

CAPITAL PROFILE REPORT

PROFILE NAME: **CLIMATE RESILIENT CITY FACILITY UPGRADES**
 PROFILE NUMBER: **CM-10-0001**
 DEPARTMENT: **Integrated Infrastructure Services**
 LEAD BRANCH: **Infrastructure Planning and Design**
 PARTNER:
 BUDGET CYCLE: **2023-2026**

FUNDED

PROFILE STAGE: **Approved**
 PROFILE TYPE: **Composite**
 LEAD MANAGER: **Pascale Ladouceur**
 PARTNER MANAGER:
 ESTIMATED START: **January, 2023**
 ESTIMATED COMPLETION: **December, 2026**

Service Category: Building Renewal**Major Initiative:**

| | |
|---------------|----------------|
| GROWTH | RENEWAL |
| 100 | |

| | |
|------------------------------|---------------|
| PREVIOUSLY APPROVED: | 22,330 |
| BUDGET REQUEST: | - |
| TOTAL PROFILE BUDGET: | 22,330 |

PROFILE DESCRIPTION

This profile would provide funding to complete deep energy retrofits to enable emissions neutrality in City owned buildings funding may also be used to support facility specific adaptation renewal work. City buildings and other facilities are the largest source of COE corporate emissions, making up about 46 per cent of corporate GHG emissions. The scope of this profile would include work that is required for the buildings that are undergoing renewal as part of the 2023-2026 budget cycle to be upgraded for energy efficiency as required by C627 Existing Building Procedure. Approval of matching grant funding of up to \$21 million to support this work is currently outstanding.

PROFILE BACKGROUND

Climate change is changing everything. This is a critical decade requiring rapid and significant scaling up of climate action. Growing climate risks have clear implications for city resources, local economies and the financial well-being of municipal governments. Climate change could cause direct annual costs of approximately \$1.0 billion and GDP losses estimated at \$2.1 billion annually as early as the 2040s in Edmonton. Those costs increase to approximately \$4.2 billion annually for direct costs and \$6.0 billion for GDP losses as early as the 2070s. It is estimated that the City of Edmonton will own 8% of the impact costs. Investment is needed to reduce GHG emissions (which are causing climate change) and to prepare for the impacts of a changing climate. Buildings are critically important to achieving COE's 2040 carbon neutral goal and will need to transition to become emission neutral. Preliminary analysis has identified 59 City facilities that are more than likely to have flood hazard interactions, and that 29 could be impacted by major floods (an estimated \$5 billion in asset value that may be at risk of damage and service impacts).

PROFILE JUSTIFICATION

City Council approved Edmonton's Community Energy Transition Strategy, Climate Resilient Edmonton Adaptation Strategy, and Climate Resilience Policy (C627) which requires urgent accelerated and ambitious climate action. This Profile provides funding to accelerate COE's efforts to retrofit and upgrade City buildings and facilities to reduce GHG emissions and to improve their resilience to the impacts of a changing climate. This funding will allow asset managers to retrofit and upgrade buildings and facilities so the assets can serve into the low carbon and new climate future. City buildings and facilities were not historically designed to be carbon neutral or to be ready for the risks of a changing climate. Many building standards and systems were based on past climate observations, which are no longer expected in a changing climate. This profile will enable the continuation and required acceleration of deep retrofits and climate resilience upgrades for city buildings and facilities. This capital cost reflects the incremental cost of doing work on buildings that will be undergoing rehabilitation work. Alignment with building rehabilitation schedules limits the amount of disruption to service operations and customer impacts. The specific energy retrofits and climate resilient upgrades will vary depending on the need of the building. This funding will support additional analysis to identify the correct interventions. Investing in climate resilience upgrades helps protect COE buildings from the increasing frequency and intensity of extreme weather events and new temperature highs. Energy efficient improvements are needed to reduce energy usage, GHG emissions and operating costs.

STRATEGIC ALIGNMENT

City Council approved Edmonton's Community Energy Transition Strategy, Climate Resilient Edmonton Adaptation Strategy, and Climate Resilience Policy (C627) which requires urgent accelerated and ambitious climate action. This Profile provides funding to accelerate the City of Edmonton's efforts to retrofit and upgrade City buildings and facilities to reduce GHG emissions and to improve their resilience to the impacts of a changing climate.

ALTERNATIVES CONSIDERED

Administration is currently exploring financing options for completing deep retrofits of 30-50 buildings through participation in the Canada Infrastructure Bank's Public Building Retrofit Initiative. While the group of buildings selected for this CIB project are different than the ones intended to be impacted by this composite fund, this option would also support the emissions reduction targets for City owned buildings. However, choosing the CIB project as an alternative to this project would result in renewal work being completed on City owned buildings that would not include deep retrofits or climate resilience work. This could increase risk to infrastructure damage, increase insurance costs, and lock in carbon consuming equipment beyond the City's 2040 emissions neutral corporation target date in the facilities planned for renewal through Lifecycle management.

COST BENEFITS

Cost benefits associated with this profile include those related to energy savings for these projects. There will also be savings associated with maintenance improvement from older infrastructure. Adaptation measures will help reduce costs associated with damage caused by a changing climate including extreme weather events. This may also reduce insurance claims.

KEY RISKS & MITIGATING STRATEGY

Risks associated with increasing construction costs have been identified, and these costs will need to be monitored to update cost estimates as applicable.

Hazardous building material abatement and other unforeseen costs. Mitigation includes using the Emissions Neutral Portfolio Plan and Decision Making Framework (which is in development) to help direct decisions around how deep retrofits should be and work with Lifecycle Management to determine which buildings are good candidates for deep retrofits.

Estimated costs in this profile are preliminary estimations. Validation with the key implementers will be required to confirm these estimations.

RESOURCES

This profile will be delivered using a combination of internal and external resources. Specialized external resources may be required for some aspects and would be procured in accordance with corporate procurement directives and policies. Resources are required to facilitate project management, technical work and design related work both from UPE and IIS. These can likely be capitalized as part of future project work, as with most capital projects.

CONCLUSIONS AND RECOMMENDATIONS

These funds are required to ensure deep energy retrofits and adaptation measures are considered for existing renewal as presented in (CM-11/12/13-0000). Without these funds traditional renewal in these facilities could lock in carbon consuming equipment beyond the City's 2040 emissions neutral corporation target date in the facilities planned for renewal through Lifecycle management. This profile should be funded in full to support climate resilient renewal of City facilities.

CHANGES TO APPROVED PROFILE

August 21, 2023 Update: Matching grant funding of up to \$21 million to support this work was unsuccessful.

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".

2024 Spring SCBA (#24-10, Council 7.1-9): The Kathleen Andrews Transit Garage Solar Photovoltaic & Battery Energy Storage System Project has reached Checkpoint 3 of the PDDM and requires approval for delivery within a new standalone profile with an overall estimated costs of \$5,930,623. Out of these estimated costs, \$51,906 was already incurred in 2023 and prior years. The new funding request for this capital profile is \$5,878,717 and will be financed from capital profile "CM-10-0001 Climate Resilient City Facility Upgrades" (\$4,170,406 Tax-Supported Debt) and capital profile "CM-10-1012 On-Site Microgeneration Solar Photovoltaics" (\$1,708,311 Tax-Supported Debt).

2024 Fall SCBA (#24-30, 4.2-6): This scope change is required to add \$1,600,000 Tax-Supported Debt to "24-11-9611 Fire station 7 (Highlands) Building Rehabilitation" of sustainability work to meet the City's greenhouse gas emission (GHG) reduction targets. The scope is primarily focused around upgraded mechanical systems to reduce GHG. The project is nearing Checkpoint 4 of the Project Development and Delivery Model. The financing will be transferred from the "CM-10-0001 Climate Resilient City Facility Upgrades".

2025 Spring SCBA (#25-10, 4.3-15): This recosting adjustment transfers \$2,000,000 Tax-Supported Debt from capital profile "CM-10-0001 - Climate Resilient City Facility Upgrades" to capital profile "24-10-9411 Kathleen Andrews Transit Garage Solar PV and Battery Projects" to allow the project to be fully funded to completion.

2025 Spring SCBA (#25-10, 4.2-10): This scope change adjustment transfers \$2,000,000 Tax-Supported Debt financing from capital profile "CM-10-0001 - Climate Resilient City Facility Upgrades" to capital profile "19-10-1013 Ambleside Integrated Site - Phase 1" to fund the solar photovoltaic system and other climate resilience measures.

2025 Spring SCBA (#25-10, 4.2-9): This scope change adjustment is to include mechanical, electrical and structural rehabilitation within the Field House, as well as electrical lighting upgrades in the Aquatic area to capital profile "21-12-0330 Kinsmen Sports Centre Facility Rehabilitation". The total cost is an additional \$24,415,200, and will be funded with \$14,100,000 Tax-Supported Debt from capital profile "CM-10-0001 - Climate Resilient City Facility Upgrades", \$10,000,000 from capital profile "CM-12-0000 Facility: Service Delivery - Renewal" (\$8,312,471 Local Government Fiscal Framework and \$1,687,529 Pay-As-You-Go), and \$315,200 of Local Government Fiscal Framework from capital profile "CM-19-0000 Facilities - Minor Renewal Program". Additionally, the scope change adjustment updates the estimated completion date of June 30, 2027 (previously December 31, 2024).

2025 Fall SCBA (#25-30, 4.2-14): This budget transfer between composite profiles is required for the addition of a Solar Canopy system that will supply power to the EV chargers (project underway) and other building system improvements (HVAC). The funding is for Westwood Central Services Yard (WES113) Rehabilitation project. The capital work aligns with the Climate Resilience Policy (C627). The adjustment is a \$1,800,000 Tax-Supported Debt transfer from "CM-10-0001 Climate Resilient City Facility Upgrades" to "CM-13-0000 Facility: Service Support - Renewal".

CAPITAL PROFILE REPORT

PROFILE NAME: **Climate Resilient City Facility Upgrades**
 PROFILE NUMBER: **CM-10-0001**
 BRANCH: **Infrastructure Planning and Design**

FUNDED
 PROFILE TYPE: **Composite**

CAPITAL BUDGET AND FUNDING SOURCES (000's)

| | | Prior | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Beyond | Total |
|----------------------------------|--|---------|---------|--------|------|------|------|------|------|------|------|--------|---------|
| | | Years | | | | | | | | | | 2033 | |
| APPROVED BUDGET | Approved Budget | | | | | | | | | | | | |
| | Original Budget Approved | - | - | - | - | - | - | - | - | - | - | - | - |
| | 2022 Cap Budget Request for Next Cycle | 21,000 | 22,000 | 10,000 | - | - | - | - | - | - | - | - | 53,000 |
| | 2023 Cap Council | -5,000 | - | - | - | - | - | - | - | - | - | - | -5,000 |
| | 2023 Cap Carry Forward | - | - | - | - | - | - | - | - | - | - | - | - |
| | 2024 Cap Council | -1,323 | -4,447 | - | - | - | - | - | - | - | - | - | -5,770 |
| | 2024 Cap Carry Forward | -14,648 | 14,648 | - | - | - | - | - | - | - | - | - | - |
| | 2025 Cap Council | - | -19,900 | - | - | - | - | - | - | - | - | - | -19,900 |
| | Current Approved Budget | 29 | 12,301 | 10,000 | - | - | - | - | - | - | - | - | 22,330 |
| | Approved Funding Sources | | | | | | | | | | | | |
| Tax-Supported Debt | 29 | 12,301 | 10,000 | - | - | - | - | - | - | - | - | - | 22,330 |
| Current Approved Funding Sources | 29 | 12,301 | 10,000 | - | - | - | - | - | - | - | - | - | 22,330 |

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

| REVISED BUDGET (IF APPROVED) | | | | | | | | | | | | | |
|------------------------------|----|--------|--------|---|---|---|---|---|---|---|---|---|--------|
| Revised Budget (if Approved) | 29 | 12,301 | 10,000 | - | - | - | - | - | - | - | - | - | 22,330 |
| Requested Funding Source | | | | | | | | | | | | | |
| Tax-Supported Debt | 29 | 12,301 | 10,000 | - | - | - | - | - | - | - | - | - | 22,330 |
| Requested Funding Source | 29 | 12,301 | 10,000 | - | - | - | - | - | - | - | - | - | 22,330 |

CAPITAL BUDGET BY ACTIVITY TYPE (000's)

| REVISED BUDGET (IF APPROVED) | Activity Type | Prior | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Beyond | Total |
|------------------------------|---------------|--------|--------|--------|------|------|------|------|------|------|------|--------|--------|
| | | Years | | | | | | | | | | 2033 | |
| | Construction | -4,971 | 12,301 | 10,000 | - | - | - | - | - | - | - | - | 17,330 |
| | Design | 5,000 | - | - | - | - | - | - | - | - | - | - | 5,000 |
| | Total | 29 | 12,301 | 10,000 | - | - | - | - | - | - | - | - | 22,330 |

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 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

CAPITAL PROFILE REPORT

| | | |
|-----------------|--|---|
| PROFILE NAME: | KATHLEEN ANDREWS TRANSIT GARAGE SOLAR PV & BATTERY PROJECTS | FUNDED |
| PROFILE NUMBER: | 24-10-9411 | PROFILE STAGE: Approved |
| DEPARTMENT: | Integrated Infrastructure Services | PROFILE TYPE: Standalone |
| LEAD BRANCH: | Infrastructure Delivery | LEAD MANAGER: Jason Meliefste |
| PARTNER: | Infrastructure Planning and Design | PARTNER MANAGER: Pascale Ladouceur |
| BUDGET CYCLE: | 2023-2026 | ESTIMATED START: June, 2024 |
| | | ESTIMATED COMPLETION: December, 2025 |

| | | |
|--------------------------|--------------------------|--------------------------|
| Service Category: | Corporate Support | Major Initiative: |
|--------------------------|--------------------------|--------------------------|

| | | | |
|---------------|----------------|------------------------------|--------------|
| GROWTH | RENEWAL | PREVIOUSLY APPROVED: | 7,931 |
| 100 | | BUDGET REQUEST: | - |
| | | TOTAL PROFILE BUDGET: | 7,931 |

PROFILE DESCRIPTION

The City's Corporate Greenhouse Gas Management Plan identifies mitigating strategies for reducing greenhouse gas emissions from City operations. The accelerated deployment of on-site microgeneration solar photovoltaics on City buildings and sites is one of the measures identified by the Plan to reduce greenhouse gas emissions by offsetting the energy used by City buildings. By accelerating the installation of solar photovoltaics from 2019 through 2030, the City will reduce corporate GHG emissions by 10,000 to 15,000 tonnes and are anticipated to have positive financial returns over the lifetime of the assets.

PROFILE BACKGROUND

The acceleration of solar photovoltaic installations on City buildings and sites is one of the tactics recommended as part of the portfolio of options detailed in the City's draft Corporate GHG Management Plan. The options are supported by best available data and information on capital requirements, life cycle cost benefit analysis, and further informed by extensive input and advice from corporate project planning, design, engineering, and project delivery staff. The deployment of solar photovoltaic installations could be coordinated with the planned facility rehabilitation schedule that identifies buildings for rehabilitation based on condition needs assessments as well as new building construction designs. The alignment with building rehabilitation and new building construction schedules will ensure efficient use of time and resources and limit the amount of disruption to service operations and customer impacts.

PROFILE JUSTIFICATION

The rigorous analysis and consultation used in developing the Corporate GHG Management Plan found that the business case actions from a Financial Return on Investment (FROI) standpoint, ranging from strongest to weakest, were building energy retrofits, LED street lights, electric buses, large microgeneration solar photovoltaics, and green electricity purchases. All of the options related to investing in City assets, including microgeneration solar photovoltaic systems, have positive net present value benefits over a 20 year period from a FROI standpoint. Internal discussion has led to the alignment of funds for potential projects on a per-building basis, this alignment is based on the 2019-2022 new construction schedule and on a study to determine which existing facilities could be potential sights for solar installations. Refinement of this allocation will occur as projects are reviewed on a building by building basis for structural and other feasibility. A total of 20MW of solar PV is planned to be installed between 2019-2030 with a total estimated carbon reduction of 10,000 tonnes CO₂e. All funding for new construction projects is to accelerate solar photovoltaic installations above the required 1% funding required for all new construction projects as per the Sustainable Building Policy C532.

STRATEGIC ALIGNMENT

Corporate building energy retrofits are one important GHG mitigation tactic identified in the draft City of Edmonton Corporate Greenhouse Gas Management Plan. The Plan is a response to the global threat of climate change. Its mandate comes from a number of City Council directives including: (a) a goal in The Way We Green for Edmonton to become "a carbon-neutral city"; (b) Strategic Action 6.10.1 contained in The Way We Green that directs the City of Edmonton to establish, implement and maintain "a [Corporate] Greenhouse Gas Management Plan aimed at significantly reducing greenhouse gas emissions from City operations"; and (c) Strategic Direction 4 contained in Edmonton's Community Energy Transition Strategy (C585) that the City of Edmonton will take a lead role in supporting Edmonton's energy transition efforts, including leading-by example in its own civic operations; and (d) alignment with the Pan Canadian Framework on Clean Growth and Climate Change, a comprehensive, multi-sectoral plan to meet interim 2030 targets of 30% reduction below 2005, as a part of demonstrating Canada's commitment to The Paris Agreement and its 2050 targets. This plan "leads by example" — adopting and demonstrating high standards of sustainable, energy conserving, climate change mitigation practices that are encouraged throughout the community.

ALTERNATIVES CONSIDERED

The Kathleen Andrews Transit Garage (KATG) facility was structurally designed to support solar PV installations. Several existing City facilities have already been retrofitted with PV systems. This facility is the last major facility to incorporate Solar PV as well as Battery Energy Storage Systems (BESS) which will charge the City's electric bus fleet. No viable alternative locations remain that could support both Solar PV and Battery Storage systems.

COST BENEFITS

The KATG facility has been chosen as a Pilot Project to provide a new Battery Energy Storage System (BESS) unit to provide battery charging of the City's electric bus fleet. A Provincial Grant from Emissions Reduction Alberta (ERA) will cover the equipment costs of the Battery Storage equipment. (\$4.44M) This new Battery Storage equipment will be complementary to a Solar PV installation, as the Solar PV system can re-charge the Battery System which in turn will charge the electric buses. Any surplus energy will also be used to offset the building electrical grid load.

CAPITAL PROFILE REPORT

KEY RISKS & MITIGATING STRATEGY

The major risks to this large system is to counteract Harmonic Distortion of the existing building equipment, with the addition of these new systems. Knowing of this possibility, is the key to mitigating the possible impacts of Harmonic Distortion. Plans are in place to monitor the situation and provide measures to counteract these potential effects.

RESOURCES

With the specialized nature of the various installations (BESS, Solar PV + electric Bus charging), a specialist engineer familiar with the various systems has been engaged to provide an integrated design approach to the installations at KATG. In addition, with support from Engineering Services and project management through Facilities Infrastructure Delivery, the project will be managed to provide an optimized system and commissioned prior to operation.

CONCLUSIONS AND RECOMMENDATIONS

With the integration of the Battery Energy Storage System, Solar PV and Bus charging, this Pilot project will provide optimum energy for bus charging as well as reduced building energy requirements with a large reduction in GHG emissions.

CHANGES TO APPROVED PROFILE

2025 Spring SCBA (#25-10, 4.3-15): This recosting adjustment transfers \$2,000,000 Tax-Supported Debt from capital profile "CM-10-0001 - Climate Resilient City Facility Upgrades" to capital profile "24-10-9411 Kathleen Andrews Transit Garage Solar PV and Battery Projects" to allow the project to be fully funded to completion.

CAPITAL PROFILE REPORT

PROFILE NAME: **Kathleen Andrews Transit Garage Solar PV & Battery Projects**
 PROFILE NUMBER: **24-10-9411**
 BRANCH: **Infrastructure Delivery**

FUNDED
 PROFILE TYPE: **Standalone**

CAPITAL BUDGET AND FUNDING SOURCES (000's)

| APPROVED BUDGET | | Prior Years | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Beyond 2033 | Total |
|--------------------------|---|-------------|--------------|-----------|----------|----------|----------|----------|----------|----------|----------|-------------|--------------|
| | Approved Budget | | | | | | | | | | | | |
| | Original Budget Approved | - | - | - | - | - | - | - | - | - | - | - | - |
| | 2023 Cap Capital Budget Adj (one-off) | 52 | - | - | - | - | - | - | - | - | - | - | 52 |
| | 2024 Cap Council | 2,400 | 3,454 | 25 | - | - | - | - | - | - | - | - | 5,879 |
| | 2024 Cap Carry Forward | -1,479 | 1,479 | - | - | - | - | - | - | - | - | - | - |
| | 2025 Cap Council | - | 2,000 | - | - | - | - | - | - | - | - | - | 2,000 |
| | Current Approved Budget | 973 | 6,932 | 25 | - | - | - | - | - | - | - | - | 7,931 |
| Approved Funding Sources | | | | | | | | | | | | | |
| | Tax-Supported Debt | 973 | 6,932 | 25 | - | - | - | - | - | - | - | - | 7,931 |
| | Current Approved Funding Sources | 973 | 6,932 | 25 | - | - | - | - | - | - | - | - | 7,931 |

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

| REVISED BUDGET (IF APPROVED) | | | | | | | | | | | | | |
|------------------------------|---------------------------------|------------|--------------|-----------|----------|----------|----------|----------|----------|----------|----------|----------|--------------|
| Revised Budget (if Approved) | | 973 | 6,932 | 25 | - | - | - | - | - | - | - | - | 7,931 |
| Requested Funding Source | | | | | | | | | | | | | |
| | Tax-Supported Debt | 973 | 6,932 | 25 | - | - | - | - | - | - | - | - | 7,931 |
| | Requested Funding Source | 973 | 6,932 | 25 | - | - | - | - | - | - | - | - | 7,931 |

CAPITAL BUDGET BY ACTIVITY TYPE (000's)

| REVISED BUDGET (IF APPROVED) | Activity Type | Prior Years | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Beyond 2033 | Total |
|------------------------------|---------------|-------------|--------------|-----------|----------|----------|----------|----------|----------|----------|----------|-------------|--------------|
| | Construction | 921 | 6,932 | 25 | - | - | - | - | - | - | - | - | 7,879 |
| | Design | 52 | - | - | - | - | - | - | - | - | - | - | 52 |
| | Total | 973 | 6,932 | 25 | - | - | - | - | - | - | - | - | 7,931 |

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 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

CAPITAL PROFILE REPORT

| | | |
|-----------------|---|---|
| PROFILE NAME: | FIRE STATION 7 (HIGHLANDS) BUILDING REHABILITATION | FUNDED |
| PROFILE NUMBER: | 24-11-9611 | PROFILE STAGE: Approved |
| DEPARTMENT: | Integrated Infrastructure Services | PROFILE TYPE: Standalone |
| LEAD BRANCH: | Infrastructure Delivery | LEAD MANAGER: Jason Meliefste |
| PARTNER: | Infrastructure Planning and Design | PARTNER MANAGER: Pascale Ladouceur |
| BUDGET CYCLE: | 2023-2026 | ESTIMATED START: June, 2024 |
| | | ESTIMATED COMPLETION: December, 2025 |

| | | | |
|--------------------------|----------------------|--------------------------|--|
| Service Category: | Public Safety | Major Initiative: | |
|--------------------------|----------------------|--------------------------|--|

| | | | |
|---------------|----------------|------------------------------|---------------|
| GROWTH | RENEWAL | PREVIOUSLY APPROVED: | 13,460 |
| 56 | 44 | BUDGET REQUEST: | - |
| | | TOTAL PROFILE BUDGET: | 13,460 |

PROFILE DESCRIPTION

This project involves the rehabilitation and improvements of Fire Station 7 to align with Occupational Health & Safety and Equity Diversity & Inclusion in the EFRS program. This work at the station in the highlands neighborhood is required to increase and maximize the life and improve the energy efficiencies of the building. In turn, the rehabilitation will help to ensure the station can provide a safe, healthy, and productive environment for its staff and community members.

PROFILE BACKGROUND

Fire Station #7 is located in the Highlands neighborhood at 5024 -118th Avenue NW. It was constructed in 1975. This project aims to rehabilitate Fire Station #7, in the Highlands neighborhood, to increase and maximize the life and improve the energy efficiencies of the building. In turn, the rehabilitation will help to ensure the station can provide a safe, healthy, and productive environment for its staff and community members. The project will be developed and delivered in a phased approach, following City of Edmonton Policy C591 - Capital Project Governance. The facility requires repairs to ensure that EFRS can maintain and optimize its operational parameters. These include upgrades to architectural/structural, mechanical, electrical, and civil scopes. Additional scope includes code upgrades, accessibility guidelines additions, sustainability requirements, and the addition of a gear room.

PROFILE JUSTIFICATION

A standalone profile is required as the project estimate exceeds \$5M renewal. The profile is required to complete the facility rehabilitation, including the energy retrofits and the addition of a Gear Room.

STRATEGIC ALIGNMENT

This profile aligns with the strategic objective of making transformational impacts in our community by making a discrete and measurable impact on Council's four strategic goals: healthy city, urban places, regional prosperity and climate resilience; by creating a community to connect people to what matters to them.

ALTERNATIVES CONSIDERED

The alternative 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 or maintenance of the level of service.
 Intangible Benefits: Customer satisfaction and improved public image.

KEY RISKS & MITIGATING STRATEGY

As facilities deteriorate, their components and systems age and will fail. Failure of these systems poses various risks on the staff and users of the facilities 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.

RESOURCES

The projects will be delivered by Integrated Infrastructure Services in collaboration with key internal and external stakeholders.

CONCLUSIONS AND RECOMMENDATIONS

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. Recommend the funding of the profile to support a level reduced from the RIMS optimal allocation to align with available funding sources. This funding level will limit the decline of assets in poor and very poor condition.

CHANGES TO APPROVED PROFILE

2024 Fall SCBA (#24-30, 4.2-6): This scope change is required to add \$1,600,000 Tax-Supported Debt to "24-11-9611 Fire station 7 (Highlands) Building Rehabilitation" of sustainability work to meet the City's greenhouse gas emission (GHG) reduction targets. The scope is primarily focused around upgraded mechanical systems to reduce GHG. The project is nearing Checkpoint 4 of the Project Development and Delivery Model. The financing will be transferred from the "CM-10-0001 Climate Resilient City Facility Upgrades".

CAPITAL PROFILE REPORT

PROFILE NAME: **Fire Station 7 (Highlands) Building Rehabilitation**
 PROFILE NUMBER: **24-11-9611**
 BRANCH: **Infrastructure Delivery**

FUNDED
 PROFILE TYPE: **Standalone**

CAPITAL BUDGET AND FUNDING SOURCES (000's)

| | Prior Years | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Beyond 2033 | Total | |
|---|---------------------------------------|---------------|---------------|-----------|----------|----------|----------|----------|----------|----------|-------------|---------------|--------|
| | | | | | | | | | | | | | |
| APPROVED BUDGET | Approved Budget | | | | | | | | | | | | |
| | Original Budget Approved | - | - | - | - | - | - | - | - | - | - | - | |
| | 2023 Cap Capital Budget Adj (one-off) | 361 | - | - | - | - | - | - | - | - | - | 361 | |
| | 2024 Cap Council | 2,021 | 11,051 | 27 | - | - | - | - | - | - | - | 13,099 | |
| | 2024 Cap Carry Forward | 325 | -325 | - | - | - | - | - | - | - | - | - | |
| | Current Approved Budget | 2,707 | 10,726 | 27 | - | - | - | - | - | - | - | 13,460 | |
| | Approved Funding Sources | | | | | | | | | | | | |
| | Local Government Fiscal Framework | 2,172 | 8,482 | 20 | - | - | - | - | - | - | - | - | 10,674 |
| | Munc Sustain. Initiative - MSI | 349 | - | - | - | - | - | - | - | - | - | - | 349 |
| | Pay-As-You-Go | 186 | 643 | 7 | - | - | - | - | - | - | - | - | 836 |
| Tax-Supported Debt | - | 1,600 | - | - | - | - | - | - | - | - | - | 1,600 | |
| Current Approved Funding Sources | 2,707 | 10,726 | 27 | - | - | - | - | - | - | - | - | 13,460 | |

| BUDGET REQUEST | Prior Years | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Beyond 2033 | Total |
|----------------|-------------|------|------|------|------|------|------|------|------|------|-------------|-------|
| Budget Request | - | - | - | - | - | - | - | - | - | - | - | - |

| | Prior Years | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Beyond 2033 | Total |
|-----------------------------------|--------------|---------------|-----------|----------|----------|----------|----------|----------|----------|----------|-------------|---------------|
| | | | | | | | | | | | | |
| Revised Budget (if Approved) | 2,707 | 10,726 | 27 | - | - | - | - | - | - | - | - | 13,460 |
| Requested Funding Source | | | | | | | | | | | | |
| Local Government Fiscal Framework | 2,172 | 8,482 | 20 | - | - | - | - | - | - | - | - | 10,674 |
| Munc Sustain. Initiative - MSI | 349 | - | - | - | - | - | - | - | - | - | - | 349 |
| Pay-As-You-Go | 186 | 643 | 7 | - | - | - | - | - | - | - | - | 836 |
| Tax-Supported Debt | - | 1,600 | - | - | - | - | - | - | - | - | - | 1,600 |
| Requested Funding Source | 2,707 | 10,726 | 27 | - | - | - | - | - | - | - | - | 13,460 |

CAPITAL BUDGET BY ACTIVITY TYPE (000's)

| | Activity Type | Prior Years | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Beyond 2033 | Total |
|------------------------------|---------------|--------------|---------------|-----------|----------|----------|----------|----------|----------|----------|----------|-------------|---------------|
| | | | | | | | | | | | | | |
| REVISED BUDGET (IF APPROVED) | Construction | 991 | 10,726 | 27 | - | - | - | - | - | - | - | - | 11,744 |
| | Design | 1,716 | - | - | - | - | - | - | - | - | - | - | 1,716 |
| | Total | 2,707 | 10,726 | 27 | - | - | - | - | - | - | - | - | 13,460 |

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 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

CAPITAL PROFILE REPORT

PROFILE NAME: **KINSMEN SPORTS CENTRE FACILITY REHABILITATION**
 PROFILE NUMBER: **21-12-0330**
 DEPARTMENT: **Integrated Infrastructure Services**
 LEAD BRANCH: **Infrastructure Delivery**
 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: **June, 2027**

Service Category: **Recreation & Culture**

Major Initiative:

| | | | |
|---------------|----------------|------------------------------|---------------|
| GROWTH | RENEWAL | PREVIOUSLY APPROVED: | 31,610 |
| 10 | 90 | BUDGET REQUEST: | - |
| | | TOTAL PROFILE BUDGET: | 31,610 |

PROFILE DESCRIPTION

This profile supports the Kinsmen Sports Centre Rehabilitation detail design and construction. The facility rehabilitation scope includes replacement or upgrade to major mechanical and electrical components which have received D-Marginal, F-Critical ratings in a Building Condition Assessment, and components at the end of their life. Growth elements approved include those that address safety, code infractions, policy concerns and gaps in level of service. In addition, where there is an opportunity to realize significant energy efficiency upgrades in an effort to reduce energy consumption and Greenhouse Gas (GHG) emissions to contribute to the City's goal to reduce its GHG emissions by 50% by 2030 from 2005 level.

The scope includes replacement or upgrade to major mechanical, electrical, and architectural components in the fieldhouse and aquatic centre. The fieldhouse renewal includes upgrades to air handling units and plumbing, replacement of boilers, electrical panels, transformers, boilers, exterior doors and windows, flooring and lighting. The Aquatic Centre scope includes lighting replacement on pool deck and in the change rooms, competition pool headwall replacement, the addition of universal change room and steam room, upgrades to changeroom fixtures and lighting, and addressing renewal requirements in the chlorine room.

PROFILE BACKGROUND

The Kinsmen Sports Centre Fieldhouse was constructed in 1968, and the Aquatic Centre and administration addition were opened in 1978 to host the Commonwealth Games. Over time, the performance of facilities decline due to aging, wear and tear of systems and components, functional changes, and a variety of other factors. The life of facilities can be optimized through adequate and timely capital reinvestment, maintenance and repair.

This facility was identified as a priority as part of the Facility: Service Delivery - Renewal composite (CM 12-0000 and CM-75-0100), which funded the planning and design up to checkpoint 3. The remainder of the project requires the creation of its own standalone profile due to the value of the project being over the \$5 million dollar threshold for renewal.

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. The second alternative would be to complete the project in phases, however this approach does not support the most effective use of resources, and prolongs the schedule impacting services to citizens of Edmonton.

COST BENEFITS

Tangible Benefits: Improved reliability, enhanced energy efficiency, improved productivity, and the improvement of level of service.

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 is monitored during regular project team meetings.

RESOURCES

This project will be lead by Integrated Infrastructure Services following the Project Develop and Delivery Model with internal Project Manager leads, and external consultants and construction manager.

CONCLUSIONS AND RECOMMENDATIONS

Kinsmen Sports Centre Rehabilitation includes renewal and growth elements in the fieldhouse and aquatic centre. The rehabilitation includes replacement or upgrades to major mechanical, electrical, and architectural components which have received D or F ratings. The fieldhouse renewal includes replacement of doors, windows, flooring, lighting, boilers, air handling units, and electrical panels. The Aquatic Centre renewal includes minor electrical and mechanical work (replacement of lighting, electrical panels, chlorine upgrades), the competition pool headwall, addition of a universal change room and steam room.

The recommendation is that Checkpoint 3 Authorization for Capital Expenditure be approved by City Council to complete the renewal project.

CHANGES TO APPROVED PROFILE

2022 Fall SCBA (#22-31, CFO.21): Tender for Kinsmen Sports Centre Facility Rehab has been placed on hold and facility will remain operational. The unutilized funding will be transferred back to CM-12-0000 that originally funded the profile so the funds can be utilized to other profiles that are in construction that requires additional funding to complete the projects; such as 21-12-0310 Peter Hemingway.

2022 Fall SCBA (#22-31, CFO.31): Municipal Sustainability Initiative (MSI) / Pay-As-You-Go funding swap between 15-28-5823 Jasper Place Bowl Grandstand Replacement and 21-12-0330 Kinsmen Sports Centre Facility Rehabilitation to cover costs not eligible for MSI, as the project has been reported to the Province as completed and fully funded and can no longer utilize MSI funding.

2022 Fall SCBA (#22-31, CFO.32): Municipal Sustainability Initiative (MSI) / Pay-As-You-Go funding swap between 17-99-2010 Bonnie Doon Pool Rehabilitation and 21-12-0330 Kinsmen Sports Centre Facility Rehabilitation to cover costs not eligible for MSI, as the project has been reported to the Province as completed and fully funded and can no longer utilize MSI funding.

2023 Spring SCBA (#23-10, 4.2-13): This scope change is required to fund Phase 2 of the Peter Hemingway Fitness & Leisure Centre Rehabilitation project. Phase 2 activities include site drainage, building envelope, further mechanical and electrical life cycle needs, and integration of accessibility & sustainability of the facility. The total estimated cost of the scope change is \$32,200,000, and will be funded with transfers from existing approved budgets "CM-12-0000 - Facility Service Delivery Renewal" (\$16,200,000), "CM-99-9000 - Infrastructure Delivery - Growth (\$200,000), and "21-12-0330 - Kinsmen Sports Centre Facility Rehabilitation" (\$14,000,000). The estimated completion date of the profile will be changed to June, 2026 to reflect the Phase 2 scope being added and coincide with the timing of completion of the Coronation Park Sport and Recreation Centre.

The transfer of \$14,000,000 of funding from the Kinsmen Sports Centre Facility Rehabilitation project will result in a scope reduction to that project. The replacement or upgrade to end of life mechanical, electrical and architectural components of the Kinsmen project that were originally approved by Council will no longer be proceeding if this adjustment is approved. This includes, but is not limited to replacement of boilers, air handling units and plumbing, electrical panels, transformers, exterior doors and windows, flooring and lighting. The remaining funding in the Kinsmen Sports Centre Facility Rehabilitation project will be used to complete the pool headwall and critical safety, code, and policy requirements only. The scope that is being removed would be re-assessed by Administration against other priorities within the next 2027-2030 capital budget.

2023 Spring SCBA (#23-11, 3.12-15): This funding source adjustment corrects a \$61,337 Pay-As-You-Go (PAYGO) deficit in 20-10-9005 Callingwood Arena Rehabilitation with PAYGO from 21-12-0330 Kinsmen Sports Centre Facility Rehabilitation; the PAYGO funding swap is fully offset with a Federal Gas Tax Fund swap between the two profiles. This budget adjustment is net nil by funding source and net nil by capital profile.

2024 Spring SCBA (#24-11, CFO-27): Pay-As-You-Go / Municipal Sustainability Initiative (MSI) / Local Government Fiscal Framework funding swap to align with 2023 year-end capital funding; which maximized MSI usage since that grant program is ending soon.

2025 Spring SCBA (#25-10, 4.2-9): This scope change adjustment is to include mechanical, electrical and structural rehabilitation within the Field House, as well as electrical lighting upgrades in the Aquatic area to capital profile "21-12-0330 Kinsmen Sports Centre Facility Rehabilitation". The total cost is an additional \$24,415,200, and will be funded with \$14,100,000 Tax-Supported Debt from capital profile "CM-10-0001 - Climate Resilient City Facility Upgrades", \$10,000,000 from capital profile "CM-12-0000 Facility: Service Delivery - Renewal" (\$8,312,471 Local Government Fiscal Framework and \$1,687,529 Pay-As-You-Go), and \$315,200 of Local Government Fiscal Framework from capital profile "CM-19-0000 Facilities - Minor Renewal Program". Additionally, the scope change adjustment updates the estimated completion date of June 30, 2027 (previously December 31, 2024).

2025 Fall SCBA (#25-31, CFO-21): This change in funding source adjustment swaps Canada Community-Building Fund (CCBF), Local Government Fiscal Framework and Pay-As-You-Go between profiles as a result of grant application project minimums and in order to fully utilize grant funding. The swap does not impact the overall capital program, the budget by funding source or the budget in each profile.

CAPITAL PROFILE REPORT

PROFILE NAME: **Kinsmen Sports Centre Facility Rehabilitation**
 PROFILE NUMBER: **21-12-0330**
 BRANCH: **Infrastructure Delivery**

FUNDED
 PROFILE TYPE: **Standalone**

CAPITAL BUDGET AND FUNDING SOURCES (000's)

| | Prior Years | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Beyond 2033 | Total | |
|---|---------------------------------------|--------------|---------------|---------------|--------------|----------|----------|----------|----------|----------|-------------|---------------|---------------|
| APPROVED BUDGET | Approved Budget | | | | | | | | | | | | |
| | Original Budget Approved | - | - | - | - | - | - | - | - | - | - | - | |
| | 2021 Cap Council | 24,679 | - | - | - | - | - | - | - | - | - | 24,679 | |
| | 2021 Cap Capital Budget Adj (one-off) | 1,281 | - | - | - | - | - | - | - | - | - | 1,281 | |
| | 2021 Cap Carry Forward | - | - | - | - | - | - | - | - | - | - | - | |
| | 2022 Cap Administrative | -4,765 | - | - | - | - | - | - | - | - | - | -4,765 | |
| | 2022 Cap Carry Forward | - | - | - | - | - | - | - | - | - | - | - | |
| | 2023 Cap Administrative | - | - | - | - | - | - | - | - | - | - | - | |
| | 2023 Cap Council | -13,000 | -1,000 | - | - | - | - | - | - | - | - | - | -14,000 |
| | 2023 Cap Carry Forward | - | - | - | - | - | - | - | - | - | - | - | |
| | 2024 Cap Administrative | - | - | - | - | - | - | - | - | - | - | - | |
| | 2024 Cap Carry Forward | -3,699 | 3,699 | - | - | - | - | - | - | - | - | - | |
| | 2025 Cap Administrative | - | - | - | - | - | - | - | - | - | - | - | |
| | 2025 Cap Council | - | 5,135 | 12,000 | 7,280 | - | - | - | - | - | - | - | 24,415 |
| | Current Approved Budget | 4,496 | 7,834 | 12,000 | 7,280 | - | - | - | - | - | - | - | 31,610 |
| APPROVED FUNDING SOURCES | Approved Funding Sources | | | | | | | | | | | | |
| | Federal Gas Tax Fund | 1,817 | - | - | - | - | - | - | - | - | - | 1,817 | |
| | Local Government Fiscal Framework | - | 3,934 | 7,000 | 1,000 | - | - | - | - | - | - | 11,934 | |
| | Munc Sustain. Initiative - MSI | 1,034 | - | - | - | - | - | - | - | - | - | 1,034 | |
| | Pay-As-You-Go | 1,645 | 1,080 | - | - | - | - | - | - | - | - | 2,725 | |
| | Tax-Supported Debt | - | 2,820 | 5,000 | 6,280 | - | - | - | - | - | - | 14,100 | |
| Current Approved Funding Sources | 4,496 | 7,834 | 12,000 | 7,280 | - | - | - | - | - | - | - | 31,610 | |

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

| REVISED BUDGET (IF APPROVED) | | | | | | | | | | | | |
|-----------------------------------|--------------|--------------|---------------|--------------|----------|----------|----------|----------|----------|----------|----------|---------------|
| Revised Budget (if Approved) | 4,496 | 7,834 | 12,000 | 7,280 | - | - | - | - | - | - | - | 31,610 |
| Requested Funding Source | | | | | | | | | | | | |
| Federal Gas Tax Fund | 1,817 | - | - | - | - | - | - | - | - | - | - | 1,817 |
| Local Government Fiscal Framework | - | 3,934 | 7,000 | 1,000 | - | - | - | - | - | - | - | 11,934 |
| Munc Sustain. Initiative - MSI | 1,034 | - | - | - | - | - | - | - | - | - | - | 1,034 |
| Pay-As-You-Go | 1,645 | 1,080 | - | - | - | - | - | - | - | - | - | 2,725 |
| Tax-Supported Debt | - | 2,820 | 5,000 | 6,280 | - | - | - | - | - | - | - | 14,100 |
| Requested Funding Source | 4,496 | 7,834 | 12,000 | 7,280 | - | - | - | - | - | - | - | 31,610 |

CAPITAL BUDGET BY ACTIVITY TYPE (000's)

| | Activity Type | Prior Years | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Beyond 2033 | Total |
|------------------------------|--------------------|--------------|--------------|---------------|--------------|----------|----------|----------|----------|----------|----------|-------------|---------------|
| REVISED BUDGET (IF APPROVED) | Construction | -559 | 7,834 | 12,000 | 7,280 | - | - | - | - | - | - | - | 26,555 |
| | Design | 3,158 | - | - | - | - | - | - | - | - | - | - | 3,158 |
| | Follow Up Warranty | 936 | - | - | - | - | - | - | - | - | - | - | 936 |
| | Other Costs | 960 | - | - | - | - | - | - | - | - | - | - | 960 |
| | Total | 4,496 | 7,834 | 12,000 | 7,280 | - | - | - | - | - | - | - | 31,610 |

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 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

CAPITAL PROFILE REPORT

CAPITAL PROFILE REPORT

PROFILE NAME: **FACILITY: SERVICE SUPPORT - RENEWAL**
 PROFILE NUMBER: **CM-13-0000**
 DEPARTMENT: **Integrated Infrastructure Services**
 LEAD BRANCH: **Infrastructure Planning and Design**
 PARTNER:
 BUDGET CYCLE: **2023-2026**

FUNDED

| | |
|-----------------------|-------------------|
| PROFILE STAGE: | Approved |
| PROFILE TYPE: | Composite |
| LEAD MANAGER: | Pascale Ladouceur |
| PARTNER MANAGER: | |
| ESTIMATED START: | January, 2023 |
| ESTIMATED COMPLETION: | December, 2026 |

Service Category: **Building Renewal**

Major Initiative:

| | |
|---------------|----------------|
| GROWTH | RENEWAL |
| 20 | 80 |

| | |
|-----------------------|--------|
| PREVIOUSLY APPROVED: | 42,702 |
| BUDGET REQUEST: | - |
| TOTAL PROFILE BUDGET: | 42,702 |

PROFILE DESCRIPTION

To continue to maintain City-owned facilities in a safe and functional condition, and to ensure that a high level of service is provided to the citizens of Edmonton. This profile provides funding for the rehabilitation work associated with the service support facilities within the city which may include, but not limited to, Fleet garages, office buildings, armouries, and other support administrative and park facilities. The scope of work will include replacement of major components within the mechanical, electrical, architectural, and structural systems, which includes structural deficiencies and roofing systems. The facilities are ranked based on criteria using the Building Condition Assessment reports and the Building Maintenance Decision Support System.

PROFILE BACKGROUND

Currently, the majority of the City's facilities are 30 years and older. Using a proactive reinvestment strategy to ensure that all City buildings conform to the City's strategic alignment City Plan, and the City's Infrastructure Asset Management policy.

Over time, the performance of facilities declines due to aging, wear and tear of systems and components, functional changes, and a variety of other factors. The life of facilities can be optimized and extended through adequate and timely capital reinvestment to replace assets close to, or at, their end of life. Delaying asset replacements will lead to failures and costly reactive asset replacements. It also inevitably reduces service levels, deteriorates quality and reliability, and can result in the closure of facilities depending on the operational criticality of the impacted assets. In addition to that, protracted operation of assets in poor condition through delayed replacements can also lead to faster deterioration of interdependent assets, increasing the total cost of any later intervention and shortening the facility lifespan and market value.

PROFILE JUSTIFICATION

To maximize the life of a facility, to provide a safe environment for staff and the general public, as well as to meet current service needs, various components must be rehabilitated or replaced.

Most facilities will still be in use for the next 20 to 30 years, so efficiency, maintenance, repair, renewal, and energy retrofitting will be the primary methods for reaching those goals. Maximizing benefits, managing risk, and providing satisfactory service levels to the community are the objectives.

The average age of facilities is 36 years, and their expected asset life is 44 years. A proactive reinvestment strategy is used to ensure that all City buildings conform to The City Plan. Various factors contribute to the decline of facility performance over time, including aging, wear and tear, functional changes, and many others. Capital reinvestment, maintenance, and repair can maximize the life of facilities. Conversely, delaying or deferring maintenance and repairs can, in the short term, diminish the quality of services and, in the long term, lead to shortened facility life and reduced asset value. Excessive deferred maintenance can result in significant and urgent rehabilitation requirements resulting in unanticipated breakdowns and reactive rehabilitation leading to lower quality and reliability of services and closures of the facilities.

STRATEGIC ALIGNMENT

This work aligns with the climate resilience section of ConnectEdmonton. It also aligns with Providing Excellent Services and Managing the Corporation in the COE Corp Business Plan. In addition, policies such as C598 - Infrastructure Asset Management Policy places significant importance on renewal through investment in existing infrastructure to restore it to its former condition and may extend its service life while not increasing the size of the asset portfolio.

ALTERNATIVES CONSIDERED

Alternatives to deliberate rehabilitation programs include replacing components as they fail with operating funds but it will be at a greater cost.

COST BENEFITS

Tangible Benefits:

- Reliability
- Energy efficiency
- Productivity,
- Level of service

Intangible benefits:

- Customer satisfaction
- Improved public image

CAPITAL PROFILE REPORT

KEY RISKS & MITIGATING STRATEGY

As a facility deteriorates, its components and systems age and fail. Staff and users of these facilities can be adversely affected by the failure of these systems, and the lack of rehabilitation activities can result in unplanned breakdowns leading to loss of income or time within the operations.

RESOURCES

Integrated Infrastructure Services (IIS) will lead this work within existing resources. External resources (consultants, contractors) will be retained to support as needed for development or delivery related activities.

CONCLUSIONS AND RECOMMENDATIONS

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. Approval of this capital profile is required to fund planning and design work in adherence to the Project Development & Delivery model (PDDM) process.

CAPITAL PROFILE REPORT**CHANGES TO APPROVED PROFILE**

2022 Fall SCBA (#22-31, DCM.5): This change is to release some budgeted funds from the profile for the Jasper Place Transit Center 16-66-3520 to CM-12-0000 beyond what is forecast for deficiency holdback, closing out commitments and internal costs to bring the contracts to final acceptance at the end of the warranty.

2022 Fall SCBA (#22-31, CFO.18): The profile is almost complete and it was identified that costs will be lower than anticipated due mainly to unutilized construction contingencies. As a result, funds will be transferred back to CM-13-0000 Facility: Service Support - Renewal which will be used for current profiles anticipating higher than anticipated costs.

2023 Mar 14, report IIS01640 Item 7.2 (BA#23-4): A standalone Capital Profile 23-90-4101 Social Housing Capital Renewal Project is requested for Affordable Housing. Administration held \$10.5M within CM-13-0000 Facility: Service Support - Renewal for the renewal of city owned social housing, which was approved by Council as part of the 2023-2026 Capital Budget to support the repair and renewal of up to 882 units over 12 sites of municipally owned housing stock, managed by Cvida, over the next four years. The total funding request for this profile is \$10,500,000 and will be funded with a transfer from Pay-As-You-Go (\$5,000,000) and from Local Government Fiscal Framework (\$5,500,000) from existing composite profile CM-13-0000 - Facility: Service Support - Renewal to the new standalone capital profile 23-90-4101 Social Housing Capital Renewal Project.

2023 Mar 14, report IIS01640 Item 7.2 (BA#23-4): A standalone Capital Profile 23-90-4101 Social Housing Capital Renewal Project is requested for Affordable Housing. Administration held \$10.5M within CM-13-0000 Facility: Service Support - Renewal for the renewal of city owned social housing, which was approved by Council as part of the 2023-2026 Capital Budget to support the repair and renewal of up to 882 units over 12 sites of municipally owned housing stock, managed by Cvida, over the next four years. The total funding request for this profile is \$10,500,000 and will be funded with a transfer from Pay-As-You-Go (\$5,000,000) and from Local Government Fiscal Framework (\$5,500,000) from existing composite profile CM-13-0000 - Facility: Service Support - Renewal to the new standalone capital profile 23-90-4101 Social Housing Capital Renewal Project.

2024 Spring SCBA (#24-10, 7.3-9): This recosting adjustment recognizes \$7,200 Municipal Climate Change Action Center (MCCAC) Recreation Energy Conservation rebate previously received and used to fund Kinsmen Combined Heat and Power project within capital profile "CM-13-000 Facility: Service Support - Renewal".

2024 Spring SCBA (#24-11, CFO-15): To reverse a duplicate release of Pay-As-You-Go funds (CBA-2022-00018 and SCBA-A-2022-00074) SCBA. A transfer is required to capital profile "17-99-2001 Century Place Base Bldg Rehab & Tenant Improvements" from capital profile "CM-13-0000 Facility: Service Support - Renewal".

2024 Spring SCBA (#24-11, CFO-25): This Change in Sources of Funding entry is required to utilize a Municipal Climate Change Action Center (MCCAC) "Taking Action to Manage Energy" (TAME) grant to fund capital work within capital profiles "15-75-0108 Mitchell Transit Garage Building Rehabilitation" and "15-75-0109 Westwood Site MES/Central Stores Building Rehabilitation". The funding was approved under and is being transferred from capital profile "CM-13-000 Facility: Service Support - Renewal". The budget transfers to the standalone profiles are offset by Pay-As-You-Go transfers from the two standalone profiles to the composite profile

2025 Spring SCBA (#25-11, CFO-21): Pay-As-You-Go and Local Government Fiscal Framework (LGFF)/Municipal Sustainability Initiative (MSI) funding swap to align the approved budget with the 2024 year-end capital funding; which is aimed to maximize grant funding.

2025 Fall SCBA (#25-31, DCM-1): This budget adjustment transfers \$86,598 Pay-As-You-Go from "CM-13-0000 Facility: Service Support - Renewal" to "20-83-9001 Downtown District Energy Initiative". The adjustment is required for work incorporated in "20-83-9001 Downtown District Energy Initiative" to connect the district energy system to the Century Place heating system.

2025 Fall SCBA (#25-31, CFO-17): This budget adjustment transfer between composite profiles facilitates the remediation of an existing concrete L-beam located at the Rice Howard Way entrance at Central LRT Station. The adjustment is a \$2,062,000 Local Government Fiscal Framework funding transfer from "CM-13-0000 Facility: Service Support - Renewal" to "CM-24-0000 Transportation: Bridges & Auxiliary Structures - Renewal".

2025 Fall SCBA (#25-30, 4.5-1): This budget adjustment transfers \$10,000,000 of Local Government Fiscal Framework from "CM-13-0000 Facility: Service Support - Renewal" to "CM-12-0000 Facility: Service Delivery - Renewal" for projects delivery. The "CM-13-0000 Facility: Service Support - Renewal" composite has available funds to be transfer since some of the planned priorities in this composite profile have not proceeded due to further investigations.

2025 Fall SCBA (#25-30, 4.2-14): This budget transfer between composite profiles is required for the addition of a Solar Canopy system that will supply power to the EV chargers (project underway) and other building system improvements (HVAC). The funding is for Westwood Central Services Yard (WES113) Rehabilitation project. The capital work aligns with the Climate Resilience Policy (C627). The adjustment is a \$1,800,000 Tax-Supported Debt transfer from "CM-10-0001 Climate Resilient City Facility Upgrades" to "CM-13-0000 Facility: Service Support - Renewal".

CAPITAL PROFILE REPORT

PROFILE NAME: **Facility: Service Support - Renewal**
 PROFILE NUMBER: **CM-13-0000**
 BRANCH: **Infrastructure Planning and Design**

FUNDED
 PROFILE TYPE: **Composite**

CAPITAL BUDGET AND FUNDING SOURCES (000's)

| | Prior Years | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Beyond 2033 | Total |
|---|--|---------------|---------------|----------|----------|----------|----------|----------|----------|----------|-------------|---------------|
| APPROVED BUDGET | Approved Budget | | | | | | | | | | | |
| | Original Budget Approved | 78,498 | - | - | - | - | - | - | - | - | - | 78,498 |
| | 2019 Cap Administrative | -19 | - | - | - | - | - | - | - | - | - | -19 |
| | 2019 Cap Council | -27,670 | - | - | - | - | - | - | - | - | - | -27,670 |
| | 2019 Cap Carry Forward | - | - | - | - | - | - | - | - | - | - | - |
| | 2020 Cap Administrative | -408 | - | - | - | - | - | - | - | - | - | -408 |
| | 2020 Cap Council | -2,777 | - | - | - | - | - | - | - | - | - | -2,777 |
| | 2020 Cap Capital Budget Adj (one-off) | -122 | - | - | - | - | - | - | - | - | - | -122 |
| | 2020 Cap Carry Forward | - | - | - | - | - | - | - | - | - | - | - |
| | 2021 Cap Administrative | -769 | - | - | - | - | - | - | - | - | - | -769 |
| | 2021 Cap Council | -36,198 | - | - | - | - | - | - | - | - | - | -36,198 |
| | 2021 Cap Capital Budget Adj (one-off) | 264 | - | - | - | - | - | - | - | - | - | 264 |
| | 2021 Cap Carry Forward | - | - | - | - | - | - | - | - | - | - | - |
| | 2022 Cap Administrative | 2,710 | - | - | - | - | - | - | - | - | - | 2,710 |
| | 2022 Cap Budget Request for Next Cycle | 25,010 | 15,006 | 10,004 | - | - | - | - | - | - | - | 50,019 |
| | 2022 Cap Capital Budget Adj (one-off) | -164 | - | - | - | - | - | - | - | - | - | -164 |
| | 2022 Cap Carry Forward | - | - | - | - | - | - | - | - | - | - | - |
| | 2023 Cap Administrative | 799 | - | - | - | - | - | - | - | - | - | 799 |
| | 2023 Cap Capital Budget Adj (one-off) | -10,500 | - | - | - | - | - | - | - | - | - | -10,500 |
| | 2023 Cap Carry Forward | - | - | - | - | - | - | - | - | - | - | - |
| | 2024 Cap Administrative | -619 | - | - | - | - | - | - | - | - | - | -619 |
| | 2024 Cap Council | 7 | - | - | - | - | - | - | - | - | - | 7 |
| | 2024 Cap Carry Forward | -12,143 | 12,143 | - | - | - | - | - | - | - | - | - |
| 2025 Cap Administrative | - | -2,149 | - | - | - | - | - | - | - | - | -2,149 | |
| 2025 Cap Council | - | -8,200 | - | - | - | - | - | - | - | - | -8,200 | |
| Current Approved Budget | 15,898 | 16,800 | 10,004 | - | - | - | - | - | - | - | - | 42,702 |
| Approved Funding Sources | Local Government Fiscal Framework | 1,364 | 10,385 | 9,103 | - | - | - | - | - | - | - | 20,852 |
| | MSI Replacement | - | - | - | - | - | - | - | - | - | - | - |
| | Munc Sustain. Initiative - MSI | 8,849 | - | - | - | - | - | - | - | - | - | 8,849 |
| | Partnership Funding | 9 | - | - | - | - | - | - | - | - | - | 9 |
| | Pay-As-You-Go | 5,676 | 4,615 | 900 | - | - | - | - | - | - | - | 11,192 |
| | Tax-Supported Debt | - | 1,800 | - | - | - | - | - | - | - | - | 1,800 |
| Current Approved Funding Sources | 15,898 | 16,800 | 10,004 | - | - | - | - | - | - | - | - | 42,702 |

| BUDGET REQUEST | Prior Years | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Beyond 2033 | Total |
|----------------|-------------|------|------|------|------|------|------|------|------|------|-------------|-------|
| Budget Request | - | - | - | - | - | - | - | - | - | - | - | - |

| REVISED BUDGET (IF APPROVED) | Prior Years | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Beyond 2033 | Total |
|---------------------------------|-----------------------------------|---------------|---------------|----------|----------|----------|----------|----------|----------|----------|-------------|---------------|
| Revised Budget (if Approved) | 15,898 | 16,800 | 10,004 | - | - | - | - | - | - | - | - | 42,702 |
| Requested Funding Source | Local Government Fiscal Framework | 1,364 | 10,385 | 9,103 | - | - | - | - | - | - | - | 20,852 |
| | MSI Replacement | - | - | - | - | - | - | - | - | - | - | - |
| | Munc Sustain. Initiative - MSI | 8,849 | - | - | - | - | - | - | - | - | - | 8,849 |
| | Partnership Funding | 9 | - | - | - | - | - | - | - | - | - | 9 |
| | Pay-As-You-Go | 5,676 | 4,615 | 900 | - | - | - | - | - | - | - | 11,192 |
| | Tax-Supported Debt | - | 1,800 | - | - | - | - | - | - | - | - | 1,800 |
| Requested Funding Source | 15,898 | 16,800 | 10,004 | - | - | - | - | - | - | - | - | 42,702 |

CAPITAL BUDGET BY ACTIVITY TYPE (000's)

| REVISED BUDGET (IF APPROVED) | Activity Type | Prior Years | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Beyond 2033 | Total |
|------------------------------|---------------|-------------|--------|-------|------|------|------|------|------|------|------|-------------|--------|
| | Construction | 892 | 14,549 | 8,503 | - | - | - | - | - | - | - | - | 23,944 |
| | Contingency | -282 | - | - | - | - | - | - | - | - | - | - | -282 |

CAPITAL PROFILE REPORT

| | | | | | | | | | | | | | | | | |
|----------------------|--------|--------|--------|--------|---|---|---|---|---|---|---|---|---|---|---|--------|
| E/ISE UDGE U/F | Design | 15,288 | 2,251 | 1,501 | - | - | - | - | - | - | - | - | - | - | - | 19,039 |
| | Total | 15,898 | 16,800 | 10,004 | - | - | - | - | - | - | - | - | - | - | - | 42,702 |

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 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |