

CAPITAL PROFILE REPORT

PROFILE NAME:	LEWIS FARMS COMMUNITY RECREATION CENTRE AND LIBRARY	FUNDED
PROFILE NUMBER:	15-21-5785	PROFILE STAGE: Approved
DEPARTMENT:	Integrated Infrastructure Services	PROFILE TYPE: Standalone
LEAD BRANCH:	Infrastructure Delivery	LEAD MANAGER: Jason Meliefste
PARTNER:	Community Recreation and Culture	PARTNER MANAGER: Roger Jevne
BUDGET CYCLE:	2023-2026	ESTIMATED START: January, 2015
		ESTIMATED COMPLETION: September, 2027

Service Category:	Recreation & Culture	Major Initiative:
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GROWTH	RENEWAL	PREVIOUSLY APPROVED:	343,127
100		BUDGET REQUEST:	-
		TOTAL PROFILE BUDGET:	343,127

PROFILE DESCRIPTION

Development of a community recreation centre at Lewis Farms District Park including a training aquatic venue, fitness centre, gymnasium, multipurpose spaces, twin arenas, access and parking. In December 2014 Council approved the following amendment to the 2015-2018 Capital Budget: That Capital Profile Lewis Farms Community Recreation Centre #15-21-5785 be added and funded in the amount of \$3.5 million to fund schematic design of the Lewis Farms Community Recreation Centre and the Lewis Estates Library, with funding from an increase in PAYG.

(update May 9, 2017) Following the schematic design of the Lewis Farms Community Recreation Centre and the Lewis Estates Library, the next phase is to complete the design of the recreation centre, library, and district park. This profile will also include phases for the purchase of the property required as well as construction and related costs for the recreation centre, library and district park.

PROFILE BACKGROUND

Council approved Recreation Facility Master Plan and Medium Term Recreation Facility and Sports Field Plan recommendations include the development of a community recreation centre on Lewis Farms District Park in the west suburban growth area of the city.

In December 2014 Council approved the following amendment to the 2015-2018 Capital Budget: That Capital Profile Lewis Farms Community Recreation Centre #15-21-5785 be added and funded in the amount of \$3.5 million to fund schematic design of the Lewis Farms Community Recreation Centre and the Lewis Estates Library, with funding from an increase in PAYG.

(update May 9, 2017) The Edmonton Catholic School Board is a contributing partner in developing portions of this project

PROFILE JUSTIFICATION

Supports the Way's plans and outcomes; integrates with Recreation Facility Master Plan, 10-Year Arena Capital Strategy, and Medium Term Recreation Facility Plan; increases program opportunities in suburban growth area of city.

STRATEGIC ALIGNMENT

The project supports corporate goals and outcomes including "Healthy City" by offering facilities and public spaces, to improve connectivity and vibrancy for all identities; "Urban Places" by providing access to holistic, integrated neighbourhood level amenities for all seasons and "Regional Prosperity" as The City of Edmonton has a resilient financial position providing public facilities and diversifying the economy.

ALTERNATIVES CONSIDERED

Alternatives were explored through the development of the Recreation Facility Master Plan, Medium Term Recreation Facility and Sports Field Plan, and the 2011 Functional Program Study for Lewis Farms.

COST BENEFITS

Citizens will have access to and benefit from programs and services that provide enjoyment and personal health benefits. Attendance generated by the Centre will increase overall participation in recreation facilities. Edmonton's quality of life and livability benefits from physical, sport, leisure, cultural and recreation opportunities and activities for all ages and abilities.

KEY RISKS & MITIGATING STRATEGY

A preliminary risk analysis has been completed. The risk management framework will be applied to all aspects of the project and will continue to be developed and evolve as the project and potential partnerships are defined.

RESOURCES

The City of Edmonton seeks to purchase goods, services and construction fairly and based on best value. Community and Recreation Facilities will follow Human Resource Management policies and procedures for engagement, training and retention of staff.

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CONCLUSIONS AND RECOMMENDATIONS

Lewis Farms Community Recreation Centre is envisioned to be a welcoming, vibrant, dynamic place that serves the west catchment area and aquatic sport users as identified in the Council approved Recreation Facility Master Plan and Medium Term Plan.

CONTINGENCY OF APPROVAL

CAP#22: Held in debt room - abeyance, until a report back in November 2019.
Costs for % for Art need to be funded by PAYG.

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CHANGES TO APPROVED PROFILE

In December 2014 Council approved the following amendment to the 2015-2018 Capital Budget: That Capital Profile Lewis Farms Community Recreation Centre #15-21-5785 be added and funded in the amount of \$3.5 million to fund schematic design of the Lewis Farms Community Recreation Centre and the Lewis Estates Library, with funding from an increase in PAYG.

2015 Fall SCBA (CA#40): (3.4.6) To record additional \$200k funding received in 2015. This is the Edmonton Catholic School Division contribution to completion of schematic design.

2017 Spring (#17-20) 2.1-5: Additional funding of \$17.7 million to complete the detailed design of the recreation centre, library, and district park. Of this \$17.7 million, \$16.8 million would be funded from tax-supported debt, with an additional \$0.9 million in partnership funding (Edmonton Catholic School Division). If this request is approved, total funding for this profile will be \$21.4 million. As this additional phase of work is approved, timelines for completion of the profile have been extended to Q3 2019.

Spring SCBA 2018: (2.2-04) Additional Tax Supported Debt is required to acquire land for the Lewis Farms Recreation Centre and Library.

2019 Fall SCBA #19-35/3.1 Capital Amendment CP-2:

1) That capital profile #15-21-5785 - Lewis Farms Community Recreation Centre and Library be completed up to Checkpoint #4 and then be deferred.

2) That all funding within capital profile #15-21-5785 be released with the exception of the following amounts related to costs incurred to date and costs to complete work to Checkpoint #4:

Tax-Supported Debt: \$23,411,100

Pay-As-You-Go: \$3,500,000

Partnership Funding: \$200,000

2020 Fall SCBA (#20-30, CA 3.5-1): This Funding Source Adjustment is to add \$1.0 million in Partnership Funding to the Lewis Farms Community Rec Centre and Library project. This will be offset with a \$1.0 million reduction in Tax-supported debt, which will reduce the borrowings on this profile. The Partnership Funding relates to design work and was received from Edmonton Catholic School District in 2020.

2020 Fall SCBA (#20-31, CFO 1C-3): District Park Land Acquisition (New ASPs) as the Melcor/Rosenthal land purchase was previously approved by UFCSD. The intent of this adjustment to consolidate all Lewis Farms land purchases under the same profile. This adjustment will transfer \$1.386M FILR funding from UFCSD profiles CM-17-1004 (\$300,000) and CM-17-1022 (\$1,086,000) to IIS profile 15-21-5785: Lewis Farms Community Rec Centre and Library.

2021 Fall SCBA (#21-30A, Amendment CP-2): That capital profile "15-21-5785 - Lewis Farms Community Recreation Centre and Library", be increased by \$282,900,000, to construct the project with the exception of the Academic Centre from the approved program, with funding from tax-supported debt as follows:

- 2022 - \$16,500,000

- 2023 - \$38,500,000

- 2024 - \$85,500,000

- 2025 - \$85,500,000

- 2026 - \$38,500,000

- 2027 - \$16,000,000

- 2028 - \$2,400,000

That the estimated construction complete date be set for December 2026, and estimated in-service date be set for September 2027.

2022 Spring SCBA (#22-11, CFO-6): Transfer \$760,000 PAYG from 15-21-5785 Lewis Farms Community Recreation Centre to operating - CC993110 CE440002 to fund the % for Art.

2025 Spring SCBA (#25-10, 4.2-14): This scope change adjustment is required to update capital profile "15-21-5785 Lewis Farms Recreation Centre and Library". The direction by Administration is deferring the delivery of the west half of the Lewis Farms District Park project to allow time to undertake additional planning/design (Checkpoints 1-3) to ensure integration between school and district park development. There is no adjustment of funding or schedule at this time.

Of note, the Government of Alberta announced planned funding for 10-12 future high schools including one at the Lewis Farms District Park. Funding for planning and design for scope revisions to the District Park (in delivery) is under review with the school board partner and will be brought back for consideration in a future SCBA, if required.

2025 Spring SCBA (#25-10, 4.6-2): This is a transfer of \$6,562,196 in Pay-As-You-Go funding from capital to operating budget to fund the City's Art reserve. The transfer is from transformational capital projects and is based on the previous Public Art policy (Policy C458D Public Art to Enhance Edmonton's Public Realm). This transfer is in addition to the \$6,100,000 (2023-2026 Council approved) total transfer to the reserve (\$1,100,000 tax levy plus \$5,000,000 capital Pay-As-You-Go). The funds in the City's Art reserve are for administration, conservation and installations.

2025 Spring SCBA (#25-10, 4.6-1): This is a transfer of \$5,000,000 in Pay-As-You-Go funding from capital to operating to fund the City's Art reserve as per the 2023-2026 Council approved budget. The total 2023-2026 transfer to the City's Art reserve is \$6,100,000 (\$5,000,000 2025 Spring SCBA capital request plus \$550,000 tax levy (operating) transfer to the reserve in 2025 and in 2026) for administration, conservation and installations.

CAPITAL PROFILE REPORT

PROFILE NAME: **Lewis Farms Community Recreation Centre and Library**
 PROFILE NUMBER: **15-21-5785**
 BRANCH: **Infrastructure Delivery**

FUNDED
 PROFILE TYPE: **Standalone**

CAPITAL BUDGET AND FUNDING SOURCES (000's)

	Prior Years	2026	2027	2028	2029	2030	2031	2032	2033	2034	Beyond 2034	Total
APPROVED BUDGET	Approved Budget											
	Original Budget Approved	3,500	-	-	-	-	-	-	-	-	-	3,500
	2015 Cap Council	200	-	-	-	-	-	-	-	-	-	200
	2015 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-
	2016 Cap Capital Budget Adj (one-off)	-	-	-	-	-	-	-	-	-	-	-
	2016 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-
	2017 Cap Council	17,720	-	-	-	-	-	-	-	-	-	17,720
	2017 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-
	2018 Cap Council	7,000	-	-	-	-	-	-	-	-	-	7,000
	2018 Cap Budget Request for Next Cycle	292,871	-	-	-	-	-	-	-	-	-	292,871
	2018 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-
	2019 Cap Council	-294,180	-	-	-	-	-	-	-	-	-	-294,180
	2019 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-
	2020 Cap Administrative	1,386	-	-	-	-	-	-	-	-	-	1,386
	2020 Cap Council	-	-	-	-	-	-	-	-	-	-	-
	2020 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-
	2021 Cap Council	226,000	38,500	16,000	2,400	-	-	-	-	-	-	282,900
	2021 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-
	2022 Cap Administrative	-760	-	-	-	-	-	-	-	-	-	-760
	2022 Cap Budget Request for Next Cycle	-	-	-	-	-	-	-	-	-	-	-
	2022 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-
	2023 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-
	2024 Cap Carry Forward	-	-	-	-	-	-	-	-	-	-	-
	2025 Cap Council	-1,320	-	-	-	-	-	-	-	-	-	-1,320
	2025 Cap Carry Forward	-45,172	45,172	-	-	-	-	-	-	-	-	-
	2026 Cap Capital Budget Adj (one-off)	-	15,810	15,000	3,000	-	-	-	-	-	-	33,810
Current Approved Budget	207,245	99,482	31,000	5,400	-	-	-	-	-	-	-	343,127
Approved Funding Sources	Funds-in-Lieu Reserve	1,386	-	-	-	-	-	-	-	-	-	1,386
	Partnership Funding	1,200	-	-	-	-	-	-	-	-	-	1,200
	Pay-As-You-Go	1,420	-	-	-	-	-	-	-	-	-	1,420
	Tax-Supported Debt	203,239	99,482	31,000	5,400	-	-	-	-	-	-	339,121
	Current Approved Funding Sources	207,245	99,482	31,000	5,400	-	-	-	-	-	-	343,127

BUDGET REQUEST	Budget Request	-	-	-	-	-	-	-	-	-	-	-
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REVISED BUDGET (IF APPROVED)	Revised Budget (if Approved)	207,245	99,482	31,000	5,400	-	-	-	-	-	-	343,127
	Requested Funding Source											
	Funds-in-Lieu Reserve	1,386	-	-	-	-	-	-	-	-	-	1,386
	Partnership Funding	1,200	-	-	-	-	-	-	-	-	-	1,200
	Pay-As-You-Go	1,420	-	-	-	-	-	-	-	-	-	1,420
	Tax-Supported Debt	203,239	99,482	31,000	5,400	-	-	-	-	-	-	339,121
Requested Funding Source	207,245	99,482	31,000	5,400	-	-	-	-	-	-	343,127	

CAPITAL BUDGET BY ACTIVITY TYPE (000's)

	Activity Type	Prior Years	2026	2027	2028	2029	2030	2031	2032	2033	2034	Beyond 2034	Total
REVISED BUDGET (IF APPROVED)	Construction	170,594	99,482	31,000	5,400	-	-	-	-	-	-	-	306,476
	Contingency	5,602	-	-	-	-	-	-	-	-	-	-	5,602
	Design	24,131	-	-	-	-	-	-	-	-	-	-	24,131
	Land	7,000	-	-	-	-	-	-	-	-	-	-	7,000
	Percent for Art	-82	-	-	-	-	-	-	-	-	-	-	-82

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OPERATING IMPACT OF CAPITAL

Type of Impact: Personnel

Branch:	2025				2026				2027				2028			
	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE
Community Recreation and Culture	-	-	-	2.0	-	108	108	-	-	-	-	-	-	-	-	-
Total Operating Impact	-	-	-	2.0	-	108	108	-	-	-	-	-	-	-	-	-