



Integrated Infrastructure Services  
Infrastructure Delivery

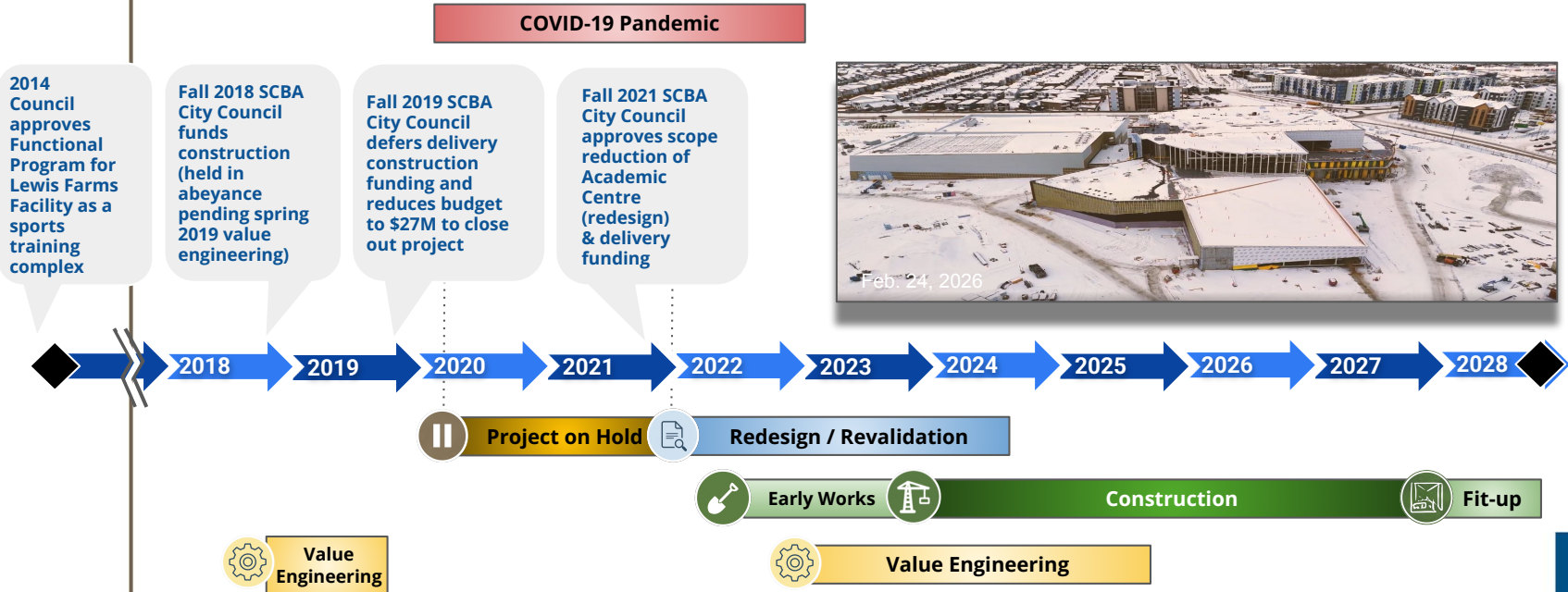
Edmonton

# Lewis Farms Community Recreation Centre and Library - Capital Project Update

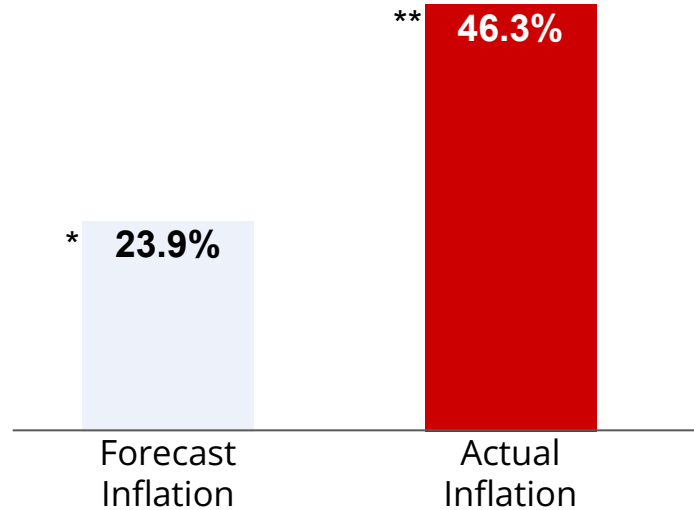
City Council  
March 17, 2026

IIS03354

# Project History



# Key Risk - Market Inflation Impacts



Both values aggregated over 48 construction months



## Drivers of Cost Escalation:

- Construction schedule
- Post-COVID market impacts
- Supply chain disruptions
- Market uncertainty

**BUILD TO BUDGET**

Edmonton

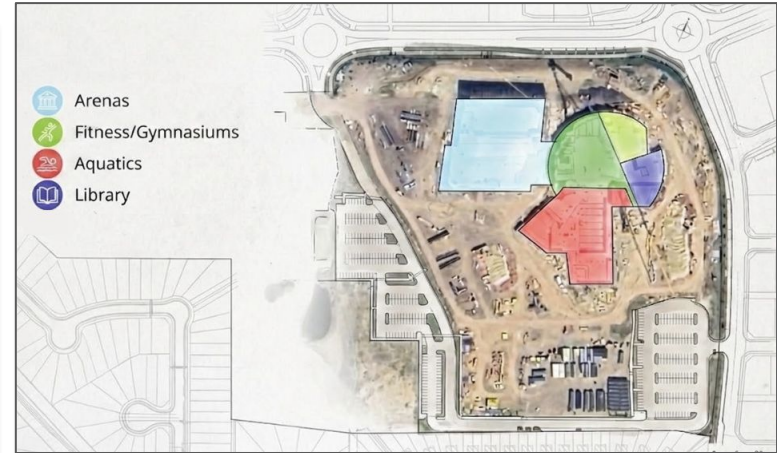
\* Based on historical and CM provided planned estimate from Q1 2018 to Q3 2025

\*\* BCPI From Q1 2018 to Q3 2025 - StatsCan




# A Balanced Build-to-Budget Strategy / Mandate

Strategic Space Optimization	Community-First Programming	Future-Ready Design
<i>Refining the footprint to prioritize interior community space</i>	<i>Prioritizing daily public access &amp; programming over specialized sport-hosting</i>	<i>Designed to accommodate and planning for tomorrow's growth</i>
<p>Efficient Footprint: Refined from 512k to a 348k sq. ft. high-impact hub. (30% reduction).</p> <p>Simplified Design: Funds redirected from enhanced features (green roofs/glazing) to program and functional needs.</p> <p>Agile Delivery: Converted to a construction management model to protect project momentum and budget.</p>	<p>All-Access Aquatics: Prioritized family leisure and a 50-metre multi-programmable lap pool over high performance sport.</p> <p>Neighborhood Athletics: Gyms and fitness areas sized for local recreation rather than hosting competitive tournaments.</p>	<p>Economic Future-Proofing: Interior space secured for future daycare, commercial retail units (CRUs) and community space.</p> <p>Smart Site Prep: Utilities and grading in place for future skatepark, outdoor leisure ice, interactive water play, sports fields and other park amenities as funding permits.</p>

# Lewis Farms Facility and Park Project - Current State



The Lewis Farms Facility and Park Project will be a west-end community hub that serves the recreational, sport, leisure and outdoor park space needs of 75,000 area residents.

Budget	Schedule	Scope
		

**Budget:** \$309.3 million

**Schedule:** Summer 2023 - Fall 2028

# Community Park Space

- **Urban and park plazas** - Central community gathering hubs and library integration
- Lit walkways, seating and open-use green spaces
- Layout **optimized to accommodate future partnership opportunities** and evolving community needs



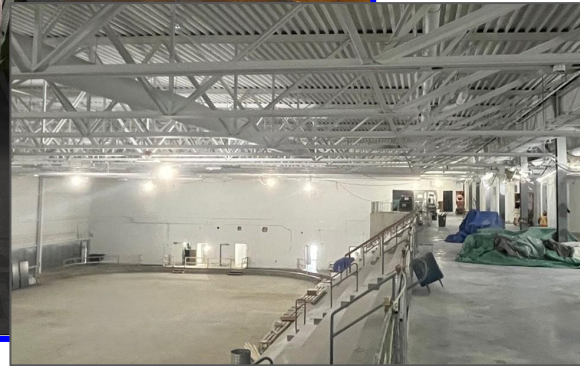


Arena



## Twin Arena

- **2 NHL-sized ice rinks**
- Sledge hockey accessible
- **Multi-purpose space**
- Ancillary improvement for skate sharpening shop
- Operates outside of main hub hours



# Fitness and Gymnasium

- 2.5 gymnasiums
- 2 multi-purpose spaces
- 2 studio spaces
- Fitness centre
- Olympic lifting platforms
- Child minding
- Indoor playground
- Public ancillary areas available for food and other services



Issued August 2023. Images are conceptual. Design details subject to change.

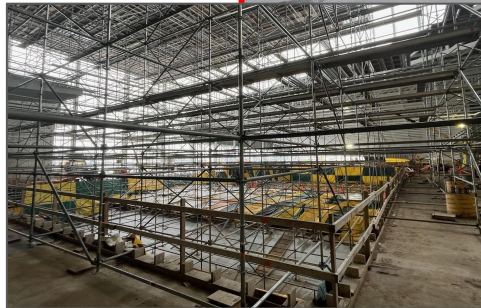
# Library and Public Realm

- Medium-sized **Edmonton Public Library** branch retained
- Integrated with the outdoor urban plaza
- Future **daycare** space included in facility ancillary areas



# Aquatic Facility

- **53-metre lane pool** retained
- Adjustable basin floor and bulkhead to maximize the programming options despite area reduction
- **3- and 5-metre diving platforms** integrated directly into the main pool basin
- **Leisure pool**
- **Hot tub**
- **Waterslide**
- **Steam room**



Issued August 2023. Images are conceptual. Design details subject to change.

## Recommendations

1. That adjustments to capital profile 15-21-5785 - Lewis Farms Community Recreation Centre and Library, as set out in Attachment 4 of the March 17, 2026, Integrated Infrastructure Services report IIS03354, be approved.
2. That Attachment 4 of the March 17, 2026, Integrated Infrastructure Services report IIS03354 remain private pursuant to sections 29 (advice from officials) and 30 (disclosure harmful to economic and other interests of a public body) of the Access to Information Act.

## Next Steps

1. Building Enclosure and Interior Framing (Through 2026)
2. Interior Fit-Out and Finishes (2026–2027)
3. Commissioning and Operational Handover (Late 2027/2028)
4. Open to Public / In-service (Fall 2028)

# Move to Private Presentation