

### Keystone Milestones and Council Touchpoints

The following is a detailed timeline and financial summary for the Lewis Farms Recreation Centre and Library project that tracks the project from 2014 through 2025, detailing the major events, budget and cost management decisions, and overall project status for each year.

Year	Major Event	Budget and Cost Management	Project Status
2014	Schematic Design Budget Approval	\$3.5 million budget approved	Edmonton Catholic School District (ECSD) expressed intent to partner for an academic centre.
2016	Program Approved		Program Approved: includes a 53-metre lane pool, dive platforms (up to 10 metres) complete with dive pool, a fitness centre, three gymnasiums, multi-purpose spaces and twin NHL-sized indoor ice rinks.
2017	Design Budget Approval	SCBA approved \$17.92 million for design. Profile total \$21.42M budget approved.	Project entered the Development Design stage.
2018	Initial Budget Approval & Value Engineering Request	\$300 million to be held in abeyance for construction. Profile total benchmarked at \$321 million to be approved at future SCBA.	Project entered the Value Engineering of Development Design stage. Additional Tax Supported Debt was required to acquire land for the Lewis Farms Recreation Centre and Library. Approved budget to \$27 million.
2019	Construction Funding Removed	Project construction funding deferred to potentially 2023-2026/2027-2030 budget cycle (Dec).  Approved design budget to \$27 million.	Design advanced and was planned to be shelved at Checkpoint 4 (Design Completion). Design reached 67% Working Drawings stage.
2020	Project On Hold		Project shelved in March, with contracts offboarded/terminated. ECSD disengaged from the partnership. Design reached 95% Working Drawings stage.

## Attachment 1

2021	Project Reactivation and Budget Adjustment	Budget Adjusted: \$311.3 million approved by City Council (Q4 with added scope to redesign and remove Edmonton Catholic School District (ECSD) academic centre).	<p>Partnership Exploration (Feb): Administration directed to issue an Expression of Interest (EOI) to solicit potential external partners for financing, building and/or operating/maintaining components of the Lewis Farms facility.</p> <p>Project Reactivated (Dec - Fall SCBA): Lewis Farms Capital Profile approved. ECSD formally pulled out. Redesign commenced to remove the academic centre and value engineer the remaining facility to meet the \$311.3 million target while maximizing the program.</p>
2022	Design Revalidation and Budget Target	<p>Updated market analysis after the budget adjustment in fall 2021 indicated that construction costs escalated significantly during the pause. Forecast identified an estimated cost of \$427 million to tender as planned following the academic centre removal redesign.</p> <p>Direction continued with industry partners to value engineer to the \$311.3 million budget while releasing design in a staged amount to allow construction to commence.</p> <p>Art Council began transfer of % for Art budget, bringing the approved budget value to \$309.3 million by 2025.</p>	Team launched Agile/Integrated Project Delivery (IPD)-style revalidation. Early Works begin (summer). Change in direction necessitated major scope/size reductions.
2023	Facility Construction Start	Official start of construction (August 28).	<p>Further coordination needed to implement cost-saving proposals (July). Value engineering continued and scopes of work tendered in staged/phased packages.</p> <p>Further structural redesign initiated (November) to meet budget, increased sequential packaging of work.</p> <p>The ECSD advised the City that it intended to request a standalone high school (up to 2,500 students) at the Lewis Farms district park site.</p>
2025	Final Cost Forecast & Budget Exceeded	Current budget is forecast to be over the approved budget of \$309.3 million between Q2 and Q3, 2026.	<p>Project team prepared Cost Forecast Report to address financial state, impacts of "build-to-budget" mandate and facility functionality issues.</p> <p>The Government of Alberta approved funding for the planning of a new standalone high school at Lewis Farms. Funding was provided through the School Construction Accelerator Program.</p>