

CITY OF COLD LAKE

2018 CAPITAL BUDGET SUMMARY

As the City of Cold Lake and the Government of Alberta implemented a transition strategy for the Cold Lake Air Weapons Range (also known as I.D. 349); the City developed and implemented community infrastructure reinvestment strategy that was seeing in the order of magnitude of \$25 million of infrastructure investment in the community. Residents and visitors of Cold Lake have witnessed a tremendous improvement to municipal infrastructure throughout the community.

That being said, the City's infrastructure deficit continues to be a major concern and remains a priority for City Council. The recent announcement by the Government of Alberta weighs heavy on the 2018 Capital Budget and will weigh even heavier on the City's community infrastructure investment strategy. The City will be updating its business plans and financial models to fully understand the announcement's impacts to Cold Lake's sustainability. Despite the fact that the City has been impacted to the tune of \$10 million annually, the City will continue with a significant infrastructure investments of over \$11 million into 2018.

The 2018 Capital Budget is \$11,516,140. Highlights include:

- Fleet and Equipment Infrastructure \$1,405,000
- Environmental/Utility Infrastructure Improvements \$2,425,000
- Roadway Infrastructure Improvements \$2,148,140
- Facilities Infrastructure \$2,022,000
- Airport Infrastructure \$2,000,000
- IST Infrastructure \$16,000
- Recreation Infrastructure \$1,500,000

To develop a better understanding of the capital budget list, the following provides a more detailed description of the projects across the various functional areas:

FLEET AND EQUIPMENT INFRASTRUCTURE (\$1,405,000)

The City of Cold Lake has a fleet and equipment replacement program, some of the highlights include:

- Turf Maintenance Equipment
- Light Fleet Vehicle Replacement Program
- Transit Buses (Top-up Funding)
- Fire/Recue Pumper Truck (Top-up Funding)

Other equipment that will be added to the City of Cold Lake fleets which assist in enhanced service delivery will include:

- Self-Contained Asphalt Repair Equipment
- 6" Trash Pump

- Mobile Light Towers
- Skid Steer and attachments
- Mobile Hoist Unit
- Zamboni

Project Value = \$1,405,000

ENVIRONMENTAL/UTILITY INFRASTRUCTURE IMPROVEMENTS (\$2,425,000)

Meadows Storm Sewer Trunk Extension (Contingency – Litigation)

The contractor for the Meadows Storm Sewer Trunk Extension has defaulted in the contract and has since walked away from the project. The City has come to a tentative agreement with the bonding company, however, the bonding values for the project may not cover all of the remaining costs. (It should be noted that most projects with the City of Cold Lake are bonded to 50% for labour and materials). There are risks that the final costs of the project will be greater than the residual funding for the project, therefore, administration is recommending that the City of Cold Lake increase the funding by \$500,000 to the project to allow for contingencies.

Project Value = \$500,000

Eagle Ridge Estates Storm System Re-Alignment

Concerns have been raised in regards to drainage in areas behind the property referred to as Mach 1 Sports and Lakeland Inn. In some circumstances, municipalities may use private property to channel flows, however, there are instances where this should not happen. This condition has existed for many years but documentation from 20+ years ago are limited. In an effort to divert the channeled flow significant underground storm sewers are required to be installed. Administration is recommending that Council allocate a budget of \$1,750,000.

Project Value = \$1,750,000

Cold Lake First Nations I.R. 149A Storm Water Outfall Review

Cold Lake First Nations is raising concerns in regards to the City of Cold Lake's stormwater outfall located at 14 Avenue and 7 Street, which discharges on I.R. 149A. There are significant signs of erosion downstream and CLFN is requesting that City review the situation in detail. City has retained an engineering and environmental consultant to review the issue, provide recommendations for improvements, and facilitate approvals, if necessary. The budget only covers the estimated cost for an initial review. Further discussion will need to take place on the costs for the project.

Project Value = \$25,000

Cold Lake Landfill Scale House

The City of Cold Lake has awarded a project to realign the entrance road into the Cold Lake South landfill. It is expected that the realignment will be completed late spring of 2018. This realignment will

significantly extend the life of the Class III landfill (15+ years). Within the current allocated budget, administration is having difficulty maintaining operations during a relocation of the scale and scale house. It is also being recommended that the landfill/transfer station be equipped with two (2) scales, based on the volume of customers. Based on the above, it is recommended that the City purchase a second scale and scale house.

Project Value = \$150,000

ROADWAY INFRASTRUCTURE IMPROVEMENTS
(\$2,148,140)

2018 Annual Capital Street Improvement Program

This program is referred to as a road analytics program, which is a software that utilizes the surface distress index (SDI) of roadways and degradation curves. This assists in making decisions on pavement overlays (including functional overlays and structural overlays) that extend the life of asphalt before the pavement requires total reconstruction, which is a much more expensive option. The SDIs are submitted to Alberta Transportation on an annual basis in support of the annual Basic Municipal Transportation Grants (MSI BMTG-\$1,031,140) funding for roadway projects.

Based on the City of Cold Lake's road matrix software asset management program, it is being recommended that an investment strategy of approximately \$1.75 million is necessary to maintain the system in its current state. An investment strategy below that number would see an average decrease in the deterioration of the roadway network.

Subject to final budget allocations, the City will provide a briefing on the roadways receiving treatment in early 2018.

Project Value = \$1,750,000

2018 Annual Lane Improvement Program

The City of Cold Lake will be collapsing both the Annual Commercial Lane Improvement Program and the Annual Residential Lane Improvement Program into a single program as initially implemented in 2012. The City will make improvements to two (2) to three (3) lanes annually throughout the community.

Subject to final budget allocations, administration will provide a briefing on the lanes receiving treatment in early 2018.

Project Value = \$400,000

FACILITIES INFRASTRUCTURE
(\$2,022,000)

Public Works Operations Centre (Design Only)

During Council's strategic priorities workshop, the Public Works Operations Centre was identified as a strategic priority of City Council. The draft conceptual designs have been presented to City Council and

are nearing completion. It is being recommended to provide funding to initiate the detailed design and prepare the tender documents for the project. The existing facility is well beyond its capacity and lifecycle.

Project Value = \$1,000,000

Marina Fuel System Replacement

The existing fuel system at the Cold Lake Marina no longer complies with environmental standards and must be replaced with a new, above-ground fuel delivery system. The system will be completed with a new double tank, new piping and a new pump delivery system.

Project Value = \$250,000

Cold Lake RCMP Detachment Expansion

The City of Cold Lake has already funded \$1,628,000 for the expansion of the Cold Lake Detachment. This funding has been utilized to prepare the conceptual design (which has been presented to City Council). The funding has also been utilized to prepare the detailed design and tender documents for the project. It is administration's intent to proceed with tendering the Heating Ventilation and Air Conditioning (HVAC) system due to concerns raised by the RCMP.

The total project budget for the expansion is approximately \$3,500,000. The budget will require follow-up funding of \$1,922,000 to be fully funded. The City will commit an additional \$122,000 to bring the project funding to 50%.

The architectural firm retained for the project is JMAA.

Project Value = \$1,628,000 (2017) and **\$122,000 (2018)**

Cemetery Improvement Program

The City of Cold Lake has developed a phased approach to the master plan prepared for both the Grand Centre Memorial and Lakeview Cemeteries. In early 2018, the City will evaluate which cemetery will receive the initial funding, however, the project will include the following highlights:

- New Cremation Garden (2 columbaria);
- Improvement to driveway and entry gate;
- New Entry Signs;

Project Value = \$600,000

Golf and Winter Club – Carpet Replacement

The Curling Club and 4 Wing Cold Lake has requested for the City to replace the carpet around the Curling area due to ongoing deterioration of the flooring. The City has already received cost estimates for the project and is ready for award this spring. At this time, the City has provided 50% of the funding necessary to complete the project and will seek partnership with other community groups and organizations to fully fund the project.

Project Value = \$10,000

Golf and Winter Club – Hole 3 and 4 Drainage Improvements

The City of Cold Lake has raised concerns with drainage issues around Hole 3 and Hole 4 of the Golf Course. The issues have been reviewed and cost estimates have been established to improve the drainage round the two (2) holes.

Project Value = \$40,000

**AIRPORT INFRASTRUCTURE
(\$2,000,000)**

YOD Airport Terminal Development

The City of Cold Lake is approaching a point in which an agreement may be executed with the Department of National Defense for the implementation of the scheduled air services at 4 Wing Cold Lake that includes CATSA screening. The agreement will require a new modular terminal to be developed near the existing medley terminal.

Project Value = \$1,500,000

Cold Lake Regional Airport Taxiway and Apron Enhancements

The City of Cold Lake is receiving requests from the users of the Cold Lake Regional Airport (specifically the lease holders) to expand the apron and/or pave the taxiways to the lease areas so that the aircraft do not have to taxi on the dirt/grassed areas that are difficult to maintain and/or unusable during spring thaw or wet seasons. Although the entire project is valued at approximately \$3,500,000, the City has provided \$500,000 to initiate the design and seek a partnership in funding the phased approach to the project.

Project Value = \$500,000

**IST INFRASTRUCTURE
(\$16,000)**

UPS Battery Replacement

The uninterrupted battery banks have begun to fail at City Hall, causing errors. It is being proposed to replace all batteries in the bank to re-establish an approximately two (2) hour supply of back-up power for the main servers.

Project Value = \$16,000

**RECREATION INFRASTRUCTURE
(\$1,500,000)**

Mountain Bike Park

In 2017, the City of Cold Lake funded the development of a conceptual design of a mountain bike park in the community. More specifically, the area around the Cold Lake Museum site was picked for such a

development. It is anticipated that the conceptual design will be completed in early spring. In an effort to commence construction of the site in 2018, additional funding will be necessary. The order of magnitude costs previously identified by the design consultant was approximately \$600,000. At this time, the City has provided approximately 50% funding in the amount of \$300,000 and will seek partnership with other community groups and organizations to fully fund the project.

Project Value = \$300,000

Imperial Park/Energy Centre South Access Enhancements

The City of Cold Lake is proposing to enhance a south access from the rear parking lot of the Cold Lake Energy Centre. The north access road was recently completed, which significantly enhanced mobility of vehicular traffic around the area during high demand use. It is being proposed to develop a gravel road from the parking lot to the upper parking lot at Imperial Park. These enhancements would also enable increased walking traffic from the Imperial Park parking lot during overflow parking conditions.

Project Value = \$650,000

Imperial Park Parking Lot Improvements

In an effort to improve the condition of the gravel parking lot at Imperial Park, it is being recommended to first improve the site drainage to reduce the amount of rain water getting into and saturating the subsurface. The proposed budget will provide drainage improvements and spread new gravel onto the parking lot.

Project Value = \$400,000

Kinosoo Beach - Automated Irrigation System

The City of Cold Lake is finding it difficult to maintain the grass along Kinosoo Beach to a high standard, mostly due to issues with frequency of water supply. The City is proposing to install an automated irrigation system in the areas of the sod being installed. The City has already received the necessary quotes to initiate the project in spring 2018.

Project Value = \$150,000