

**CAPITAL PROFILE REPORT**

PROFILE NAME:	<b>WHITEMUD EQUINE CENTRE REDEVELOPMENT</b>	PROFILE STAGE:	<b>L1 - CapBud Analysis</b>
PROFILE NUMBER:	<b>12-21-5742</b>	PROFILE TYPE:	<b>Standalone</b>
DEPARTMENT:	<b>Community Services</b>	PROFILE MANAGER:	<b>Smyth R</b>
BRANCH:	<b>Community &amp; Recreation Facilities</b>	LEAD BRANCH MANAGER:	
LEAD BRANCH:		ESTIMATED START DATE:	<b>January, 2012</b>
PROGRAM NAME:		ESTIMATED COMPLETION:	<b>January, 2014</b>
BUDGET CYCLE:	<b>2011</b>		

**Major Initiative:****Service Category:**

<b>GROWTH</b>	<b>RENEWAL</b>	<b>PREVIOUSLY APPROVED:</b>	<b>-</b>
<b>1</b>	<b>99</b>	<b>BUDGET REQUEST:</b>	<b>6,500</b>
		<b>TOTAL PROFILE BUDGET:</b>	<b>6,500</b>

**PROFILE DESCRIPTION**

- 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.)
- 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.
- A City Physical Assessment recommended no additional funds be expended on the existing facility which is beyond economic repair.
- 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.
- 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.
- The key activities and preliminary timelines are as follows: Fundraising (May 2011 - Apr. 2013); Design & Approvals: (May 2012 - Mar. 2013); Construction (May 2013 - Feb. 2014); Opening (May 2014).
- Business Case, concept and design planning and compliance with the River Valley 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.	\$4,000
Fed Grant	\$4,000
Prov Grant	\$4,000
<b>TOTAL</b>	<b>\$16,000</b>

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.

#12-35: Remove partnership funding as COE is not the project manager. Once project is complete, WELCA will pass the asset to the City.

**PROFILE JUSTIFICATION**

## CAPITAL PROFILE REPORT

- 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.
- WELCA will be responsible for all major and minor maintenance.

Operating impact - 2014 - \$1k annually is required for the purpose of carrying out annual inspection and report writing.

# CAPITAL PROFILE REPORT

## CAPITAL BUDGET AND FUNDING SOURCES (000's)

PROFILE NAME: **Whitemud Equine Centre Redevelopment**

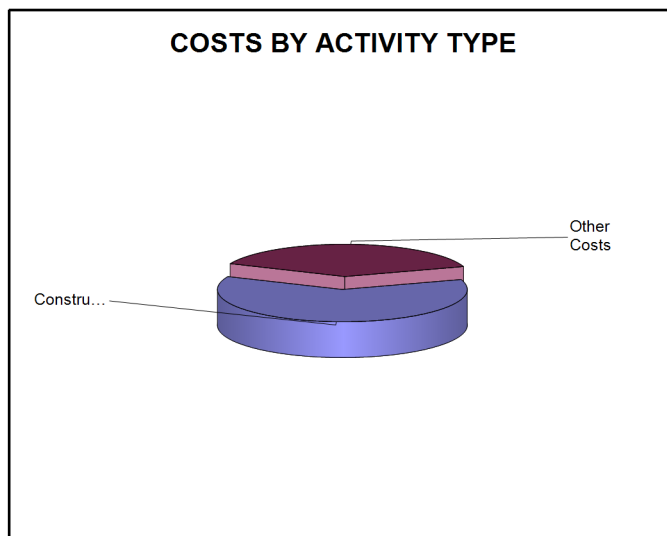
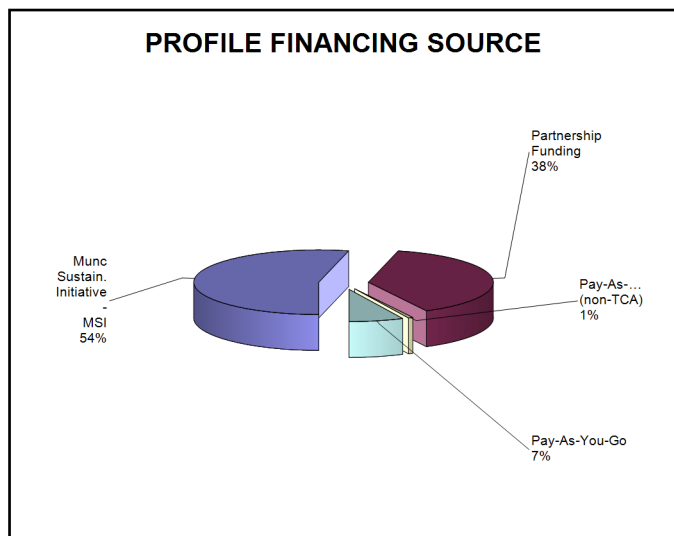
PROFILE TYPE: **Standalone**

PROFILE NUMBER: **12-21-5742**

APPROVED BUDGET	PRIOR YEARS	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	TOTAL
	Approved Budget											
Original Budget Approved	-	-	-	-	-	-	-	-	-	-	-	-
Current Approved Budget	-	-	-	-	-	-	-	-	-	-	-	-

BUDGET REQUEST	Budget Request	-	6,500	-	-	-	-	-	-	-	-	-	6,500
	Revised Funding Sources (if approved)												
	Munc Sustain. Initiative - MSI	-	3,500	-	-	-	-	-	-	-	-	-	3,500
	Partnership Funding	-	2,500	-	-	-	-	-	-	-	-	-	2,500
	Pay-As-You-Go	-	460	-	-	-	-	-	-	-	-	-	460
	Pay-As-You-Go (non-TCA)	-	40	-	-	-	-	-	-	-	-	-	40
Requested Funding Source	-	6,500	-	-	-	-	-	-	-	-	-	6,500	

REVISED BUDGET (IF APPROVED)	Revised Budget (if Approved)	-	6,500	-	-	-	-	-	-	-	-	-	6,500
	Requested Funding Source												
	Munc Sustain. Initiative - MSI	-	3,500	-	-	-	-	-	-	-	-	-	3,500
	Partnership Funding	-	2,500	-	-	-	-	-	-	-	-	-	2,500
	Pay-As-You-Go	-	460	-	-	-	-	-	-	-	-	-	460
	Pay-As-You-Go (non-TCA)	-	40	-	-	-	-	-	-	-	-	-	40
Requested Funding Source	-	6,500	-	-	-	-	-	-	-	-	-	6,500	



## OPERATING IMPACT OF CAPITAL

Type of Impact: Interdepartmental

Branch:	2014				2015				2016				2017			
	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE
(None)	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operating Impact</b>	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-

# Capital Prioritization

## 12-21-5742 - Whitemud Equine Centre Redevelopment

**Profile: Whitemud Equine Centre Redevelopment**  
**Profile Number: 12-21-5742**  
**Branch: Community & Recreation Facilities**  
**Department: Community Services**

**Profile Type: Standalone**  
**Profile Status: Active**  
**Profile Stage: Proposed**

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### Profile Background

#### Profile Description

The Whitemud Equine Learning Centre Association (WELCA) is proposing to demolish and redevelop the arena, barn and office facility within their leased area in the River Valley. Administration is seeking approval that the scope of the Whitemud Equine Centre Redevelopment project be reduced to replace the most critical infrastructure elements as part of a phased approach toward the long term vision and the revised capital profile 12-21-5742. Funding realities and the declining structural integrity of the facility have forced WELCA to re-evaluate the 2011 Business Plan. Phase 1 of this project will include replacing priority facilities in order for operations to continue. The first phase will include a new fully-accessible indoor arena (1,800 sq.m.) with seating for 100, attached stalls (1,575 sq.m) for 37 horses, support space, indoor washrooms, administration space and classroom space (315 sq.m.) This new facility will replace the deteriorating indoor arena, attached stables and office trailers. The estimate project cost for phase 1 is \$7.6 M. Administration and WELCA are collaborating to provide an update to the Business Case (2011) by Fall 2014.

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#### Profile 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.

- WELCA will be responsible for all major and minor maintenance.

Operating impact - 2014 - \$1k annually is required for the purpose of carrying out annual inspection and report writing.

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#### Strategic Alignment

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#### Context Analysis

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#### Alternatives

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#### Organizational Change Impact

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#### Cost Benefits

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#### Resourcing

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## Key Risks And Mitigation

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### Conclusion And Recommendations

Administration is seeking approval that the scope of the Whitemud Equine Centre Redevelopment project be reduced to replace the most critical infrastructure elements as part of a phased approach toward the long term vision and the revised capital profile 12-21-5742. Funding realities and the declining structural integrity of the facility have forced WELCA to re-evaluate the 2011 Business Plan. Phase 1 will include replacing priority facilities in order for operations to continue. The first phase concept includes a new fully-accessible indoor arena with seating, attached stalls for horses, support space, indoor washrooms, administration space and classroom space. This new concept would replace the deteriorating indoor arena, attached stables and office trailers. Administration and WELCA are collaborating to provide an update to the Business Case (2011) in Fall 2014. The project will include percent for art, operating impacts of capital and City project management oversight.

On July 7, 2014, Community Services Committee recommend to City Council that the Whitemud Equine Centre Redevelopment Project, be increased by \$2.5 million to a total of \$6.5 million, with the source of funds for the \$2.5 million being partner funding.