



Report to FIG Committee

DATE: November 20, 2017

TO: Finance & Intergovernmental Committee

FROM: Kristen Dixon, P.Eng, MBA
Director of Engineering and Public Works

SUBJECT: 3RD QUARTER CAPITAL VARIANCE

EXECUTIVE SUMMARY:

This report provides an update on the progress of the City's 2017 capital projects, up to the third quarter. In addition to the attachment which provides expenses to date for all projects over \$75,000, the report provides additional commentary on those projects which may have additional community interest.

RECOMMENDATION(S)

None.

BACKGROUND & COMMENTS:

In the past, our quarterly variance reports included a summary of the capital variances for any project exceeding \$75,000. This report is consistent with this format, but also includes additional commentary on some of the capital projects which may have higher community interest.

The capital plan for 2017-2018 was approved late in 2016. This was the first year we had completed a 2-year budget, which allowed for our 2018 projects to be designed in 2017 and ready for construction in 2018. Our 2017 projects were intended to be both designed and constructed within 2017, and this was problematic, particularly for the neighbourhood rehabilitation program. These projects are currently being re-tendered, and are scheduled for construction in 2018.

The largest stand-alone project the City has underway is the Community Recreation Complex. As noted in our monthly project reports, spending on this project is less than originally forecasted due to the delay in works over the summer to address the geotechnical issues.

The design of Centennial Pool rehabilitation is well underway. The preferred concept creates a new building on the west side of the pool which houses new gender neutral washroom and change facilities, the control room, staff/guard room, and janitorial storage. The existing change facilities will be refurbished into storage space for the City and the Marlins, and the existing washrooms will be renovated with access on the north side of the building to provide washroom facilities for Aggie Park. City staff has met with the Marlins during the design concept phase and incorporated their comments into the design. It is anticipated that the design will be completed early in 2018 and building construction will commence in the spring of 2018. The work will be phased so that the pool will remain open during the summer with minimal disruptions to regular programming.

The design of Donald Pathway is also underway. The City's horticulturalists have been included in the landscaping design of the pathway and the landscape architect has incorporated their comments and feedback into the design. During the design process, it was determined that the proposed location for the future high pressure watermain originally planned down the center of this section of Donald Street was not an ideal location. With the new landscaping, pathway, and trees proposed, any future maintenance on the watermain would significantly disturb the function and aesthetics of the pathway. The high pressure watermain will be removed from the scope of the project as part of the capital budget update, and will ultimately be constructed along a parallel street (Shaughnessy or Mary Hill) in the future to reduce the impact on the Donald Pathway.

The main challenge with the Donald Pathway project has been the driveway relocations, and the challenge with 2240 Hawthorne Avenue is still outstanding. This property will not have vehicle access to the structures on the property as a result of the pathway construction. Two of the three storage buildings on this property do not have building permits and the homeowner will need to obtain a variance for these structures. The City has met and discussed solutions with the property owner and the property owner is currently reviewing options to renovate his structure to allow for access off of the laneway. The property owner will be in contact with the City once they have determined a solution that meets their needs.

The design for the Donald Pathway will be completed in 2017 and will be constructed later in the summer of 2018 to allow for the planting to occur in the fall (recommended time for landscaping/tree planting) on track for construction in 2018.

Two programs were funded in the 2017 capital plan, including active transportation and miscellaneous sidewalks (to replace sidewalks eliminated from the neighbourhood rehabilitation program). The sidewalk program has been approved by BIN, and will be designed and constructed in 2018. The active transportation program will be brought forward to TSPW for consideration at the December 13, 2017 meeting, and those projects will be scheduled for design and construction in 2018 as well. Designing and tendering these projects in the same year is not ideal, and the scope of work may be influenced by the tender results.

Funding is set aside in the event that major maintenance is required at either Centennial Pool or the PoCo Rec Complex, while their corresponding rehabilitation and replacement projects are underway. These funds are not anticipated to be required in 2017.

A number of the fleet projects are on-hold pending the upcoming budget deliberations, as they require additional funding in order to proceed.

The geotechnical work for the Thompson Park Ball Field Renovation was undertaken in 2017. The field was originally built over a bog and has shown significant settlement over the years leaving an uneven play surface. A geotechnical study was completed to determine the course of action to be able to renovate this site. The geotechnical report showed that the site is underlain with compressible layers of hogfuel fill, organic silt, and peat extending to considerable depths. As the depths of these materials are significant, excavation and replacement with new material is financially not an option. To be able to renovate the fields, the site would require preloading for a minimum duration of three months. The complexity of the work required to renovate the fields is significantly more than previously anticipated.

The consultants have estimated that the renovation of both of the fields will be approximately double the \$800,000 originally allocated for construction in 2018, and may still have issues down the road. Staff are meeting with user groups later this week to discuss the findings and to review any potential work scope adjustments or alternative site options. A separate report to review options for this project will be brought forward at a future date.

Kristen Dixon, P.Eng, MBA
Director of Engineering and Public Works

Q3 2017 Capital Variance:

PROJECT	STATUS	2017 BUDGET	2017 ACTUAL EXPENSES	2017 PROJECTED EXPENSES	VARIANCE	% Variance	COMMENTS ON VARIANCE
Infrastructure							
Community Recreation Complex	In Progress	35,915,593	9,519,799	15,000,000	20,915,593	58.2%	Remaining funds will be carried forward, as there was less spending and progress in 2017 than originally anticipated
Donald Pathway Continuation from Central Avenue to Welcher Avenue	In Progress	129,995	93,535	122,995	7,000	5.4%	Preliminary and detailed design will be completed under budget.
Pooley Avenue - High Pressure Watermain	In Progress	394,984	8,848	8,848	386,136	97.8%	Construction project postponed to 2018 (included with neighbourhood rehab tenders)
Culvert Replacement - Coast Meridian Road at Hyde Creek	Complete	199,992	156,656	199,992	-	0.0%	Project will be completed in 2017
Lougheed Highway Bridges - Study	In Progress	99,996	-	99,996	-	0.0%	Project will be completed in 2017
Traffic Signal Replacement at Lougheed Highway and Hastings Street Intersection	In Progress	319,988	89,331	315,359	4,629	1.4%	Project will be completed by November 2017
Concrete Fence Replacement at Shaughnessy Street, South of Nacht Avenue	Complete	79,997	69,290	69,290	10,707	13.4%	Completed.
Lougheed Highway Road Widening, Sherling Avenue to Ottawa Street	In Progress	524,985	27,119	522,779	2,206	0.4%	Project will be completed in 2017
Centennial Pool Rehabilitation	In Progress	2,499,900	2,700	300,000	2,199,900	88.0%	Design underway in 2017 and construction in 2018
Blakeburn Lagoons Community Park - Parkland Rehabilitation	In Progress	2,875,131	1,499,777	2,856,021	19,110	0.7%	Project will be completed in 2017
Sun Valley Park - Upgrade Spray Park	Complete	291,603	250,113	304,658	(13,055)	-4.5%	Completed.
Pitt River Road/McLean Avenue - Mary Hill Road to Taylor Street - Road Widening	Complete	3,886,091	3,065,624	3,607,139	278,952	7.2%	Work complete but invoicing not complete
Major Road Network (MRN) Pavement Rehabilitation 2016 - Coast Meridian & Dorset	Complete	784,706	655,832	655,832	128,874	16.4%	Reduced scope due to good condition of road base in some areas
2017 Neighbourhood Rehabilitation Program	in Progress	10,327,087	198,885	198,885	10,128,202	98.1%	Project to be retendered in fall of 2017, planned construction in 2018

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2018 Neighbourhood Rehabilitation Program	In Progress	569,982	104,334	309,075	260,907	45.8%	Project to be tendered late in 2017, planned construction in 2018
Argue Street Sanitary Pump Station Rehabilitation and Upgrading	In Progress	406,172	334,155	405,000	1,172	0.3%	Will be completed in 2017
Active Transportation	In Progress	149,994	-	-	149,994	100.0%	Projects will be selected by TSPW later this year for construction in 2018
Victoria Drive - Toronto to Holtby	In Progress	616,975	-	620,000	(3,025)	-0.5%	Will be complete by end of year, and invoiced in one progress from Coquitlam
Pedestrian Improvements	In Progress	578,477	-	-	578,477	100.0%	Projects have been selected by BIN for construction in 2018
		\$ 60,651,648	\$ 16,075,998	\$ 25,595,869	\$ 35,055,779	57.80%	
Facilities							
Hyde Creek - Locker Replacement	In Progress	149,994	142,439	142,439	7,555	5.0%	Complete - Minor trim works remaining
P&R Bldg Mtce - Outdoor Pool	In Progress	249,990	-	-	249,990	100.0%	Maintenance Reserve for emergency purposes
P&R Capital	In Progress	107,996	-	-	107,996	100.0%	Maintenance Reserve for emergency purposes
Emergency Preparedness Facility	In Progress	149,994	-	-	149,994	100.0%	Will need to carry forward funds as we only had one response to the RFP that was over budget.
		\$ 657,974	\$ 142,439	\$ 142,439	\$ 515,535	78.35%	
Equipment							
Information Services – Financial Systems Update	In Progress	161,679	11,496	21,000	140,679	87.0%	Postponed to 2018, Azure migration, and Fleet software
Information Services - Hardware	Delayed	127,027	47,892	48,000	79,027	62.2%	20% completed, the rest has been postponed to 2018
Information Services - Property Systems	In Progress	186,541	55,930	71,000	115,541	61.9%	Tempest upgrade completed, Website 90% completed, Tempest internet application and Mobile app delayed to 2018
Information Services – Document Management	Delayed	201,472	28,067	33,067	168,405	83.6%	Document management project delayed in starting
Community Police Building	In Progress	77,146	1,591	6,500	70,646	92%	Remaining works will be completed in 2018

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Waste Cart Locks	In Progress	149,994		150,000	(6)	0.0%	Order for cart locks Q3
2017 Fleet Replacement - Recreation - Conditioner, Ice Re-Surfacer, Ride-On	In Progress	184,993	-	-	184,993	100.0%	Created scope for RFP, Additional funds required in 2018 amended budget
2017 Fleet Replacement - Parks - All Terrain Vehicle, Passenger, Dump Bed	In Progress	79,997	-	-	79,997	100.0%	Currently creating scope for RFP, will be completed in 2018
2017 Fleet Replacement - Solid Waste - Truck , Refuse, Side Loader, Automated, 25 Yard	In Progress	394,984	-	-	394,984	100.0%	Created scope for RFP, additional funds required in 2018 amended budget
2017 Fleet Replacement - Solid Waste - Truck , Refuse, Side Loader, Automated, 25 Yard	In Progress	394,984	-	-	394,984	100.0%	Created scope for RFP, additional funds required in 2018 amended budget
2017 Fleet Replacement - Solid Waste - Major Repairs - Automated Packer Arms	In Progress	99,996	87,740	100,000	(4)	0.0%	Completed purchase of arms, installation scheduling to be completed
Bear-Proof Waste Cart Locks Equipment Purchase	In Progress	305,541	19,619	305,541	0	0.0%	order for cart locks Q3
Electrical Positions - Vehicle Purchases	In Progress	169,993	50,119	50,119	119,874	70.5%	Completed purchase of 1 vehicle, bucket truck requires additional funding through 2018 amended budget
European Chafer Beetle Turf Damage Repairs 2016	In Progress	82,403	14,369	80,300	2,103	2.6%	Majority of work complete - awaiting invoicing -small amount of work will carry over into 2018
		\$ 2,616,750	\$ 316,823	\$ 865,527	\$ 1,751,223	66.92%	
		\$ 63,926,372	\$16,535,260	\$ 26,603,835	\$ 37,322,537	58.38%	