

Community Services (thousands of dollars)							(Unfunded)											
PROGRAM: Community Facility Services			LEAD DEPT:															
PROJECT NAME: Whitemud Equine Centre Redevelopment						12-21-5742												
Group-Criteria: A-145 Maintenance/Upgrade Projects		Program Mgr: Smyth R		Project Mgr:														
Goal: Improve Edmonton's Livability (LIVE)			Outcome: Services/programs that provide enjoyment & healthy															
BUDGET							Total											
Budget as Approved							-											
Change							-											
Revised Budget							-											
PLANNED AMOUNT NOT APPROVED FOR SPENDING																		
Existing Plan Expenditures							-											
Change							4,000											
Revised Expenditures							4,000											
TOTAL CAPITAL EXPENDITURE PLAN							4,000											
		Budget Request	Prior Years	2012	2013	2014	2015	2016	Total									
Financing																		
General Financing		-	-	2,000	2,000	-	-	-	4,000									
Total Financing		-	-	2,000	2,000	-	-	-	4,000									
Description																		
<p>- The Whitemud Equine Learning Centre Association (WELCA) is proposing to demolish and redevelop the barn and office facility at their leased facility in the River Valley. The proposed development specific to this project includes a 7,263 sq. m. facility with two indoor riding arenas and support space (4,374 sq. m.); barn and stables for 60 horses (1,305 sq. m.); education, administration and support space (637 sq. m.); and building systems, etc. (947 sq. m.)</p> <p>- Development at the Centre is guided by the 1995 Master Plan for the site which identifies upgrading or replacement of most of the site facilities. Implementation of the Master Plan is expected to occur over many years, prioritized by program needs and physical conditions. Based on the City's physical assessment of the indoor arena, barn and stable, the Preliminary Business Plan (2009) identified the replacement of these facilities as the highest priority in the implementation of the Master Plan.</p> <p>- A City Physical Assessment recommended no additional funds be expended on the existing facility which is beyond economic repair.</p> <p>- A Preliminary Business Plan for a new Whitemud Equine Learning Centre (WELC) was reviewed and approved by the City of Edmonton in March 2009. The review recommended a Detailed Business Plan be prepared. The Association has submitted an updated business case for City's review and approval. The Business Case outlines proposed timelines and costing for the project.</p> <p>- The project capital cost to accommodate the proposed development is \$15.891 million (2010 dollars). Fundraising activities will generate one-quarter of these funds. The provincial and federal government will be asked to contribute \$4M each and Whitemud Equine Learning Centre Association is requesting \$4M from the City of Edmonton.</p> <p>- The key activities and preliminary timelines are as follows: Fundraising (May 2010 - Apr. 2012); Design & Approvals: (May 2012 - Mar. 2013); Construction (May 2013 - Feb. 2014); Opening (May 2014).</p> <p>- Business Case, concept and design planning and compliance with the River Valley</p>																		
Percent for Art		Amount:		Percent of Total Project:		0%												
						<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="3" style="text-align: left;">Project Cost Breakdown</th> </tr> <tr> <td style="width: 60%;">Other</td> <td style="width: 10%;">\$</td> <td style="width: 30%; text-align: right;">4,000</td> </tr> <tr> <td colspan="2"></td> <td style="text-align: right;">\$ 4,000</td> </tr> </table>				Project Cost Breakdown			Other	\$	4,000			\$ 4,000
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Last Updated: 28-SEP-2011																		

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Bylaw will be required prior to approval for these projects as they are located in the River Valley.

- Design work will take place in 2012/13 and redevelopment will commence in 2014/2015. Proposed development may be phased depending on funding.
- Upon the WELCA securing the required project funding, and the Project Team resolving any River Valley bylaw and change to parkland process requirements the City may have, the City and the WELCA will enter into a variety of agreements including but not limited to lease, operating and funding agreements for use and stewardship of the site.
- WELCA is responsible for the management and ongoing operations of the facility.
- At this stage, WELCA has the finances in place for concept and design planning work and are developing plans to raise project funding from various levels of government, corporate sponsorship and private donors.

The anticipated project financing is:

General Financing	\$4,000
Partnership Fin.	\$3,900
Fed Grant	\$4,000
Prov Grant	\$4,000
TOTAL	\$15,900

Upon completion of the project, the asset will be transferred over to the City of Edmonton, thereby \$11,900 as gifted asset plus City contributed \$4,000 toward the Equine Centre.

Justification

- In 2001, the Whitemud Equine Centre Association and the Friends of Whitemud Equine Centre amalgamated to form the Whitemud Equine Learning Centre Association (WELCA). This group was formed to govern and operate the Whitemud Equine Centre under a lease with the City.
- Redevelopment of facilities is a priority for the continuation of WELCA in a viable fashion.
- In 2006 and 2008, a Lifecycle Planning and Building Condition Assessment was completed by AMPW noting that the building systems generally displayed evidence of deterioration because of water penetration / infiltration, normal weather and aging infrastructure.
- In a summary of deficiencies the site improvements - roofing, exterior enclosures, foundations, superstructure, interior construction and finishes were found to be in fair / poor condition.
- As recently as January 2011, the City of Edmonton's Building Maintenance Departments indicated to WELCA that the deteriorating condition of the indoor arena and attached barn were deemed to be beyond repair. If the project does not proceed the buildings will become unusable and the Equine Centre will close.
- The current WELCA board has redeveloped their vision and has begun work on the conceptual site planning for the redevelopment of the site. Facility redevelopment is also a priority for WELCA to become a regional centre for equestrian education and training.

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Source of Estimates Conceptual: +/- 50%**Last Updated:** 28-SEP-2011