

CAPITAL PROFILE REPORT

PROFILE NAME:	EDMONTON SOCCER ASSOCIATION SOUTH SOCCER CENTRE EXPANSION	FUNDED	
PROFILE NUMBER:	17-21-1000	PROFILE STAGE:	Approved
DEPARTMENT:	Integrated Infrastructure Services	PROFILE TYPE:	Standalone
LEAD BRANCH:	Infrastructure Delivery	LEAD MANAGER:	Brian Latte
PROGRAM NAME:		PARTNER MANAGER:	Roger Jevne
PARTNER:	Community & Recreation Facilities	ESTIMATED START:	January, 2017
BUDGET CYCLE:	2015-2018	ESTIMATED COMPLETION:	December, 2019

Service Category: Recreation & Culture	Major Initiative:
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GROWTH	RENEWAL	PREVIOUSLY APPROVED:	2,000
100		BUDGET REQUEST:	28,000
		TOTAL PROFILE BUDGET:	30,000

PROFILE DESCRIPTION

Expansion of the existing South Indoor Soccer Centre, owned by the City but operated by Edmonton Soccer Association (“ESA”), by adding a new adjacent facility on the existing site containing two additional fields. Initial schematic design for the expansion was funded by ESA at a cost of \$150 thousand, and is now complete. The next phase of work will be detailed design to be followed by the construction phase of this profile.

UPDATE- October 2018:
Increased availability of indoor boarded fields for utilization by soccer, ball hockey, lacrosse and in-line hockey and with the improved ability to host major indoor tournaments across a variety of sports is also seen as a benefit of this project moving forward..
ESA has submitted an updated grant application for a \$1 million grant to the provincial government to cover Furniture, Fixtures & Equipment (FFE) costs (included in total budget). If the ESA is successful in obtaining their grant, these funds will be used toward the project reducing the City of Edmonton funded/financed portion. The ESA has received a \$100,000 commitment from concrete field associations that will also be applied to reduce the City of Edmonton funded/financed portion if the project is approved to be funded.

PROFILE BACKGROUND

A conceptual design phase has been completed by BR2 Architecture. A preliminary cost estimate has been provided at \$21.52 million (including design fees). Concept plan for the project is being reviewed by the City. Once approval is confirmed, detailed design can begin to confirm the design and cost estimates for the project.

UPDATE- October 2018:
Design is complete and ready for tender, upon funding approval, with construction planned to begin in 2019 and estimated to be available for fall league play in September, 2020.

PROFILE JUSTIFICATION

The need has arisen primarily due to the recent and projected growth in youth teams' soccer registrations and the popularity of a ball hockey winter program that started in 2013 using field 6 in the East Indoor Soccer Centre. By 2019, at the latest, the Indoor Soccer Centres would have to end the use of Field 6 and convert back to soccer use at a time when Ball Hockey and other concrete sports groups would instead wish to double their winter programs. There is also unmet demand for more hours for use by senior teams for practices, coaching and referee clinics for the youth, and tryouts by each EMSA Zone.

STRATEGIC ALIGNMENT

The new facility will continue to be aligned with the City of Edmonton RFMP and other strategic policies & will be a multi sport facility with public access, designed to meet the requirements of applicable City policies such as EDC, Leed & % for Art.

ALTERNATIVES CONSIDERED

Build a new 4 field facility in suburban southwest: The utilization statistics do not support a need for 4 additional fields. In particular the summer months are underutilized in the existing 3 indoor facilities.

Build a new 2 field facility in suburban southwest: Since this would be a new standalone facility construction costs would be higher as using existing south Centre takes advantage of existing access roads, service roads and utilities as well as amenities such as office, meeting rooms, concession and lounge. No land has been identified by the City for such a project at this time.

Explore opportunity to build 2 fields at Rexall Place: Council recently directed Administration to explore alternatives for Rexall Place which could increase space available for Indoor soccer or ball hockey instead.

COST BENEFITS

Edmonton Soccer will repay \$ 9.5 million (plus interest) of the capital through a 20 year repayment plan. This debt is classified as Self Supporting – Tax guaranteed.

KEY RISKS & MITIGATING STRATEGY

Capital Costs exceed projections: partnership with ESA and staged approval process with COE to ensure project remains on track and within budget.

Operating Revenue assumptions not achieved / Operating Expenses Underestimated: existing leases on current facilities begin to expire in 2023 releasing additional funds for ESA to cover revenue shortfalls or operating expense overruns.

UPDATE- October 2018:

A delay in the approval of the project would result in a risk of not completing the project in time for programming league play within the facility for the 2020/2021 league season. If this delay risk is realized it would result in a one year delay to provide services to the leagues.

RESOURCES

All procurement processes will adhere to the City's Procurement of Goods, Services and Construction directive. The facility will be operated by ESA.

CONCLUSIONS AND RECOMMENDATIONS

The project will allow Soccer to grow, add coaching and referee clinics, expand the number of tryouts, and offer significantly expanded practice hours for teams. The project will allow Ball Hockey to operate a winter program from 2018 using two concrete fields instead of one, which will significantly increase their winter program and increase availability for other groups like In-Line and Lacrosse. Ball Hockey's use of ESA facilities contribute over \$400,000 / year in revenue.

All these objectives will be met without creating significant financial burden to ESA's continued operation of all the Indoor Soccer Centres.

UPDATE- October 2018:

Ball Hockey's use of ESA facilities contributions have increased to over \$500,000 / year in revenue to ESA.

CAPITAL PROFILE REPORT

PROFILE NAME: **Edmonton Soccer Association South Soccer Centre Expansion**

FUNDED

PROFILE NUMBER: **17-21-1000**

PROFILE TYPE: **Standalone**

BRANCH: **Infrastructure Delivery**

CAPITAL BUDGET AND FUNDING SOURCES (000's)

APPROVED BUDGET		Prior Years	2018	2019	2020	2021	2022	2023	2024	2025	2026	Beyond 2026	Total
	Approved Budget												
	Original Budget Approved	-	-	-	-	-	-	-	-	-	-	-	-
	2017 Cap Council	1,098	902	-	-	-	-	-	-	-	-	-	2,000
	2017 Cap Carry Forward	-862	862	-	-	-	-	-	-	-	-	-	-
	Current Approved Budget	236	1,764	-	-	-	-	-	-	-	-	-	2,000
Approved Funding Sources													
	Enterprise Reserve	236	1,764	-	-	-	-	-	-	-	-	-	2,000
	Current Approved Funding Sources	236	1,764	-	-	-	-	-	-	-	-	-	2,000

BUDGET REQUEST	Budget Request	-	-	11,000	17,000	-	-	-	-	-	-	-	28,000
	Revised Funding Sources (if approved)												
	Pay-As-You-Go	-	-	1,500	17,000	-	-	-	-	-	-	-	18,500
	Self Supporting-Tax Guaranteed	-	-	9,500	-	-	-	-	-	-	-	-	9,500
	Requested Funding Source	-	-	11,000	17,000	-	-	-	-	-	-	-	28,000

REVISED BUDGET (IF APPROVED)	Revised Budget (if Approved)	236	1,764	11,000	17,000	-	-	-	-	-	-	-	30,000
	Requested Funding Source												
	Enterprise Reserve	236	1,764	-	-	-	-	-	-	-	-	-	2,000
	Pay-As-You-Go	-	-	1,500	17,000	-	-	-	-	-	-	-	18,500
	Self Supporting-Tax Guaranteed	-	-	9,500	-	-	-	-	-	-	-	-	9,500
	Requested Funding Source	236	1,764	11,000	17,000	-	-	-	-	-	-	-	30,000

CAPITAL BUDGET BY ACTIVITY TYPE (000's)

REVISED BUDGET (IF APPROVED)	Activity Type	Prior Years	2018	2019	2020	2021	2022	2023	2024	2025	2026	Beyond 2026	Total
	Construction	-862	862	10,318	16,303	-	-	-	-	-	-	-	-
Design	1,098	902	562	-	-	-	-	-	-	-	-	-	2,562
Equip FurnFixt	-	-	-	595	-	-	-	-	-	-	-	-	595
Percent for Art	-	-	120	102	-	-	-	-	-	-	-	-	222
	Total	236	1,764	11,000	17,000	-	-	-	-	-	-	-	30,000

OPERATING IMPACT OF CAPITAL

Type of Impact:

Branch:																
	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE	Rev	Exp	Net	FTE
Total Operating Impact	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-