

CITY OF NANAIMO
THE HARBOUR CITY

Project Planning Overview



May 19, 2021

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Agenda

- Project Plan process overview
- Potential Gas Tax Bonus Payment
- Projects currently in the 2021 – 2025 Financial Plan
- Projects NOT currently in the 2021 – 2025 Financial Plan
- Capacity constraints
- Council discussion
- Next steps

Project Planning Overview

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Project Planning Process Overview

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Project Planning Process

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graph LR; AMP[Asset Management Plans (AMP)] --> P[Project Planning Process]; P --> D[Development of 10 Year Department Renewal Plans]; D --> F[5 Year Financial Plan for Renewal]; F --> R[5 Year Financial Plan];
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Asset Management Plans (AMP)

- Linear Infrastructure
- Facilities
- Fleet
- Park Amenities
- IT

Project Planning Process

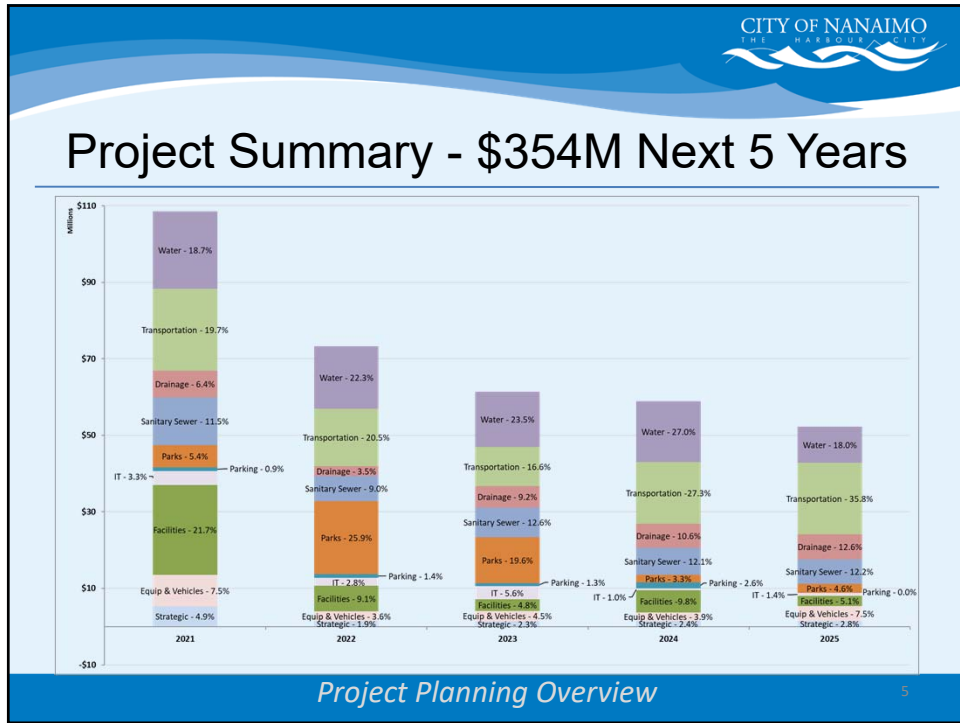
- Review projects identified in AMPS
- Condition assessment programs i.e., CCTV, industry experts
- Staff review

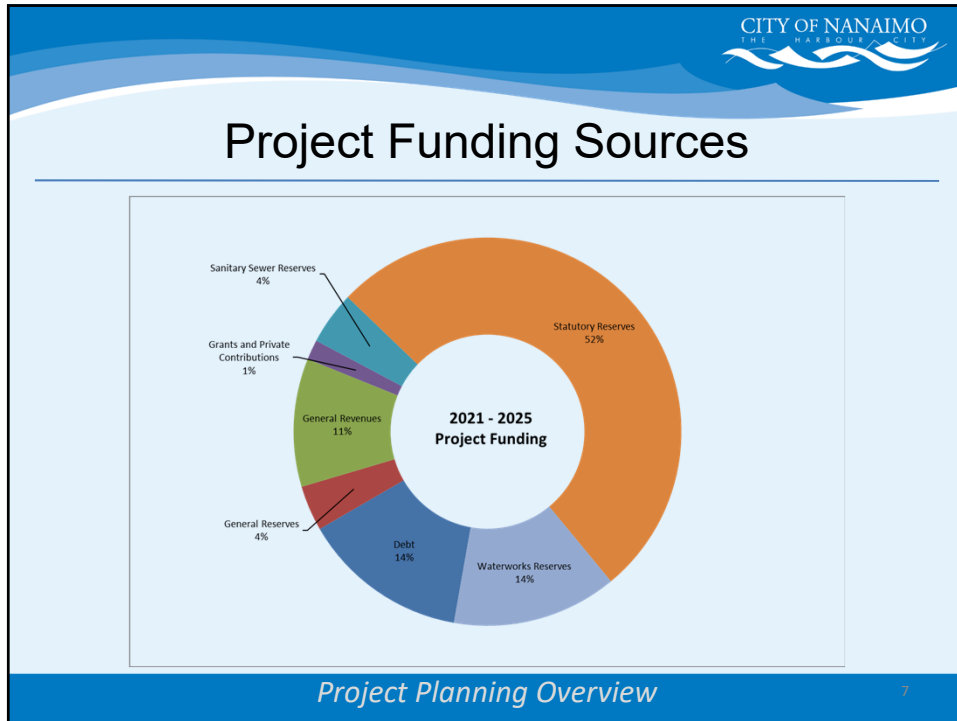
Development of 10 Year Department Renewal Plans

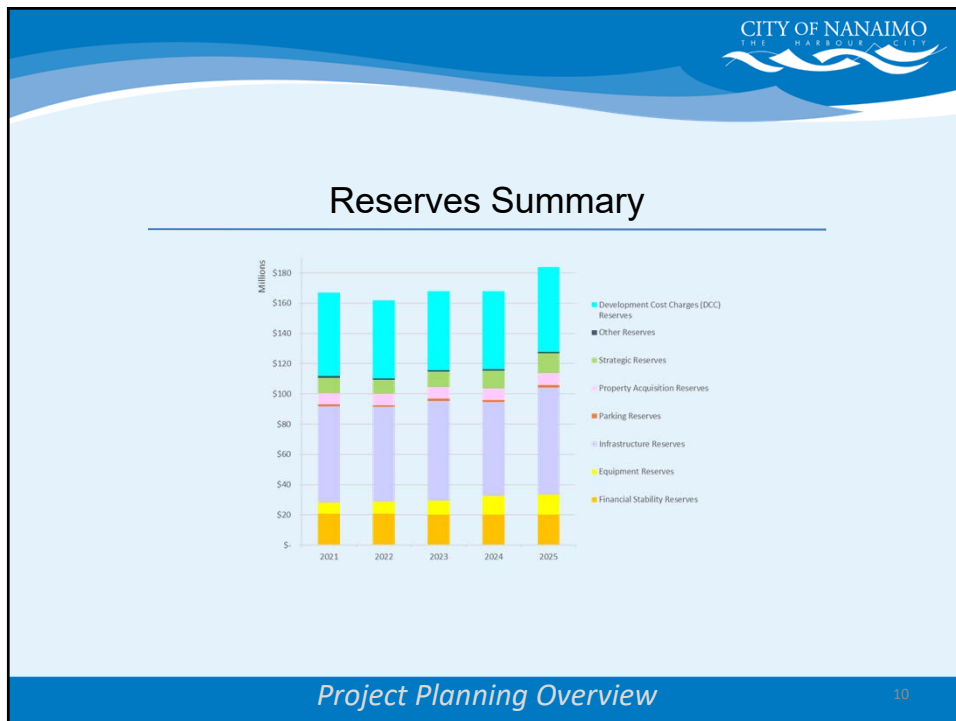
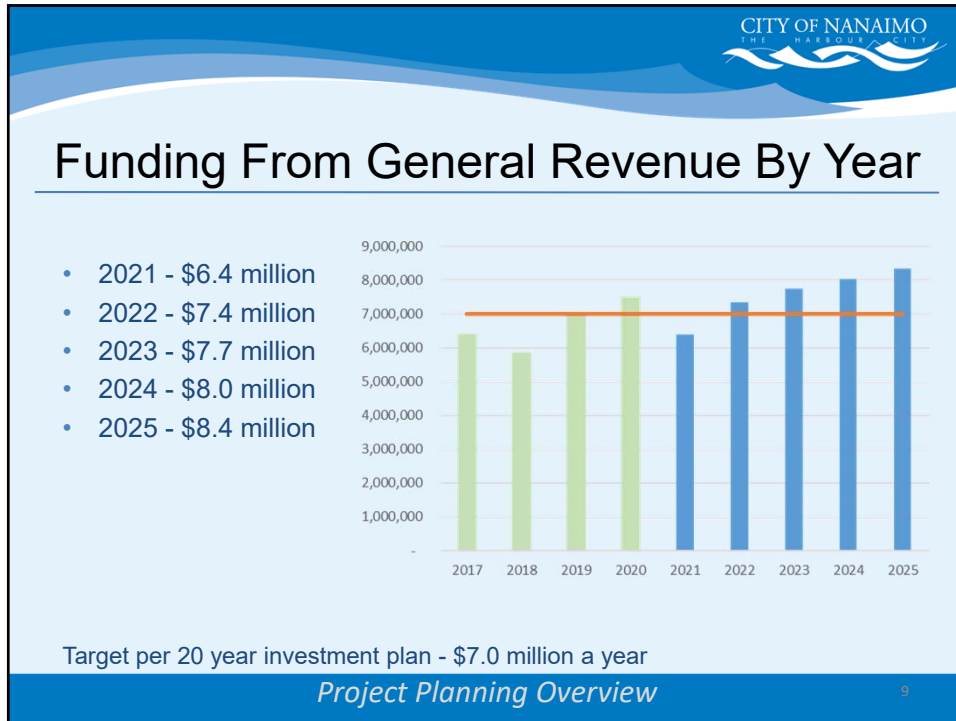
5 Year Financial Plan for Renewal

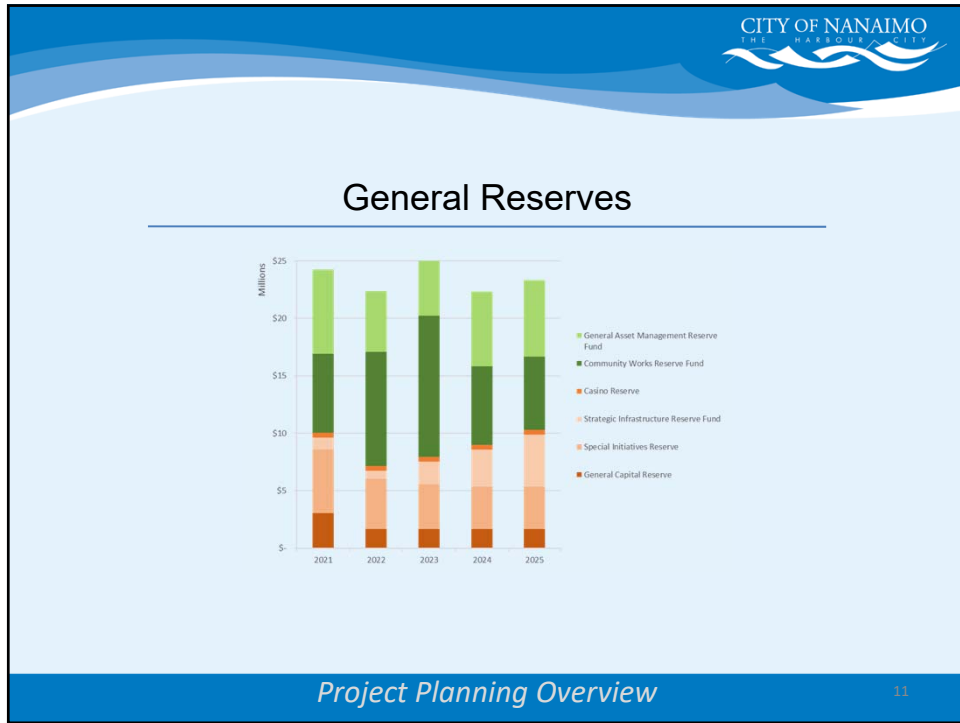
5 Year Priority Renewal Plans + 5 Year Priority DCC Plan + Annual Programs and Strategic Initiatives + Council's Strategic Priorities = 5 Year Financial Plan

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Community Works Fund – 2021 Gas Tax Revenues

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Community Works Fund 2021 Gas Tax Revenues

In March 2021, the Federal Government announced that it intended to top-up the Gas Tax Fund allocations to local governments in 2021.


If Bill C-25 passes, local governments would effectively see a doubling of their 2021 funding.

If Bill C-25 passes, the City of Nanaimo could see up to an additional \$4,041,138 in funding through the Community Works Fund in 2021.

Information Report included in the Agenda

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Projects In Current Plan

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CORPORATE SERVICES

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Corporate Services Projects

2021 – 2024 Projects

- Enterprise Document & Records Management System (EDRMS) - 2021
- Enterprise Resource Planning Software (ERP) – 2022/2023
- Corporate Asset Management System (CAMS) – 2021 to 2024



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ENGINEERING AND PUBLIC WORKS

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Engineering & Public Works Projects

Active Transportation Projects Planned for 2021 or under construction

- Front Street Complete Streets
- Metral Drive Phase 1
- Metral Drive Phase 2
- Commercial/Bastion Intersection Upgrades
- Downtown Wayfinding
- Bowen Park Trailway & Utility Upgrades
- Victoria Road / Esplanade Pedestrian Upgrades
- Waddington/ St George Pedestrian Upgrades
- Haliburton Multi Use Trail
- Bruce & Albion Pedestrian Upgrades
- Bruce & Sixth Pedestrian Upgrades
- Mexicana / Uplands Pedestrian Upgrades
- Needham Street Sidewalk
- Hammond Bay Road @ Tiki Way Pedestrian Upgrades
- Pedestrian Flashers @ 4 crosswalks



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Engineering & Public Works Projects

2022 Projects

- Terminal Avenue Upgrades
- Midtown Gateway
- Albert Street Complete Streets
- Haliburton Sidewalk
- Midtown water supply
- Millstone Trunk Sewer – section under Pearson Bridge
- Pedestrian unallocated



Terminal Avenue
2022 Phase 1 \$1.5M
2023 Phase 2 \$3M
2025 Phase 3 \$4.25M






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Engineering & Public Works Projects

2023 Projects

- Third Street / Fitzwilliam Street Upgrades
- Fifth Street Upgrades
- Millstone Trunk Sewer – East Wellington Rd – Westwood Rd
- Labieux Road water & rehab – Shenton to Jingle Pot
- Needham sanitary and drainage





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PARKS, RECREATION & CULTURE

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Parks, Recreation & Culture Projects

2021 Projects

- South End Community Centre – Feasibility Study
- Neck Point Washrooms
- Beban Park Pool Improvements
- Beban Park Power Supply Upgrades
- Nanaimo Aquatic Centre Roof Replacements
- Bowen Park Bridge Replacement
- Protection Island Ramp/Dock at Gallows Point
- Serauxman Stadium - Fencing
- Rotary Bowl – Sprint Track
- Westwood Lake Improvements - Design
- Nanaimo Search and Rescue – Harewood Activity Centre (2021 – 2022)
- Waterfront Walkway (2021 – 2030)







In Plan But Dependent on a Successful Grant Application:

- Artificial Turf Field at Harewood Centennial (2021-2022)




Project Planning Overview – Engineering & Public Works

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Projects NOT In Current Plan

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Projects Not in Current Plan - ENGPW

| Project | Cost | Potential Funding Source(s) |
|-------------------|-----------|---|
| Lenhart Bridge | \$237,000 | General Asset Management Reserve, Community Works Fund, Casino Reserve, Special Initiatives Reserve |
| Buttertubs Bridge | \$500,000 | Community Works Fund, Special Initiatives Reserve |

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Projects Not in Current Plan - PRC

| Project | Cost | Potential Funding Source(s) |
|---|---|---|
| Stadium Improvements <ul style="list-style-type: none"> • Future Phases Conceptual Design* • Safety Netting (Serauxman) • Bleacher Seating • Perimeter Fencing • Plaza Development • Press/Media & Coaching Booth • Temporary Washrooms & Change Rooms | \$ 50,000 \$ 650,000 \$ 650,000 \$ 150,000 \$ 350,000 \$ 150,000 \$ 500,000 | Community Works Fund, Casino Reserve, Special Initiatives Reserve *May not be eligible for Community Works funding |
| Westwood Lake Park Amenity Improvements | \$750,000 - \$1,000,000 | Community Works Fund, Special Initiatives Reserve |
| Marie Davidson BMX Track Improvements | \$1.1 – \$1.5 million | Community Works Fund, Special Initiatives Reserve |


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Projects Not in Current Plan - Other

| Project | Cost | Funding Source |
|------------------------------|--------|----------------------------------|
| RCMP Detachment Facility | \$ tbd | Borrowing |
| Nanaimo Operations Centre | \$ tbd | Borrowing |
| South End Community Centre | \$ tbd | Borrowing |
| Fire Training Centre Renewal | \$ tbd | General Asset Management Reserve |
| Future Fire Station | \$ tbd | Borrowing |
| Fire Headquarters Retro Fit | \$ tbd | General Asset Management Reserve |


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Capacity Considerations

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Capacity Considerations

There are three (3) types of capacity issues the City has to contend with:


1. Funding
 - Finite amounts of funding available
2. Staffing
 - Finite amount of internal staffing to manage and complete the project work required
3. Contractors
 - The current construction market is booming and therefore the number of qualified contractors available to do the work is limited

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Council Discussion

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Increase Unallocated Pedestrian Funding

Increase funding for unallocated pedestrian projects to \$500,000/year effective 2022.

- Current funding level is \$1,000,000 for 2021 than \$300,000/year funded from the Strategic Infrastructure Reserve

Potential Funding Sources:

- Strategic Infrastructure Reserve
- Community Works Fund
- Special Initiatives Reserve
- Taxation

Capacity:
Staffing - May require additional staffing

Motion:
That the Finance and Audit Committee recommend that Council:

1. Direct staff to include \$500,000/year for unallocated pedestrian projects in the Draft 2022 – 2026 Financial Plan for Council consideration; and
2. Prepare a Business Case to support the Council request for \$1 million in annual funding and identify any additional resources required to implement, for consideration during the budget review process.

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Connectivity Projects

Active Transportation Plan will inform future projects that enhance connectivity and plan for expanding active transportation network.

Potential projects for inclusion in the 2022 – 2026 Financial Plan review process:

- Lenhart Bridge*
- Buttertubs Bridge

Potential Funding Sources:

- Community Works Fund
- Casino Reserve**
- General Asset Management Reserve**
- Special Initiatives Reserve

Capacity:
Possible staffing, funding, and/or contractor capacity issues depending on timing

Motion:
That the Finance and Audit Committee recommend that Council direct staff to include the Buttertubs Bridge project in the Draft 2022 – 2026 Financial Plan for Council consideration.

*At the 2021-MAY-10 GPC meeting, the Committee already recommended the inclusion of Lenhart Bridge in the Draft 2022 – 2026 Financial Plan for Council consideration.
**Lenhart Bridge only

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Active Transportation Connectivity Map

Existing Cycling and Trail Network (Green line)
Short Term Cycling Plan from NTMP (Blue line)

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Stadium District Development

Add the following stadium improvements to 2021 and 2022 of the 2022 - 2026 Financial Plan:

- Future Phases Conceptual Design: \$50,000
- Safety Netting: \$650,000
- Bleacher Seating: \$650,000
- Perimeter Fencing: \$150,000
- Plaza Development: \$350,000
- Press/Media & Coaching Booth: \$150,000
- Temporary Washrooms & Changerooms: \$500,000

Potential Funding Sources:

- Community Works Fund
- Special Initiatives Reserve

Capacity:

Staffing/Funding: Project prioritization may need to be identified to complete

Motion:

That the Finance and Audit Committee recommend that Council direct staff to include the stadium improvement projects in 2021 and 2022 of the 2021 – 2025 Financial Plan.

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Stadium District Development



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Rotary Bowl (Track & Field)

Accelerate oval track replacement currently budgeted in 2024 of the 2021 – 2025 Financial Plan to 2021 to be completed in conjunction with the sprint track replacement already budgeted in 2021.

Budget: \$988,250 – oval track, \$228,175 – sprint track

Funding Source:

- Community Works Fund

Capacity:


Staffing/Funding: Project prioritization may need to be identified to complete

Motion:

That the Finance and Audit Committee recommend that Council direct staff to accelerate the Oval Track Replacement from 2024 to 2021 in the 2021 – 2025 Financial Plan.

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Artificial Turf Field – Harewood Centennial

The Artificial Turf Field at Harewood Centennial is in the current Financial Plan but is contingent on a successful grant application.

Work includes:

- Field drainage
- Lighting
- Fencing
- Landscaping/Improvements

Potential Funding Sources:

- Community Works Fund
- Strategic Infrastructure Reserve
- Special Initiatives Reserve

Capacity:


Staffing/Funding: Project prioritization may need to be identified to complete

Motion:

That the Finance and Audit Committee recommend that Council direct staff to include the Artificial Turf Field project at Harewood Centennial Park in the Draft 2022 – 2026 Financial Plan for Council consideration if grant application is unsuccessful.

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Westwood Lake Park Amenities

Add the following for consideration in the 2022-2026 Financial Plan:

- Parking improvements
- Beachfront improvements
- Improve beach accessibility
- Accessible washrooms
- Enhanced park amenities

Estimated Cost: \$750,000 to \$1,000,000

Potential Funding Sources:


- Community Works Fund
- Special Initiatives Reserve

Capacity:
Staffing/Funding: Project prioritization may need to be identified to complete

Motion:
That the Finance and Audit Committee recommend that Council direct staff to include the Westwood Lake Park Amenities project in the Draft 2022 – 2026 Financial Plan for Council consideration.

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Marie Davidson BMX Track Improvements

The Nanaimo BMX Association had requested assistance in developing a plan for track upgrades due to some track elements reaching end of safe use and standards. The replacement project will improve the overall track quality to meet the needs of local competition

Estimated Cost: \$1.1 to \$1.5 Million

Potential Funding Sources:

- Community Works Fund
- Special Initiatives Reserve
- Potential Private Contributions

Capacity:
Staffing/Funding: Project prioritization may need to be identified to complete

Motion:
That the Finance and Audit Committee recommend that Council direct staff to include the Westwood Lake Park Amenities project in the Draft 2022 – 2026 Financial Plan for Council consideration.

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Maffeo Sutton Park Inclusive Playground

Accelerate the Maffeo Sutton Park Inclusive Playground Phase 2 project currently in 2023 of the 2021 - 2025 Financial Plan to 2022.

Estimated Cost: \$663,300 to \$1,000,000

- Grant funding applied for: \$250,000

Potential Funding Sources:

- Community Works Fund
- Special Initiatives Reserve

Capacity:
Staffing/Funding: Project prioritization may need to be identified to complete

Motion:
That the Finance and Audit Committee recommend that Council direct staff to accelerate the Maffeo Sutton Park inclusive Playground Phase 2 project to 2022 in the Draft 2022 – 2026 Financial Plan for Council consideration.

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Long Lake Paddling & Rowing Centre

Add the Long Lake Paddling & Rowing Centre including park improvements and playground upgrades for the consideration in the Draft 2022 – 2026 Financial Plan.

Grant application was unsuccessful

Estimated cost: \$3 to \$4.5 Million

Potential Funding Sources:

- Community Works Fund
- Potential Private Contributions
- Special Initiatives Reserve

Capacity: None this time

Motion:
That the Finance and Audit Committee recommend that Council direct staff to include the Long Lake Paddling & Rowing Centre including park improvements and playground upgrades to the Draft 2022 – 2026 Financial Plan for Council consideration.

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Summary of Possible Additions to Draft 2022 – 2026 Financial Plan

| Discussion Point | Potential Cost | | Potential Funding Sources |
|---|------------------|------------------|---|
| | Low Range | High Range | |
| Unallocated Pedestrian Funding Increase - \$200k/yr | 1,000,000 | 3,500,000 | Strategic Infrastructure Reserve, Community Works Fund, Special Initiatives Reserve, Taxation |
| Connectivity Projects: | | | |
| Buttertubs Bridge | 500,000 | | Community Works Fund, Special Initiatives Reserve |
| Lenhart Bridge* | 237,000 | | Community Works Fund, Special Initiatives Reserve, Casino, General Asset Management Reserve |
| | 737,000 | - | |
| Artificial Turf Field - Harewood Centennial** | 4,471,334 | | |
| Less Funding in 2021 - 2025 Financial Plan | (1,192,506) | | Funded from Strategic Infrastructure Reserve |
| Net Additional Funding | 3,278,828 | - | Community Works Fund, Special Initiatives Reserve |
| Westwood Lake Park Amenities | 750,000 | 1,000,000 | Community Works Fund, Special Initiatives Reserve |
| Marie Davidson BMX Track Improvements | 1,100,000 | 1,500,000 | Community Works Fund, Special Initiatives Reserve |
| Maffeo Sutton Park Inclusive Playground** | 663,300 | 1,000,000 | |
| Less Funding in 2021 - 2025 Financial Plan | (663,300) | (663,300) | |
| Net Additional Funding | - | 336,700 | Community Works Fund, Special Initiatives Reserve |

*Not included in 2021 - 2025 Financial Plan
**Based on grant application Unsuccessful

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Summary of Possible Additions to Draft 2022 – 2026 Financial Plan Continued

| Discussion Point | Potential Cost | | Potential Funding Sources |
|---|-------------------|-------------------|--|
| | Low Range | High Range | |
| Long Lake Paddling & Rowing Centre including Park Improvements and Playground Upgrade | 3,000,000 | 4,500,000 | Community Works Fund, Special Initiatives Reserve, Potential Private Contributions |
| 2022 - 2026 Financial Plan Change Total | 12,365,828 | 14,852,528 | |
| 2021 - 2025 Financial Plan Change | | | |
| Rotary Bowl (Track & Field) | 988,250 | | |
| Less Funding in 2021 - 2025 Financial Plan | (988,250) | | Funded from Community Works Fund |
| Net Additional Funding | - | - | |
| Stadium Development: | | | |
| Future Phases Conceptual Design | 50,000 | | Special Initiatives Reserve, Casino |
| Safety Netting | 650,000 | | Community Works Fund, Special Initiatives Reserve |
| Bleacher Seating | 650,000 | | Community Works Fund, Special Initiatives Reserve |
| Perimeter Fencing | 150,000 | | Community Works Fund, Special Initiatives Reserve, Casino |
| Plaza Development | 350,000 | | Special Initiatives Reserve, Casino |
| Press/Media & Coaching Booth | 150,000 | | Community Works Fund, Special Initiatives Reserve, Casino |
| Temporary Washrooms & Changerooms | 500,000 | | Special Initiatives Reserve |
| | 2,500,000 | - | |
| 2021 - 2025 Financial Plan Change Total | 2,500,000 | - | |

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Next Steps

May

- Draft 10 Year Project Plans Completed

June – July

- Draft operating budgets completed

July – October

- Staff compile all budget information for Draft presentation to Council

October – December

- Review Draft Financial Plan with Council
- Council adopts Provisional 2022 – 2026 Financial Plan Bylaw