

Presented To:	City Council
Presented:	Tuesday, Aug 22, 2017
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Type:	Managers' Reports

## Request for Decision

### Capreol 2018 CIP Phase One Funding Sources

#### Resolution

THAT the City of Greater Sudbury directs staff to proceed with construction of Phase One of the Capreol 2018 CIP including the options identified in the report from the General Manager of Growth and Infrastructure entitled "Capreol 2018 CIP Phase One Funding Sources" dated August 8th, 2017, and any associated land acquisition, with completion of the infrastructure components by no later than the end of June 2018;

AND THAT staff be authorized to issue a Change Order for Contract ENG17-32 Pavement Rehabilitation Various Locations for Phase One of the Capreol 2018 CIP;

AND FURTHER THAT the costs for Phase One of the Capreol 2018 CIP be funded from the sources identified in the report including \$425,500 from the Local Roads Section of the 2018 Capital Budget and \$240,000 from the Leisure 2018 Capital Budget;

AND FURTHER THAT other funding from reallocation of completed and/or cancelled projects be used toward Phase One of the Capreol 2018 CIP as identified in the report.

#### Relationship to the Strategic Plan / Health Impact Assessment

This recommendation is consistent with Council's Strategic Plan. Specifically, priority B under the Quality of Life and Place pillar directs the City to "Maintain great public spaces and facilities to provide opportunities for everyone to enjoy". Additionally, priority D under the Sustainable Infrastructure pillar directs the City to "Provide quality multimodal transportation alternatives for roads, transit, trails, paths and sidewalks and connect neighbourhoods and communities within Greater Sudbury"

#### Report Summary

The Capreol 2018 Community Improvement Plan (CIP) was adopted by Council in the fall of 2015. Phase One of the CIP calls for recreational, accessibility and infrastructure improvements to the downtown Capreol

#### Signed By

**Report Prepared By**

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Manager of Community and Strategic Planning  
*Digitally Signed Aug 8, 17*

**Division Review**

Jason Ferrigan  
Director of Planning Services  
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**Recommended by the Department**

Tony Cecutti  
General Manager of Growth and Infrastructure  
*Digitally Signed Aug 8, 17*

**Financial Implications**

Apryl Lukezic  
Co-ordinator of Budgets  
*Digitally Signed Aug 8, 17*

**Recommended by the C.A.O.**

Ed Archer  
Chief Administrative Officer  
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waterfront. Phase One also includes repairs to existing road and sewer infrastructure along Lakeshore and King Streets. Per Council's June 13th, 2017 resolution, Staff have identified potential funding sources for Phase One of the Capreol 2018 CIP. Staff have also identified possible options to defer elements of Phase One to lower the initial cost and shorten the timelines of the project while still realizing the intended public realm improvements of the Capreol 2018 CIP by June of 2018.

### **Financial Implications**

If approved, funding for Capreol 2018 CIP Phase One would come from existing and reallocated capital funds of \$162,500 from Leisure Services, \$353,000 from Corporate Services, \$150,000 from Wastewater and \$460,000 from Roads. In addition, funds from the 2018 Capital Budget would be committed for this project consisting of \$240,000 from Leisure Services and \$425,500 from Roads. Therefore, the total funding sources identified are \$1,791,000.

## **Background:**

The Capreol 2018 Community Improvement Plan was adopted by Council in 2015 and represents the culmination of four years public engagement with the residents of Capreol to identify key improvements they would like to see made in their community.

The purpose of the Capreol 2018 CIP is to ensure that downtown Capreol is a well planned and thoughtfully designed community that will provide accessible recreation for current and future residents, attract investment, support economic development and eco-tourism, strengthen community identity and encourage year round outdoor activities to celebrate the town's centennial in 2018.

Phase One of the Capreol 2018 CIP calls for creating an accessible passive and active outdoor recreation destination at the downtown waterfront that all residents of Capreol can enjoy. This phase also helps to implement a high priority of the Parks, Open Space & Leisure Master Plan, which calls for ensuring beach access routes meet the Accessibility for Ontarians with Disabilities Act and for undertaking public engagement to determine possible areas for improvement to beach areas.

Key components of Phase One include:

- The construction of an approximate 1 km long, lit, active transportation path along the waterfront, with accessible seating and picnic areas;
- The creation of a public space at King and Lakeshore Streets;
- The creation of a barrier free access to the beach;
- Design elements that celebrate Capreol's railway heritage;
- Sustainable landscaping and public art to improve the waterfront and connect the river with the downtown core, and
- Sewer and road repairs on King and Lakeshore Streets

As part of developing the Capreol CIP, detailed design drawings, costs estimates and tender package were developed for the Phase One improvements. Additionally, concept drawings and cost estimates were prepared for a permanent lifeguard building/public washroom and change room for the waterfront. The design and cost estimates did not include lighting or land acquisition required to complete the trail, however, estimates for these elements have been generated.

On June 13<sup>th</sup>, Council passed Resolution CC2017-179, which directed staff to identify funding sources, by no later than August of 2017, that will allow the completion of the infrastructure components Phase One of the Capreol 2018 CIP by no later than the end of June 2018.

## **Phase One Options:**

In consideration of Council's direction to identify funding sources that would allow for the completion of the infrastructure components of Phase One of the Capreol 2018 CIP

by June of 2018, Staff have identified options for Council's consideration that could defer certain elements to a later date. These options would allow for the completion of the project within Council's specified timeframe without compromising the goals of the Capreol 2018 CIP.

**Option 1** – Do not include a permanent lifeguard building as part of Phase One. Currently, there is a temporary building that is used seasonally as a lifeguard building during the summer months when the beach is in operation. This practice could be continued after the Phase One improvements are complete, which would reduce the cost of the project by approximately \$300,000.

**Option 2** – Use City staff for contract administration and site inspections. Using existing staff would reduce the cost of the project by approximately \$100,000. However, this would restrict the ability to use those staff resources on other construction projects.

**Option 3** – Reduce the scope of the plantings in the landscape plans. There are a number of planting beds proposed in the Phase One landscaping improvements. These beds represent a significant operational cost to maintain. It is possible to defer 50% of the planting beds, replace them with sod, while still preserving the essence of the waterfront improvements. Reducing the size of the planting beds by 50% would reduce the cost of the project by approximately \$15,000 to \$20,000.

**Option 4** – Assign construction of Phase One as a scope change to an existing project under the City's current road resurfacing contract. Under this option, unit prices for certain elements of the work would be less than the Phase One estimates, representing an overall reduction in the estimated cost of approximately \$250,000. It would also reduce the timelines of the project to ensure completion of the infrastructure components by June of 2018.

**Option 5** – Seek donations and corporate sponsorship for the project. There are elements of the project that would be well suited for private donations, namely the benches and accessible picnic tables. Private sponsorship of these elements would reduce the cost by approximately \$25,000. Additionally, the City should seek corporate sponsorship opportunities for the project.

### **Capreol 2018 CIP Phase One Funding:**

The estimated cost of the water front improvements, sewer repair and road improvements is \$1,952,000, including contract administration and contingency allowance. The estimated cost for the lighting and required land acquisition is \$234,000 and the estimate amount for the permanent lifeguard building and land acquisition is \$300,000 which would bring the total cost of the project to \$2,486,000.

Per Council's direction, staff have analyzed scenarios to fund Phase One of the Capreol 2018 CIP:

<b>Source</b>	<b>Amount</b>	<b>Account</b>	<b>Notes</b>
<b>Phase One Options</b>	(\$300,000)		Deferral of permanent building.
	(\$100,000)		Use of City staff for contract administration and inspections.
	(\$250,000)		Assign project as scope change under existing road resurfacing contract.
	(\$20,000)		Deferral of 50% of planting beds.
	(\$25,000)		Seek private donations for the accessible benches and picnic tables.
<b>Total</b>	<b>(\$695,000)</b>		
<b>Leisure Services</b>	\$100,000	Leisure Capital	Previously committed for Capreol Park project in 2014.
	\$240,000	2018 Leisure Capital	Identified for project in 2018 Leisure Capital outlook.
	\$62,500	Accessibility Capital Funds	Project includes accessibility improvements to the beach and trail.
<b>Corporate Services</b>	\$203,000	IT Capital	Cancellation of Docutech Equipment.
	\$150,000	IT Capital	Reallocation of portion of Microsoft Office products budget.
<b>Wastewater</b>	\$150,000	System improvements	Phase One includes sewer repairs on Lakeshore and King Streets.
<b>Roads</b>	\$460,000	MR 84 Capreol Road Contract	MR 84 Project is complete.

	\$425,500	Local Roads Section of 2018 Capital Budget	
<b>Total</b>	<b>\$1,791,000</b>		
<b>Total Options and Funding Sources</b>	<b>\$2,486,000</b>		

As outlined above, staff have identified options for Council's consideration that could defer certain elements to later date, without impacting the goals of Phase One of the Capreol 2018 CIP. If these options are approved, the cost to undertake Phase One by June of 2018 would be approximately \$1,791,000. Per Council's direction, staff have also identified funding sources for the project totaling approximately \$1,791,000.

### **Summary:**

The Capreol 2018 Community Improvement Plan was adopted by Council in 2015. The CIP outlines a number of improvements to the downtown Capreol waterfront as part of the town's centennial in 2018. Phase One of the CIP calls for an accessible passive and active outdoor recreation destination at the downtown waterfront that all residents of Capreol can enjoy.

On June 13<sup>th</sup>, 2017, Council directed staff to identify funding sources, by no later than August of 2017, that will allow the completion of the infrastructure components Phase One of the Capreol 2018 CIP by no later than the end of June 2018.

Staff have identified a number of options to defer certain elements of the project to a later date that would have the effect of reducing the cost and timelines of Phase One without impacting the goals of the Capreol 2018 CIP. Staff have also identified several sources of funding that could be used to complete the project, including sources that must be approved as part of the 2018 Budget.

Staff recommend proceeding with Phase One of the Capreol CIP including the options and funding sources identified in the report.

### **Resources Cited:**

Capreol 2018 Community Improvement Plan  
<https://www.greatersudbury.ca/linkservid/DF76CAB6-0815-B346-C3EE895ABFBBF83A/showMeta/0/>

Capreol 2018 Community Improvement Plan Public Hearing – September 14<sup>th</sup>, 2015  
<https://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=1&id=872>

Council Resolution CC2017-179

<https://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=1129&itemid=rec>