

CAPITAL PROFILE REPORT

PROFILE NAME:	EDMONTON SOCCER ASSOCIATION SOUTH SOCCER CENTRE EXPANSION	FUNDED
PROFILE NUMBER:	17-21-1000	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 and Culture	ESTIMATED START: January, 2017
BUDGET CYCLE:	2015-2018	ESTIMATED COMPLETION: December, 2021

Service Category:	Recreation & Culture	Major Initiative:
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GROWTH	RENEWAL	PREVIOUSLY APPROVED:	27,888
100		BUDGET REQUEST:	-
		TOTAL PROFILE BUDGET:	27,888

PROFILE DESCRIPTION

Expansion of the existing South Indoor Soccer Centre, owned by the City but operated by Edmonton Soccer Association (“ESA”), by adding a new adjacent facility on the existing site containing two additional fields. Initial schematic design for the expansion was funded by ESA at a cost of \$150 thousand, and is now complete. The next phase of work will be detailed design to be followed by the construction phase of this profile.

UPDATE- October 2018:

Increased availability of indoor boarded fields for utilization by soccer, ball hockey, lacrosse and in-line hockey and with the improved ability to host major indoor tournaments across a variety of sports is also seen as a benefit of this project moving forward.

ESA has submitted an updated grant application for a \$1 million grant to the provincial government to cover Furniture, Fixtures & Equipment (FFE) costs (included in total budget). If the ESA is successful in obtaining their grant, these funds will be used toward the project reducing the City of Edmonton funded/financed portion. The ESA has received a \$100,000 commitment from concrete field associations that will also be applied to reduce the City of Edmonton funded/financed portion if the project is approved to be funded.

PROFILE BACKGROUND

A conceptual design phase has been completed by BR2 Architecture. A preliminary cost estimate has been provided at \$21.52 million (including design fees). Concept plan for the project is being reviewed by the City. Once approval is confirmed, detailed design can begin to confirm the design and cost estimates for the project.

UPDATE- October 2018:

Design is complete and ready for tender, upon funding approval, with construction planned to begin in 2019 and estimated to be available for fall league play in September, 2020.

PROFILE JUSTIFICATION

The need has arisen primarily due to the recent and projected growth in youth teams' soccer registrations and the popularity of a ball hockey winter program that started in 2013 using field 6 in the East Indoor Soccer Centre. By 2019, at the latest, the Indoor Soccer Centres would have to end the use of Field 6 and convert back to soccer use at a time when Ball Hockey and other concrete sports groups would instead wish to double their winter programs. There is also unmet demand for more hours for use by senior teams for practices, coaching and referee clinics for the youth, and tryouts by each EMSA Zone.

STRATEGIC ALIGNMENT

The new facility will continue to be aligned with the City of Edmonton RFMP and other strategic policies & will be a multi sport facility with public access, designed to meet the requirements of applicable City policies such as EDC, Leed & % for Art.

ALTERNATIVES CONSIDERED

Build a new 4 field facility in suburban southwest: The utilization statistics do not support a need for 4 additional fields. In particular the summer months are underutilized in the existing 3 indoor facilities.

Build a new 2 field facility in suburban southwest: Since this would be a new standalone facility construction costs would be higher as using existing south Centre takes advantage of existing access roads, service roads and utilities as well as amenities such as office, meeting rooms, concession and lounge. No land has been identified by the City for such a project at this time.

Explore opportunity to build 2 fields at Rexall Place: Council recently directed Administration to explore alternatives for Rexall Place which could increase space available for Indoor soccer or ball hockey instead.

COST BENEFITS

Edmonton Soccer will repay \$ 9.5 million (plus interest) of the capital through a 20 year repayment plan. This debt is classified as Self Supporting – Tax guaranteed.

CAPITAL PROFILE REPORT

KEY RISKS & MITIGATING STRATEGY

Capital Costs exceed projections: partnership with ESA and staged approval process with COE to ensure project remains on track and within budget.

Operating Revenue assumptions not achieved / Operating Expenses Underestimated: existing leases on current facilities begin to expire in 2023 releasing additional funds for ESA to cover revenue shortfalls or operating expense overruns.

UPDATE- October 2018:

A delay in the approval of the project would result in a risk of not completing the project in time for programming league play within the facility for the 2020/2021 league season. If this delay risk is realized it would result in a one year delay to provide services to the leagues.

RESOURCES

All procurement processes will adhere to the City's Procurement of Goods, Services and Construction directive. The facility will be operated by ESA.

CONCLUSIONS AND RECOMMENDATIONS

The project will allow Soccer to grow, add coaching and referee clinics, expand the number of tryouts, and offer significantly expanded practice hours for teams. The project will allow Ball Hockey to operate a winter program from 2018 using two concrete fields instead of one, which will significantly increase their winter program and increase availability for other groups like In-Line and Lacrosse. Ball Hockey's use of ESA facilities contribute over \$400,000 / year in revenue.

All these objectives will be met without creating significant financial burden to ESA's continued operation of all the Indoor Soccer Centres.

UPDATE- October 2018:

Ball Hockey's use of ESA facilities contributions have increased to over \$500,000 / year in revenue to ESA.

CHANGES TO APPROVED PROFILE

2019 Spring SCBA (CA#10): (2.5.9) Recognize \$500K developer funding from Edmonton Soccer Association and to reduce \$500K debt.

2019 Spring SCBA (CA#10): (2.5.11) Recognize \$100K developer funding to be received in 2019 from Vimy Lacrosse Academy.

2019 Fall SCBA (3.7.5): Transfer \$78.6K of PAYG from 17-21-1000 Edmonton Soccer Association South Soccer Centre Expansion to operating for Percent for Art.

2019 Fall SCBA (CFO.2): Reclassify \$600K of Developer Funding to Partnership Funding as the funding will be received from the Edmonton Soccer Association, who is partnering with the City on this project.

2021 Fall SCBA (#21-31, DCM-7): To transfer \$52,101 Pay-As-You-Go from CM-12-0000 Facility: Service Delivery - Renewal to Capital profile 17-12-1000 Edmonton Soccer Association South Soccer Centre Expansion to complete rehabilitation work within the area of new build activities.

2022 Spring SCBA (#22-10, 3.3-8): This recosting adjustment is required to reduce the partnership funding for the project by \$50,000 as some equipment originally to be procured and owned by the City will now be procured and owned by the partner.

2024 Spring SCBA (#24-10, 7.3-12): This recosting adjustment is required to release the remaining funding for multiple capital profiles since the funding is no longer required after going through the 2023 Carryforward process and formal review of the remaining project activities.

CAPITAL PROFILE REPORT

PROFILE NAME: **Edmonton Soccer Association South Soccer Centre Expansion**
 PROFILE NUMBER: **17-21-1000**
 BRANCH: **Infrastructure Delivery**

FUNDED
 PROFILE TYPE: **Standalone**

CAPITAL BUDGET AND FUNDING SOURCES (000's)

		Prior Years	2024	2025	2026	2027	2028	2029	2030	2031	2032	Beyond 2032	Total	
APPROVED BUDGET	Approved Budget													
	Original Budget Approved	-	-	-	-	-	-	-	-	-	-	-	-	
	2017 Cap Council	2,000	-	-	-	-	-	-	-	-	-	-	2,000	
	2017 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-	
	2018 Cap Budget Request for Next Cycle	28,000	-	-	-	-	-	-	-	-	-	-	28,000	
	2018 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-	
	2019 Cap Administrative	-	-	-	-	-	-	-	-	-	-	-	-	
	2019 Cap Council	21	-	-	-	-	-	-	-	-	-	-	21	
	2019 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-	
	2020 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-	
	2021 Cap Administrative	52	-	-	-	-	-	-	-	-	-	-	52	
	2021 Cap Capital Budget Adj (one-off)	-136	-	-	-	-	-	-	-	-	-	-	-136	
	2021 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-	
	2022 Cap Council	-50	-	-	-	-	-	-	-	-	-	-	-50	
	2022 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-	-	
	2023 Cap Carry Forward	-3,388	3,388	-	-	-	-	-	-	-	-	-	-	
	2024 Cap Council	-	-2,000	-	-	-	-	-	-	-	-	-	-	-2,000
	Current Approved Budget		26,500	1,388	-	-	-	-	-	-	-	-	-	27,888
	APPROVED BUDGET	Approved Funding Sources												
		Enterprise Reserve	2,000	-	-	-	-	-	-	-	-	-	-	2,000
Partnership Funding		471	-	-	-	-	-	-	-	-	-	-	471	
Pay-As-You-Go		-	60	-	-	-	-	-	-	-	-	-	60	
Self Supporting-Tax Guaranteed		9,500	-	-	-	-	-	-	-	-	-	-	9,500	
Tax-Supported Debt		14,528	1,328	-	-	-	-	-	-	-	-	-	15,857	
Current Approved Funding Sources		26,500	1,388	-	-	-	-	-	-	-	-	-	27,888	

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

REVISED BUDGET (IF APPROVED)	Revised Budget (if Approved)	26,500	1,388	-	-	-	-	-	-	-	-	-	27,888
REVISED BUDGET (IF APPROVED)	Requested Funding Source												
	Enterprise Reserve	2,000	-	-	-	-	-	-	-	-	-	-	2,000
	Partnership Funding	471	-	-	-	-	-	-	-	-	-	-	471
	Pay-As-You-Go	-	60	-	-	-	-	-	-	-	-	-	60
	Self Supporting-Tax Guaranteed	9,500	-	-	-	-	-	-	-	-	-	-	9,500
	Tax-Supported Debt	14,528	1,328	-	-	-	-	-	-	-	-	-	15,857
Requested Funding Source		26,500	1,388	-	-	-	-	-	-	-	-	-	27,888

CAPITAL BUDGET BY ACTIVITY TYPE (000's)

		Prior Years	2024	2025	2026	2027	2028	2029	2030	2031	2032	Beyond 2032	Total
REVISED BUDGET (IF APPROVED)	Activity Type												
	Construction	23,335	1,388	-	-	-	-	-	-	-	-	-	24,723
	Design	2,562	-	-	-	-	-	-	-	-	-	-	2,562
	Equip FurnFixt	595	-	-	-	-	-	-	-	-	-	-	595
	Percent for Art	8	-	-	-	-	-	-	-	-	-	-	8
Total		26,500	1,388	-	-	-	-	-	-	-	-	-	27,888

OPERATING IMPACT OF CAPITAL

Type of Impact:

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

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