

CITY OF COLD LAKE

2022 CAPITAL BUDGET SUMMARY

The 2022 Capital Budget has invested in \$24,596,000 in infrastructure throughout the community. Most projects were outlined in the City of Cold Lake's multi-year capital plan of which Council signaled for an update to these plans to reflect Council's strategic priorities. The \$24,596,000 investment was fraction of the list of needed and desired infrastructure of \$75,873,000 that were considered in the during the City's budget process.

The capital budget outlines a mix of infrastructure from various disciplines and initiatives including:

- Fleet and Equipment Infrastructure: \$1,860,000
- Environmental/Utility Infrastructure Improvements: \$4,225,000
- Roadway Infrastructure Improvements: \$3,517,000
- Facilities Infrastructure: \$11,523,000
- IST Infrastructure: \$406,000
- Airport Infrastructure: \$60,000
- Recreation Infrastructure: \$3,005,000

The 2022 Capital Budget includes projected funding from the CLAWR Agreement, the New Municipal Sustainability Initiative (MSI) referred to as the Local Government Fiscal Framework (LGFF), Canada Community-Building Fund, and from the City's surplus funds.

It should also be noted that in 2022, Council will need to pass a multi-year capital budget in accordance with new provisions in the Municipal Government Act. The 2022 Capital Budget will have impacts to the capital budgets of 2022 and beyond.

To develop a better understanding of the capital budget list, the following provides a more detailed description of some projects across the various disciplines.

FLEET AND EQUIPMENT INFRASTRUCTURE **(\$1,860,000)**

The City of Cold Lake has a fleet and equipment replacement program. Some of the highlights for 2022 include:

- *Light Fleet Vehicle Replacement Program (\$200,000)*
Annually, the City replaces approx. three (3) to four (4) of its light fleet vehicles. Depending on vehicles being in accidents (and written off) or staff-level amendments,

the number may vary in some years. In 2022, the City will look to add an electric vehicle to the fleet for trial and evaluation.



- *Recycling Depot Truck – (\$305,000)*

The City will purchase replacement equipment for servicing the recycling drop-off stations. This unit will replace an existing Haul-All unit that is designed specifically for the bins at the recycling depot.



- *Track Hoe Excavator – (\$300,000)*

The City's excavator is beyond its optimum maintenance program and has become undersized for various tasks inclusive of lifting safety cages into active excavations. The City will replace its track hoe excavator with one that meets our new specifications.



- *Single Axle Sander/Plow Truck - (\$335,000)*

A single axle sander/plow truck will be replaced as part of the City's equipment replacement program. The truck being replaced is at the end of its useful life and is requiring significant repairs in order to operate and achieve maintenance certifications.



- *Turf Maintenance Equipment – Rough Cut Mower (\$100,000)*

The City will purchase replacement equipment on an as-needed basis for cutting turf on parks and sports fields (e.g. Cold Lake Golf and Winter Club and Imperial Park). The priority for 2022 will be the replacement of the one (1) rough cut mower.



- *Annual Skid Steer Loader Trade-Out Program – (\$15,000)*

The City of Cold Lake has been involved in Bobcat's annual trade-out program for several years. There are two (2) loaders included in the program, which allows the City to use the equipment for a defined set of hours. If more is required, the surcharge is billed to the City. This program allows the City to have the most current equipment and any maintenance work is completed on warranty.



- Landfill/Transfer Station Loader – (\$290,000)

The loader located at the landfill is beyond its optimum maintenance program and is experiencing significant down time and maintenance costs. Loaders at landfills are specifically designed for the required tasks, and include punch-resistant wheels and an armored underbody.



- Mobile Watering Equipment (\$85,000)

Expanded gardening and plantings throughout the City is necessitating additional mobile watering equipment. The City of Cold Lake will purchase a light fleet mobile unit to enhance watering capabilities.



- Ice Edgers (\$10,000)

An ice edger is a piece of equipment that removes ice build up along the arena boards. The City's existing equipment is aging and therefore will be rotated into the fleet of equipment used for outdoor arenas where they will not be in the frontline working environment. The ice edgers that are beyond life will be disposed of. The budget will allow for the purchase of two (2) ice edgers.



- *Crack Sealing Equipment (\$125,000)*

The City of Cold Lake currently rents crack sealing equipment in order to complete its annual roadway maintenance program. The equipment is not always available from the vendors, as they are rented to other communities or sold as used units. The equipment can only be used in certain weather conditions and therefore renting the equipment can limit the usage opportunities.

This program is an excellent for summer staff. The City of Cold Lake will be purchase new kettle and delivery system for the City's roadway maintenance program.



- *Loader Mount Snow Blade (\$45,000)*

The City is looking to increase it capacity to move snow with a loader mounted snow blade. The City does have other blades of smaller size of which the City will purchasing a blade of larger scale.



- *Turf Utility Vehicles (\$35,000)*

The City is looking to purchase two (2) turf utility vehicles for the City's sports field turf at Imperial Park. These vehicles assist in shunting small equipment and personnel around Imperial Park to perform various tasks. The City currently has one (1) turf utility vehicle.



- *Self-Watering Planters (\$15,000)*

The City is looking to purchase self-watering planters at the Marina, Energy Centre, City Hall and the Kinosoo Beach. This initiative is an effort to reduce the requirement for labour-intensive watering and to increase the level of service and beautification in the effected areas. Self-watering planters have been tested throughout the City with tremendous success. This initiative would expand the existing program.



ENVIRONMENTAL/UTILITY INFRASTRUCTURE IMPROVEMENTS (\$4,225,000)

CLRUSC - WWTP/MBBR Contribution to Construction

The Cold Lake Regional Utility Services Commission (CLRUSC) has retained an engineering team to design the new Waste Water Treatment Plant (WWTP), which will use what is known as a Moving Bed Bio-Film Reactor (MBBR) process. The CLRUSC has also received procurement proposals for the equipment that will be installed in the facility during construction. It is anticipated that an award will be made in early 2022 for the procurement of the equipment.

The order of magnitude cost of the facility is \$15 million, of which the City of Cold Lake has already contributed approximately \$6,072,900. The CLRUSC has also retained \$5,840,000 in grant funding. The total secured funding to date is \$11,912,900.

The commission will still require further funding to complete the project.

Project Value = \$15 million (No funding has been allocated in 2022)

16 Avenue Sewer and Water Replacement – (6 Street to End of Development Area)

The Government of Alberta, as represented by Alberta Environment and Parks (AEP), have extended services (water and sewer) to the Cold Lake Provincial Park. During the construction, tie-ins were difficult due to the deteriorating condition of the existing water and sewer infrastructure (e.g. clay tile pipe falls apart when touched). As the City did not have allocated budget to replace the infrastructure, the system was simply patched together to await budget allocation.

This project would see the existing water, sewer, and roadway replaced.

Project Value = \$1,000,000

2022 Annual Shallow Sanitary Sewer Lowering Program

Some areas of the City (typical older areas) have very shallow sanitary sewers. These sewers are susceptible to freezing during cold temperatures. The initiative has had a limited budget, which is creating challenges for implementation. Council typically allocated \$250,000 annually. Council may want to consider this budget to be expanded to approx. \$500,000. The City continues flush shallow sanitary sewers with hot water during winter months. That being said, when temperatures get extremely cold and the frost runs deep, even moderately shallow sanitary sewer have difficulty.

Project Value = \$500,000

Highway 28/55 Drainage Improvements

The City of Cold Lake needs to replace and/or open up the storm water culvert crossing Highway 55 (west of Highway 28). This will assist in resolving storm water back up into the upper wet lands north of Highway 55 and the subdivision west of the Cold Lake Healthcare Centre. It should be noted that in 2021, AEP also raised concerns regarding some issues with landowners on the south side of Highway 55. Administration is reviewing these concerns, which impact landowners in both the City of Cold Lake and the Municipal District of Bonnyville. Subject to the condition of the culverts crossing Highway 55, the City of Cold Lake will be allocating an additional \$100,000 to the project.

Project Value = \$150,000 (2021) and \$100,000 (2022)

11 Street Storm Sewer Upgrade (8 Avenue to 12 Avenue)

Based on the City's master drainage plan, 11 Street requires an upgrade and extension to the underground storm sewer. Further to the storm sewer, the roadway and sanitary sewer system is also in significant distress and requires replacement. The City of Cold Lake will be looking do a complete overhaul of the both the deep utility and roadway infrastructure.

Project Value = \$1,750,000

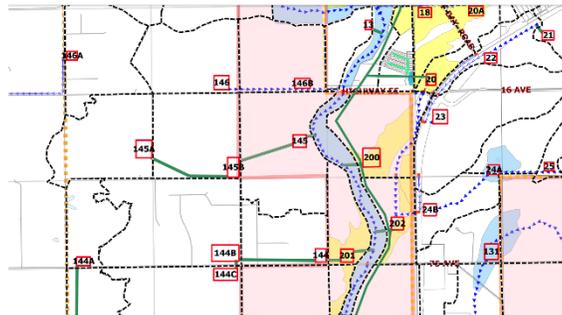
Birch Avenue Storm Sewer Upgrade (Pine Avenue to Outfall)

During the improvements to Birch Avenue, the City could not achieve the necessary environmental approvals (both provincial and federal) to upgrade the storm water outfall located mid-way along Birch Avenue. The City will complete the necessary upgrades as outlined in the City's Master Drainage Plan.

Project Value = \$175,000

Wetland Reclamation Project

The City of Cold Lake is working with AEP to reclaim some wetland around the Imperial Park. Subject to the establishment of a final scope, it is administration's hope that interpretive trails and, potentially, a future fish pond can be developed in the area, in accordance with the Imperial Park Master Plan. Considerations also need to be made for the City's Master Drainage Plan for the area. This funding is intended to be seed funding to start the project.



Project Value = \$500,000

Beach Avenue Lakeshore Erosion Control

Previous improvements that were completed by the old Town of Cold Lake are seeing some distress relating to erosion along the Lakeshore in the Beach Avenue Area (more specifically in around 606 Beach Avenue). The City of Cold Lake has completed the necessary geotechnical investigation, which provided recommendations. The City of Cold Lake will undertake erosion-control measures to mitigate the erosion being experienced in the area before private property is impacted.

Project Value = \$200,000

**ROADWAY INFRASTRUCTURE IMPROVEMENTS
(\$3,517,000)**

2022 Annual Capital Street Improvement Program

Annual Capital Street Improvement Program uses a Road Matrix Program Asset Management Software that utilizes the surface distress index (SDI) of roadways and degradation curves to assist 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 can be compared to other communities.

It should be noted that the Government of Alberta's Basic Municipal Transportation Grant (MSI BMTG-\$984,640) has ceased. This was anticipated by administration when the Government of Alberta moved the BMTG (funding for roadway projects) under the MSI.

Based on the City of Cold Lake's road matrix software asset management program an investment strategy of approximately \$2 million to \$2.5 million is recommended to maintain the system in its current state. A smaller investment strategy would see an overall deterioration of the roadway network while exceeding the estimated investment would see an overall increase in the roadway network condition.

The following are priorities for 2022:

- TBD

Project Value = \$1,817,000

2022 Roadway SDI and Sidewalk Assessment

Every three (3) years, it is recommended that all roadway and sidewalks are assessed for condition and degradation in an effort to further calibrate the Roadway Metrics Software Modeling and make comparisons to other municipalities. This assessment involves specialized equipment that measures various condition algorithms which, in turn, provide a surface distress index (SDI) of roadways and degradation curves.



Project Value = \$100,000

Lakeshore Drive Improvements

Due to the deteriorating condition of both the roadway and undergrounding utilities to Lakeshore Drive, in 2019, the City of Cold Lake completed the functional design of the Lakeshore Improvement project. This project will be in the order of magnitude of \$15 million over three (3) construction seasons. The improvements include the development of a linear park way along Lakeshore Drive. The City of Cold Lake provided initial funding of \$5,000,000 to commence the redevelopment of Lakeshore Drive. Continued funding will be necessary for the progression of the project.

Project Value = \$5,000,000 (2021), \$1,500,000 (2022)

Highway 28 Signalization Coordination Improvements

The City of Cold Lake has finalized a review of the traffic light signalizations installed throughout the City. Several recommendations have been made for improvements, inclusive of signal light timing, speed limit adjustments, infrastructure enhancements (e.g. davit reflectors), and signalization equipment.

Project Value = \$100,000

FACILITIES INFRASTRUCTURE (\$11,523,000)

Energy Centre – Automated Irrigation System

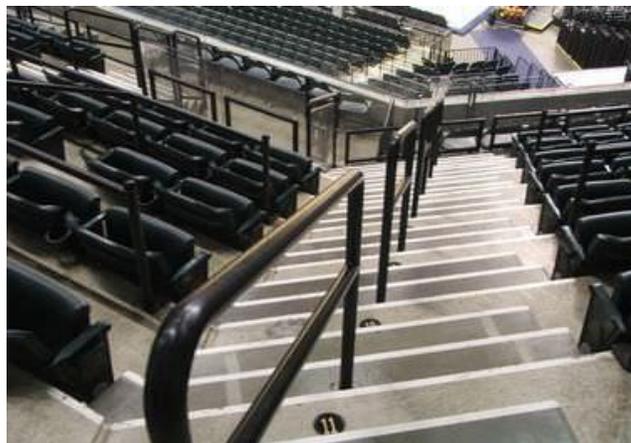
The front entrance of the Cold Lake Energy Centre has become very aesthetically pleasing with the enhanced summer plants and flowers. The area could use an automated irrigation system to reduce the amount of labour needed to maintain the manicured lawn and vegetation for this entrance.

Project Value = \$35,000

Energy Centre – Imperial Place Custom Handrail

The City of Cold Lake will be looking to have handrails custom manufactured and installed in the four (4) corners of Imperial Oil Place.

Project Value = \$15,000



Energy Centre – Cenovus Wellness Centre Expansion

The City of Cold Lake is looking to expand the footprint of the Cenovus Wellness Centre into the area of the existing concession/kiosk area. This renovation will enable further options for fitting equipment and increase the capacity of the Cenovus Wellness Centre.

Project Value = \$30,000

Energy Centre – Reid Fieldhouse Lighting System

The existing stage lighting system in the Reid Fieldhouse is very basic. Feedback from users of the facility is that they would like to see more options and updated technology. The City will be purchasing a new RGBA LED lighting system, inclusive of the controllers to enhance lighting options for stage use.

Project Value = \$15,000

Energy Centre – Seasonal Lighting and Decorations

The City of Cold Lake will purchase additional seasonal lighting and decorations for the Cold Lake Energy Centre. These lighting and decorations will help enhance to holiday season theme and brilliance.

Project Value = \$30,000

Arts and Cultural Centre Needs Assessment/Concept

During Council's strategic priorities workshop, the potential development of a new Arts and Cultural Centre Needs Assessment was identified as a priority. The City of Cold Lake will be conducting needs assessment and concept of an Arts and Cultural Centre. The needs assessment will include community engagement.

Project Value = \$50,000

Public Works Operations Centre Phase 1 (Total Funded to date = \$7,535,000)

The City of Cold Lake has completed the necessary design development of the Public Works Operations Centre and subsequently funded \$2,285,900 to commence construction. The order of magnitude cost for the full development of the Public Works Operations Centre is \$22 million. The location of the new facility is at the bottom of the Museum Hill (at the Radar Road). With the funding provided in 2021, the detailed design development is currently in production and should be ready for a late summer/early fall 2022 tender.

Project Value = \$11,000,000 (2022) + \$7,535,000 (2021 and prior)

Cold Lake Marina Boardwalk rehabilitation (Phase 2 of 3)

Several areas along the boardwalk require the replacement of boards do to deterioration. The intent of the following budget is to retain a contractor to replace the boards that are deteriorating beyond their useful life.

Project Value = \$125,000

Cold Lake Marina Floating Dock System

In 2020, the City of Cold Lake first installed a floating dock system along Kinosoo Beach. This system was very well received by residents and users of Kinosoo Beach. In 2021, the dock system was expanded and another was included at the Marina. The City of Cold Lake needs to procure further materials in order to complete the docks slated for the Marina, as several were used to meet the demand at Kinosoo Beach.

Project Value = \$25,000

North Fire Hall Replacement/Renovation Feasibility Study

The City of Cold Lake will be doing a replacement/renovation feasibility study on the existing Cold Lake North Fire Hall. This study is intended to review the optimal location of the Fire Hall(s) and/or the feasibility of the renovating the existing facility for future budget planning and consideration.

Project Value = \$40,000

North Fire Hall Windows/Doors/Furnace Replacement

The original building that is currently the North (or Lake District) Fire Hall was originally built in 1966. The facility was expanded in 1979 and the window are still original single pane glass. With the facility once again being leased to various users such as the Cold Lake Ambulance Society and the MCG College, it is anticipated that the facility will need to extend its useful life. The City is looking to replace the windows and doors to reduce utility and maintenance costs (\$60,000) and replace the furnaces (\$15,000) in the facility.

Project Value = \$75,000

Cold Lake Information Centre - Roof

The Cold Lake Regional Chamber of Commerce currently operates the Cold Lake Information Centre on behalf of the City of Cold Lake. The asphalt shingles on the roof are beyond the life expectancy and require replacement.

Project Value = \$10,000

FCSS – Facility Skirting

The plywood skirting installed on the FCSS Facility is starting to rot and has recently been painted over in order to not deter from the aesthetics of the facility itself. It is the City's intent to install a textured concrete overlay similar to stucco on the building, which will be somewhat more durable and maintenance free.

Project Value = \$23,000

Cold Lake Golf and Winter Club – Sand Bunker Replacement Program (Year 2 of 4)

The City of Cold Lake has made tremendous improvements to the condition of the Cold Lake Golf and Winter Club, inclusive of the Year 1 of the sand bunker replacement program. The City continues to receive very positive comments from the members and casual users of the Cold Lake Golf and Winter Club on the course conditions and customer service.

Project Value = \$30,000

Thomas Varghese Field – New Flag Pole System

Thomas Varghese Field does not have flags displayed for community events that honor the local, provincial and/or national flags. The City of Cold Lake will be installing a new flag pole system that is similar to the other municipal facilities. Once installed a City's flag pole policy will be updated to reflect the ongoing maintenance of the Thomas Varghese Field Flag System inclusive of recognizing half-mast events.

Project Value = \$20,000

**AIRPORT INFRASTRUCTURE
(\$60,000)**

Cold Lake Regional Airport - Roof

The Cold Lake Regional Airport (CEN5) Terminal Building requires new asphalt shingles as the existing roofing is deteriorating and beyond its life expectancy.

Project Value = \$10,000

AME Training Facility

The City of Cold Lake is in discussion with various industry, government, and education partners to leverage its position and establish a suite of aviation maintenance and pilot training programs that align with Canada's Industrial and Technological Benefit (ITB) framework. Posing for the next generation of Future Fighter aircraft capabilities, the City of Cold Lake plans to get ahead of the curve in terms of opportunities and growth that will occur at the Cold Lake Air Base.

The implementation of this project is subject to the establishment of funding contributions, investments, and P3 Partnership Implementation.

Project Value = \$10,000,000

Cold Lake Regional Airport (CEN5) Runway Expansion

The Cold Lake Regional Airport has received tremendous investment over the past couple years that have allowed the City to overlay the runway, expansion leasing opportunities, and increase business interest. Based on the Cold Lake Regional Airport (CEN5) Business Plan, the City of Cold Lake will commence the design development and feasibility study for the expansion of the airport.

Project Value = \$50,000

IST INFRASTRUCTURE
(\$406,000)

Business/Financial Software Replacement

The City of Cold Lake current Business/Financial Software is being discontinued by the software vendor. Based on the knowledge, the City of Cold Lake implemented a procurement process for the replacement of the Business/Financial Software. While the proposal and review process has been completed there are outstanding considerations prior to finalizing the procurement. This funding will be utilized either for the purchase and integration of the new Business/Financial Software or restricted the funding for the pending software replacement.

Project Value = \$400,000

City Works - Work Order Field Tablets

The City of Cold Lake continues to integrate the City Works software into the day-to-day operations of the field staff. To increase input effectiveness, the City of Cold Lake will be purchasing Work Order Field Tablets for staff to input as work orders are completed. This will increase accuracy, timeliness, and provide for overall quality control.

Project Value = \$6,000

RECREATION INFRASTRUCTURE
(\$3,005,000)

2022 Annual Park Replacement and Enhancement Program

This program was reinstated in 2015 in an effort to replace and enhance two (2) parks on an annual basis. Based on the budget, some parks were found to be somewhat smaller once the park was replaced. Now that all parks have been replaced throughout the community, this funding will provide enhancements to parks including structures, benches, garbage containers, etc.

Project Value = \$200,000

Mountain Bike Park – Phase 2 Skills 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. Phase 1 of the mountain bike park has residual funding in the order of magnitude of \$150,000. The skills park (Phase 2) has an order of magnitude estimate of \$800,000. For 2021, the City of Cold Lake provided a budget of \$400,000 to help initiate phase 2 of the project and now in 2022 The City is providing funding of an additional \$450,000 to complete phase 2 of the Skills Park.

Project Value = \$450,000

Pickleball Court Rehabilitation

Due to frost heaving, cracks have started to appear in the court surfaces which require maintenance. The pickle ball users have indicated that if the cracks worsen there fear is that the courts will become unusable. The allocated budget will allow that City to mobilize the vender to maintenance to sport surfacing.

Project Value = \$35,000

Multi-Use Court

The City of Cold Lake will be developing a new multi-use court at Imperial Park. The Northern Lights Public Schools have been requesting for such an amenity for several years. The design of the multi-use court will be comparable to the multi-use court at Kinosoo Beach which is heavily used by the public.

Project Value = \$250,000

Imperial Park – Softball Diamond Rehabilitation and Dugouts (Year 2 of 4)

The softball dugouts are in need of rehabilitation of which is being proposed in a phased approach. The budget will allow City to rehabilitate 1 softball diamond and dugouts in 2022.

Project Value = \$60,000

Ivan Krook Park – Fence Replacement

Some of the fencing at the Ivan Krook Park Baseball Diamond need to be replaced and/or reconfigured based on concerns being raised by the user groups. The City will retain a contractor to complete the necessary work at Ivan Krook Park.

Project Value = \$15,000

North Outdoor Rink – Puck Board Rehabilitation and Basketball Netting Systems

Several sections of the outdoor rink puck are cracked and at times, have screws being exposed. This is raising concerns of injury. The City will have the puck board replaced and attempt to salvage any good sections. During the work, the City will also have basketball nets installed to increase multi-use possibilities at the rink during summer use.

Project Value = \$50,000

North Outdoor Rink – Lighting System Replacement

Users of the north outdoor rink would like to have a sport lighting system that is comparable to the lighting system at the south outdoor rink. The City will look to replace the lights with something

comparable. The existing light system is very antiquated and inefficient. A replacement of these lights will see a significant improvement.

Project Value = \$30,000

North Outdoor Rink – Building Replacement

Users of the north outdoor rink would like to have a warming facility that is comparable to the building at the south outdoor rink. The City will demolish the existing building and install a new “skid” type building that is heated and comparable to the south outdoor rink. The existing facility is very poor condition, beyond its useful life and should be replaced.

Project Value = \$65,000

South Outdoor Rink – Puck Board Rehabilitation and Basketball Netting Systems

Several sections of the outdoor rink puck are cracked and at times, have screws being exposed. This is raising concerns of injury. The City will have the puck board replaced and attempt to salvage any good sections. During the work, the City will also have basketball nets installed to increase multi-use possibilities at the rink during summer use.

Project Value = \$50,000

Kinosoo Beach Phase 4 – Boardwalk and Muskrat Entrance

The City of Cold Lake has awarded the contract for Kinosoo Beach Phase 4 which includes the Boardwalk to Muskrat Entrance. It is City’s goal to have this area of the Kinosoo Beach reopened for Canada Day.



**KINOSOO
BEACH PARK**

Client:
 City of Cold Lake

Landscape Consultant:
 GEORGE HARRIS
COLLABORATIVE INC.

Structural Consultant:
 GC
Engineering Ltd.

Electrical Consultant:
 Smp
engineering

Project Value = \$1,700,000

Seasonal Lighting Replacement (Phase 3)

In the past few years, the City of Cold Lake purchased several new seasonal light systems (for the holiday season). This budget will be the third year to purchase further holiday season lighting (inclusive of mainstreet).

Project Value = \$100,000