-25-0000 Transportation: Neighbourhoods - Renewal." This adjustment is to allocate 2023-2026 levy collected for the Neighbourhood Renewal program to the composite profile.

**6.2-7. CM-60-1433 - Police IT - Infrastructure Sustainment (\$3.3 million)**

This scope change adjustment \$3,293,000 is to fund the unfunded renewal projects identified to have a risk score of eight.

**6.2-8. CM-25-0000 - Transportation: Neighbourhoods - Renewal (\$1.6 million)**

This scope change adjustment is to add \$1,604,900 of Neighbourhood Renewal Reserve funding to composite profile "CM-25-0000 - Transportation: Neighbourhoods - Renewal". This adjustment is primarily needed to add back funding that had previously been approved within this composite capital profile in the 2023-2026 capital budget cycle, but was transferred to "23-40-9033 Ottewell Neighbourhood Reconstruction" for 2027. Administration is now recommending this funding be added back to the 2023 to 2026 composite profile. Neighbourhood renewal expenditures approved for 2027 and beyond should be funded with a pre-commitment of neighbourhood renewal reserve funding from the next budget cycle. This is in line with how the program has previously been managed, and results in a more effective use and cash flow of Neighbourhood renewal reserve funds.

**6.2-9. CM-60-1460 - Police IT - Applications Sustainment (\$1.5 million)**

This scope change adjustment \$1,493,000 is to fund the unfunded renewal projects identified to have a risk score of eight.

**6.2-10. CM-60-1771 - Police Equipment (\$1.3 million)**

This scope change adjustment \$1,331,000 is to fund the unfunded renewal projects identified to have a risk score of nine.

**6.2-11. 21-20-2100 - 170 Street Pedestrian Bridge (\$1.1 million)**

This re-costing adjustment is to recognize \$1,089,631 value of land received from Alberta Health Services (AHS) to "21-20-2100 170 Street Pedestrian Bridge". This collaboration with AHS and funding strategy was presented to Council June 14, 2021 (item 6.11 Updated Funding Strategy for the 170th Street Footbridge - Additional Information).

**6.2-12. 21-11-9600 - EPS-Police Headquarters Rehabilitation (\$0.7 million)**

This adjustment is required to transfer \$737,510 in funds from EPS capital reserve to EPS- Police Headquarters Rehabilitation project (Profile 21-11-9600) to fund a replacement of the lockers at the facility as part of the rehabilitation project.

**6.2-13. CM-60-1765 - Vehicle Replacements (\$0.6 million)**

This request is to increase the capital profile by \$600,000 for vehicles required for the Human-centred Engagement and Liaison Partnership (HELP) project funded by Alberta Mental Health and Addiction provincial grant.

**6.2-14. CM-30-3030 - Open Space: Planning and Design - Growth (\$0.6 million)**

This scope change is required to fund planning and design (PDDM Checkpoints 1-3) for base level development (grade, level, seed, playground) for the future Edgemont school/community park, and for future schools in Glenriding at Windermere District Park, as required under the Joint Use Agreement: Land. This \$1,750,000 adjustment will be partially funded with a transfer of existing approved budget of \$600,000 Canada Community-Building Fund from "21-30-9304 Keswick East Park Development" and \$600,000 Canada Community-Building Fund from "21-30-9305 Keswick West Park Development", because it was determined that both projects have excess budget that could be allocated to future Edgemont school/community park, and future schools in Glenriding at Windermere District Park. This adjustment will also be funded with \$550,000 Pay-As-You-Go (PAYGO). This project was previously identified as an Emerging Item for the Spring 2023 SCBA.

**6.2-15. CM-11-0000 - Facility: Safety and Security - Renewal (\$0.4 million)**

The funding request is to transfer from Edmonton Police Service - PAYG Capital Reserve - Police (\$400,000) to support the renewal of the Police Seized Vehicle Lot - Administration Building Rehabilitation. This project is being developed in profile "CM-11-0000 Facility: Safety and Security - Renewal" and will be at Checkpoint 3 in Q2 2024.

**6.2-16. CM-35-0000 - Open Space: Soft Landscaping: Renewal (\$0.2 million)**

This scope change is required to add \$200,000 of grant funding received from the Government of Alberta for the Jobs, Economy, and Northern Development (JEND) program to cover costs related to downtown tree replacement in "CM-35-0000 Open Space: Soft Landscaping: Renewal".

**6.2-17. CM-60-1425 - Radio Life Cycle (\$0.1 million)**

This request is to increase the capital profile by \$131,365 for portable radios required for the Human-centred Engagement and Liaison Partnership (HELP) project funded by Alberta Mental Health and Addiction provincial grant.

**6.2-18. CM-60-1771 - Police Equipment (\$0.05 million)**

This request is to increase the capital profile CM-60-1771 Police Equipment by \$53,279 for installation of card readers, electrical upgrades and camera upgrade required for the Human-centred Engagement and Liaison Partnership (HELP) project funded by Alberta Mental Health and Addiction provincial grant.

**Scope Change Increases Requesting Funding From Existing Budget**

Scope change recommended to be funded with a transfer from an existing approved budget (and therefore have no impact on the City's overall capital budget) is as follows:

**6.2-19.21-12-0350 - Edmonton EXPO Centre Rehabilitation (\$5.0 million)**

The scope change is required to fund the installation of Phase 2 Solar at the Edmonton EXPO Centre. At the time the standalone profile was created there was not enough funding available in the previous On-Site Microgeneration Solar PV profile to fund the entirety of solar and thus the solar portion of the project was phased. This funding adjustment would add \$5,000,000 from "CM-10-0001 Climate Resilient City Facility Upgrades" to standalone profile "21-12-0350 Edmonton EXPO Centre Rehabilitation".



**Scope Change Requesting to Revise Budget End Date**

Scope change recommended to revise budget end date (and therefore have no impact on the City’s overall capital budget) is as follows:

**6.2-20.20-83-9001 - Downtown District Energy Initiative (\$Nil)**

To update the in-service date of "20-83-9001 Downtown District Energy Initiative" profile to June 30, 2025 as per the Integrated Infrastructure Services report IIS01386- approved by Council July 4, 2023 (item 7.9).

**Recosting**

Recosting adjustments are required when an approved capital project is projected to be over or under budget. This can occur when tenders on capital projects are over or under the budget. Recommended recosting adjustments are categorized as:

- Recosting increases requesting new funding
- Recosting increases requesting funding to be transferred from an existing approved budget
- Recosting decreases with funding released

Recosting adjustments recommended in the Fall 2023 SCBA will result in a net (\$0.9) million decrease to the approved capital budget.

**Table 3**

	Recosting Increases			Recosting Decreases			(\$ millions)
	Requiring New Funding	Funded with Transfers	Total	Funding Releases	Funding Transfer to Composites	Total	Combined Impact to Capital Budget
Total Value of New Recosting Adjustments	\$0.3	\$ 5.8	<b>\$6.1</b>	(\$1.2)	\$ -	<b>(\$1.2)</b>	<b>(\$4.9)</b>
Less: funding transfers from existing approved budgets	-	(5.8)	<b>(5.8)</b>	-	-	-	<b>(5.8)</b>
<b>Net Impact to Approved</b>	<b>\$0.3</b>	<b>\$ -</b>	<b>\$0.3</b>	<b>(\$1.2)</b>	<b>\$ -</b>	<b>(\$1.2)</b>	<b>(\$0.9)</b>

Capital Budget							
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**Recosting Increases Requesting New Funding**

Recosting adjustments recommended for new funding are as follows:

**6.3-1. 11-66-1673 - Valley Line LRT (\$0.1 million)**

This re-costing adjustment is required to recognize \$125,754 of net rental revenues over expenditures recognized in 2022 related to the Valley Line South East LRT project.

**6.3-2. CM-12-0000 - Facility: Service Delivery - Renewal (\$0.1 million)**

This recosting adjustment is required to add \$100,000 Enabling Accessibility Fund (Federal Grant) to cover costs related to City Arts Centre Elevator Replacement in "CM-12-0000 Facility: Service Delivery - Renewal".

**6.3-3. CM-60-1771 - Police Equipment (\$0.1 million)**

This request is to increase the capital profile for partnership funding of \$100,000 towards replacement of the wiretap server. The scope of the capital profile has not changed, and the wiretap server was part of the original scope.

**Recosting Increases Requesting Funding from Existing Approved Budget**

Recosting adjustment requesting a transfer from an existing approved budget (no impact to the City's overall capital budget) is as follows:

**6.3-4. 21-10-9105 - Fire Station #8 Relocation - Blatchford (\$5.1 million)**

The project is utilizing the Integrated Project Delivery Method and has completed the Validation Phase (equivalent to Checkpoint #3) with a cost estimate that reflects the current materials & labour cost compared to the original approved budget in the standalone profile which was developed based on the previous project in 2018. The additional funding in the amount of \$5,144,349 is required to complete the project through delivery through a transfer from "CM-99-0060 Yellowhead Trail Freeway Conversion: Project Development" profile.

**6.3-5. 21-10-9104 - Centennial Plaza Renewal (\$0.7 million)**

The additional funding is required to complete the build phase as the demolition process had uncovered several structural elements which required additional repair & reinforcing which was more than expected. In

addition to this, an underground LRT structure, which was not documented on the record drawings, but is adjacent to the parkade ramp, has added complexity and cost for shoring of the work in this area that was also not anticipated. The increase in additional cost will be funded from "CM-12-0000 Facility: Service Delivery - Renewal" and "CM-74-4100 Downtown Community Revitalization Levies Delivery" profiles.

### Recosting Decreases - Funding Releases

Recosting adjustments result in a net decrease to the City's approved capital budget are as follows:

#### **6.3-6. 18-28-1014 - Heritage Valley District Park (\$1.0 million)**

This recosting adjustment is to release \$1,000,000 Pay-As-You-Go from "18-28-1014 Heritage Valley District Park" due to lower than anticipated construction costs.

#### **6.3-7. 21-50-9100 - 103A Avenue Pedway (\$0.2 million)**

To remove the \$185,500 of Debt CRL Downtown funding for % for art budget from 21-50-9100 103A Avenue Pedway related to the amount that will be transferred to the operating cost centre from the Debt CRL Reserve.

#### **6.3-8. 16-66-7017 - Valley Line LRT: Downtown to Lewis Farms (\$0.02 million)**

This re-costing adjustment is required to reduce the overall approved developer funding budget for the Valley Line West LRT project by \$19,630 to account for the excess of rental expenditures over rental revenues realized in 2022 on the Valley Line West properties.

### Funding Source Adjustments (Council)

This type of adjustment is strictly for funding source adjustments that normally result in no change to the overall budget of a profile, however requires Council approval because they involve debt financing or a specific level of reserve funding. Composite profiles are also included as part of this process.

Funding source adjustments recommended in the Fall 2023 SCBA will not have an impact on the approved capital budget.

### Transfers from Operating to Capital

This type of adjustment is to recognize the reallocation of operating expenditures to capital. There are \$0.2 million in operating expenditures being recommended to be transferred to capital, with no impact to the overall tax levy.

A breakdown of recommended Transfers from Operating to Capital can be found in Attachment 6.

## **Project Development and Delivery Model Adjustments**

Approved by City Council at the April 25, 2017 meeting, Capital Project Governance Policy C591 implemented the Project Development and Delivery Model (PDDM) to ensure all capital projects (infrastructure, fleet and equipment, information technology and land) follow a phased approach that includes formal checkpoint reviews as projects progress through their lifecycle (strategy, concept, design, build and operate). As the majority of projects approved in the 2015-2018 capital budget predate this policy, a number of profiles were advanced without the benefit of this process to define scope, schedule and budget. These adjustments allow for consistent measuring of all capital profiles in accordance with the PDDM model.

There is one PDDM adjustment recommended in the Fall 2023 SCBA. PDDM adjustments are to realign the cash flows of transformational projects that were approved outside of the PDDM process. A breakdown of recommended PDDM Adjustments can be found in Attachment 6.