

CAPITAL PROFILE REPORT

PROFILE NAME: **EDMONTON EXPO CENTRE REHABILITATION**
 PROFILE NUMBER: **21-12-0350**
 DEPARTMENT: **Integrated Infrastructure Services**
 LEAD BRANCH: **Infrastructure Delivery**
 PROGRAM NAME:
 PARTNER: **Infrastructure Planning and Design**
 BUDGET CYCLE: **2023-2026**

FUNDED

PROFILE STAGE:	Approved
PROFILE TYPE:	Standalone
LEAD MANAGER:	Jason Meliefste
PARTNER MANAGER:	Pascale Ladouceur
ESTIMATED START:	December, 2021
ESTIMATED COMPLETION:	December, 2025

Service Category:	Major Initiative:
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GROWTH	RENEWAL	PREVIOUSLY APPROVED:	103,650
10	90	BUDGET REQUEST:	-
		TOTAL PROFILE BUDGET:	103,650

PROFILE DESCRIPTION

The primary objective of the Edmonton EXPO Centre Rehabilitation project is rehabilitation of the original halls constructed in 1983 formerly known as the Agricom. The EXPO Centre has been in operation since it opened and hosts a variety of major events, trade shows, concerts and conventions throughout a calendar year. The facility underwent a major expansion in 2009; however, that project scope did not include any work to the original constructed facility halls A-D and what is referred to as 'the mall'. The rehabilitation goals are to make the facility more energy efficient, code & safety compliant, extend the building life expectancy, and improve the user experience.

The project includes the investigation, design and construction to implement repairs and lifecycle replacements of mechanical, electrical, envelope and architectural finishes of the facility. The project will also include the incorporation of Solar Photovoltaics on the roof of the facility.

The scope identified for this project includes; rehabilitation and renewal of roof assemblies, exterior cladding, exterior doors and envelope, replacement of major mechanical distribution equipment, terminal units, and building controls, replacement of major electrical equipment, lighting, fire alarm, and security systems, rehabilitation of structural elements, replacement of interior finishes, and the completion of scope interdependencies such as structural supports, fire protection, and finishing.

This scope also includes the installation of Solar PV on Halls D-H. Additionally, the improvements listed under rehabilitation are contributing to the reduction of GHG and setting the facility on a pathway to be an emissions neutral facility by 2040.

PROFILE BACKGROUND

The City's Infrastructure Asset Management Policy guides the overall framework for asset management which includes the Infrastructure Strategy and the development of asset management plans. Managing the lifecycle of infrastructure assets is an important part of asset management in supporting the City's core service delivery. Facility Renewal Service Delivery composite (CM-12-0000), managed by Lifecycle Management, funds capital rehabilitation projects that include upgrades to and replacement of major components within the architectural, structural, mechanical, and electrical systems of each facility. Based on building condition assessment reports and feedback from building operator, Explore Edmonton, it was found that the performance of the facility is declining due to aging, wear and tear of systems and components, and a variety of other factors. As a result, Lifecycle Management identified this facility as one of the high priority facilities that requires a major rehabilitation project during the 2019-2022 budget cycle. Aligning with the capital budget guidelines, the creation of a stand alone profile was required for rehabilitation projects valued over \$5M.

PROFILE JUSTIFICATION

As facilities age, there is a need to rehabilitate or replace various components to maximize the life of the facility, to provide a safe environment for staff and the general public and to meet the current service needs of citizens.

Since most facilities will still be in use for the next 20 to 30 years, the primary methods for meeting those goals will be through efficient operation, maintenance, repair, renew, and energy retrofitting of existing facilities. The objective is to maximize benefits, manage risk and provide satisfactory levels of service to the community in a sustainable manner.

STRATEGIC ALIGNMENT

This profile aligns with the strategic objective of making transformational impacts in our community by making discrete and measurable impacts on Council's four strategic goals: healthy city, urban shift, regional economic prosperity, and energy and climate. This project focuses on the health city strategic goal.

ALTERNATIVES CONSIDERED

The alternate to a deliberate rehabilitation program is to carry out replacements of components as they fail using operating funds. This is considered to be the highest cost alternative to facility maintenance by industry.

COST BENEFITS

Tangible Benefits: Improved reliability, enhanced energy efficiency, improved productivity, and the improvement of level of service. This project will yield a significant reduction of corporate GHG reduction of 1500 - 2000 tonnes.

Intangible Benefits: Customer satisfaction and improved public image.

KEY RISKS & MITIGATING STRATEGY

As this facility deteriorates, its components and systems age and will fail. Failure of these systems poses various risks on the staff and users of the facility and the lack of rehabilitation activities can lead to unplanned breakdowns resulting in loss of time/income within the operations and/or the closure of the facility impacting citizens.

A risk management plan follows the steps for risk control, risk register, and assumptions/constraints as outlined in the City's Project Management procedures. The plan outlines the processes used for risk identification, quantitative and qualitative risk analysis. A robust risk register has been created and a project implementation team is tasked with monitoring and updating the risk register regularly throughout the project.

RESOURCES

The project aligns with the Project Develop and Delivery Model with City Project Managers assigned to lead each of the project phases and its team. The project is supported by an Integrated Project Delivery Team consisting of both contractors and consultants procured publicly.

CONCLUSIONS AND RECOMMENDATIONS

The rehabilitation will allow the facility to continue to operate for many years to come. Lifecycle Management identified the facility as a priority for rehabilitation. Funding for rehabilitation work has been approved under the rehabilitation composite. The development of a standalone profile aligns with the capital budget guidelines for rehabilitations over \$5 million.

Investment in asset management, maintenance, and rehabilitation is a cost-effective method of maximizing the life of facilities to ensure a high level of service is provided to its citizens. This funding level will limit the decline of assets in poor and very poor condition.

CHANGES TO APPROVED PROFILE

2021 YE Transfers (#21-48, CFO-3): The Edmonton EXPO Centre Rehabilitation project will be undertaking an investigation to provide a strategy to establish a path towards emissions neutral, specific to the original portion of the facility built-in 1983. As such a funding transfer of \$40k is required from the Facility Planning and Design operating budget to standalone profile 21-12-0350 Edmonton EXPO Centre Rehabilitation as the project progresses past Checkpoint 3. CC996030

2023 Fall SCBA (#23-30, 6.2-19): 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".

CAPITAL PROFILE REPORT

PROFILE NAME: **Edmonton EXPO Centre Rehabilitation**
 PROFILE NUMBER: **21-12-0350**
 BRANCH: **Infrastructure Delivery**

FUNDED
 PROFILE TYPE: **Standalone**

CAPITAL BUDGET AND FUNDING SOURCES (000's)

	Prior Years	2023	2024	2025	2026	2027	2028	2029	2030	2031	Beyond 2031	Total	
APPROVED BUDGET	Approved Budget												
	Original Budget Approved	-	-	-	-	-	-	-	-	-	-	-	
	2021 Cap Administrative	40	-	-	-	-	-	-	-	-	-	40	
	2021 Cap Council	37,189	29,840	30,780	500	-	-	-	-	-	-	98,309	
	2021 Cap Capital Budget Adj (one-off)	302	-	-	-	-	-	-	-	-	-	302	
	2021 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	
	2022 Cap Carry Forward	-4,863	4,863	-	-	-	-	-	-	-	-	-	
	2023 Cap Council	-	-	5,000	-	-	-	-	-	-	-	5,000	
	Current Approved Budget	32,667	34,703	35,780	500	-	-	-	-	-	-	-	103,650
	Approved Funding Sources												
	Federal Gas Tax Fund	18,000	-	-	-	-	-	-	-	-	-	-	18,000
	Local Government Fiscal Framework	-	-	28,472	463	-	-	-	-	-	-	-	28,934
	Munc Sustain. Initiative - MSI	13,930	25,279	-	-	-	-	-	-	-	-	-	39,209
	Pay-As-You-Go	230	4,901	2,309	38	-	-	-	-	-	-	-	7,477
Tax-Supported Debt	506	4,524	5,000	-	-	-	-	-	-	-	-	10,030	
Current Approved Funding Sources	32,667	34,703	35,780	500	-	-	-	-	-	-	-	103,650	

BUDGET REQUEST	2023	2024	2025	2026	2027	2028	2029	2030	2031	Beyond 2031	Total
Budget Request	-	-	-	-	-	-	-	-	-	-	-

REVISED BUDGET (IF APPROVED)	Revised Budget (if Approved)	2023	2024	2025	2026	2027	2028	2029	2030	2031	Beyond 2031	Total
	32,667	34,703	35,780	500	-	-	-	-	-	-	-	103,650
Requested Funding Source	Federal Gas Tax Fund	18,000	-	-	-	-	-	-	-	-	-	18,000
	Local Government Fiscal Framework	-	-	28,472	463	-	-	-	-	-	-	28,934
	Munc Sustain. Initiative - MSI	13,930	25,279	-	-	-	-	-	-	-	-	39,209
	Pay-As-You-Go	230	4,901	2,309	38	-	-	-	-	-	-	7,477
	Tax-Supported Debt	506	4,524	5,000	-	-	-	-	-	-	-	10,030
	Requested Funding Source	32,667	34,703	35,780	500	-	-	-	-	-	-	-

CAPITAL BUDGET BY ACTIVITY TYPE (000's)

REVISED BUDGET (IF APPROVED)	Activity Type	Prior Years	2023	2024	2025	2026	2027	2028	2029	2030	2031	Beyond 2031	Total
	Construction	29,505	32,689	34,488	483	-	-	-	-	-	-	-	97,166
	Design	1,892	1,005	251	-	-	-	-	-	-	-	-	3,148
	Other Costs	1,269	1,009	1,041	17	-	-	-	-	-	-	-	3,336
	Total	32,667	34,703	35,780	500	-	-	-	-	-	-	-	103,650

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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-