Attachment A



2024 – 2027 Project Plan

Based on 2023 -2027 Provisional Financial Plan

Finance & Audit Committee Meeting February 15, 2023

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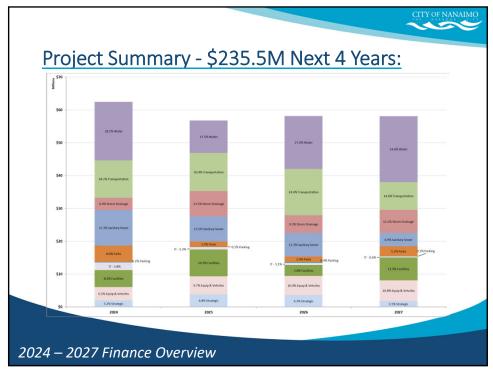


<u>Purpose</u>

To provide background for Council's upcoming Strategic Priorities sessions by:

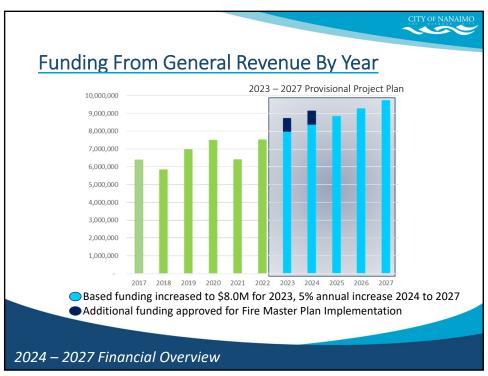
Providing Council with an overview of projects currently in years 2024 to 2027 of the approved 2023 – 2027 Provisional Financial Plan as well as emerging issues and ongoing challenges in project planning.

2024 – 2027 Project Plan

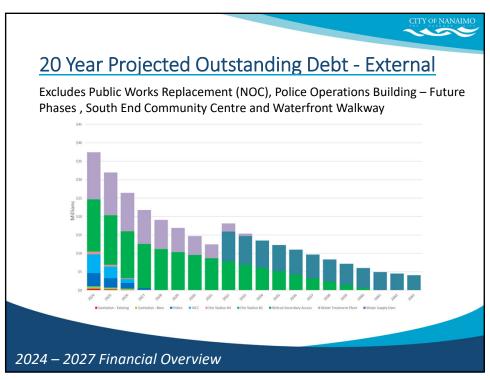


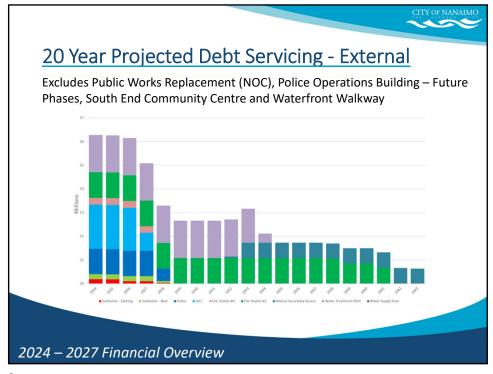














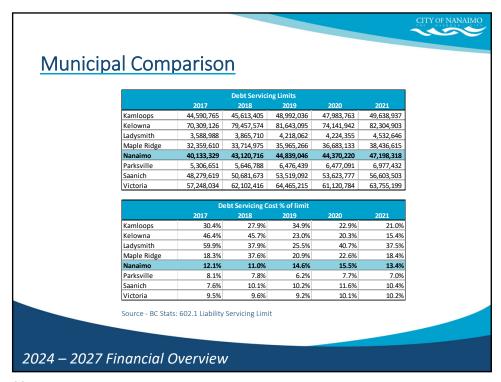
Debt Servicing Limit

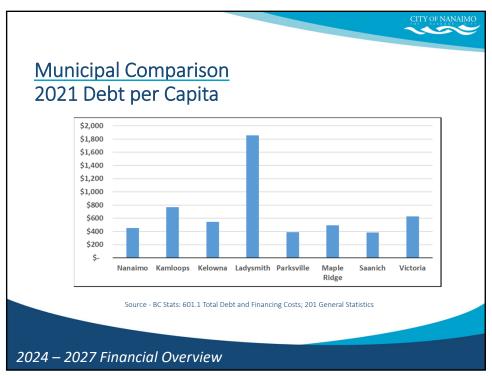
The Liability Servicing Limit is defined as 25% of municipality's controllable and sustainable revenues for the year.

City of Nanaimo limit at December 31, 2021 is \$47.2 M for annual principle and interest payments.

At December 31, 2021 the City was at 13.4% of current limit.

2024 – 2027 Financial Overview





CITY OF NANAIMO

2023 Significant Capital Projects

- Albert and Fourth Street Complete Street Phase 2
- Midtown Gateway Phase 2A
- Midtown Water Supply Phases 1 & 2
- Commercial Street Upgrades Phase 1B
- Harewood Centennial Artificial Turf Fields
- Westwood Lake Park Amenity Improvements Phase 1
- Stadium District Improvements







Capital Projects

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Emerging Major Capital Projects

Four emerging major capital projects with a debt funding strategy are not currently included in the 2023 – 2027 Provisional Project Plan.

- Nanaimo Operations Center (NOC)
- Police Operations Building Future Phases
- Waterfront Walkway
- · South End Community Center

As timing and funding strategy is confirmed plans will be presented to Council for approval.

Projects will be included in the plan when Council and electoral approval for borrowing is received.

Capital Projects

Asset Management Plan/20 Year Investment Plan Updates

- An update to the City's 20 Year Investment Plan and Asset Management Plan is underway, it includes:
 - Updates to assumptions cost, expected useful life, replacement type
 - Updated condition information
 - More complete information on facilities and park amenities inventory and condition
- Anticipate presenting to Council in the Spring of 2023.
- Update will provide recommendations for continuing to address the funding gap including a review of the annual contributions to Asset Management Reserve Funds.



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2024 to 2027 Programs & Studies

Annual Programs

- Utilities Condition Assessment Program ~ \$775,000/year
- Sewer & Drainage Monitoring ~ \$115,000/year
- Sewer & Water Studies for ENG & PW & Property Developments -\$250,000/year
- Active School Travel \$30,000/year
- Traffic Calming ~ \$78,750/year
- Traffic Data Collection ~ \$30,500/year

Studies

Utility Master Plans – Various Transportation Studies

Engineering and Public Works

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2024 – 2027 Transportation Projects

- Expansion or upgrades to Active Transportation network \$5.4M
- Expansion or upgrades to Road network \$10.7M
- Renewal of existing infrastructure (mainly road rehab) - \$27.3M



Engineering and Public Works



Pedestrian Unallocated

Scope: Sidewalks, crosswalk improvements, accessibility improvements

 $\textbf{Schedule:} \ \textbf{Funding is allocated by Council, timing is often not current year,}$

but project dependent.

Budget: \$300,000/year



Engineering and Public Works

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Midtown Gateway Phase 2B

Scope: Roads, sidewalks,

streetlights, signal upgrades, multi

use trails, landscaping

Schedule:

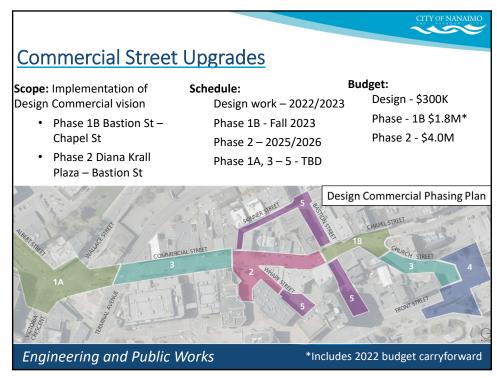
Fall 2023 - Summer 2024

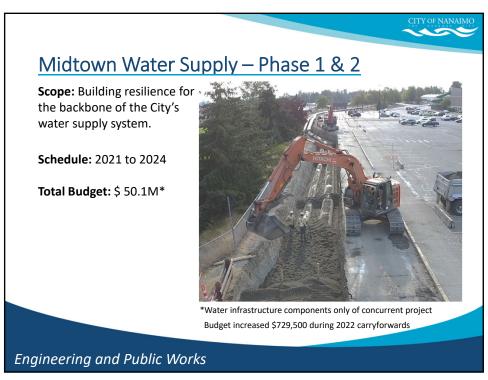
Total Budget: \$18.0M*



Engineering and Public Works

*Includes 2022 budget carryforward





Various Utility Projects 2024 Budget

- Railway/View/Needham Utility \$3.2M
- Maki Road Area Trunk Sewer \$1.2M
- Kenworth Road Utility Upgrades \$1.5M
- Dickinson Road Watermain \$890,000
- Pine Ridge Crescent Water \$920,000
- Golden Meadows Drainage \$398,000
- Beach Drive Drainage \$400,000

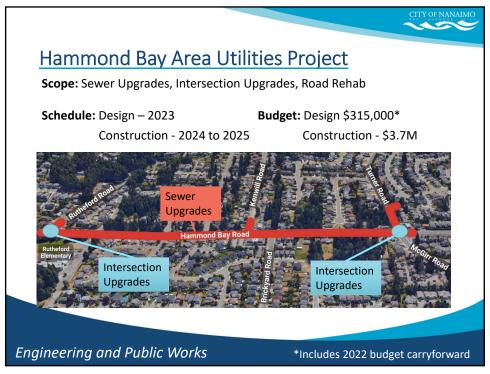




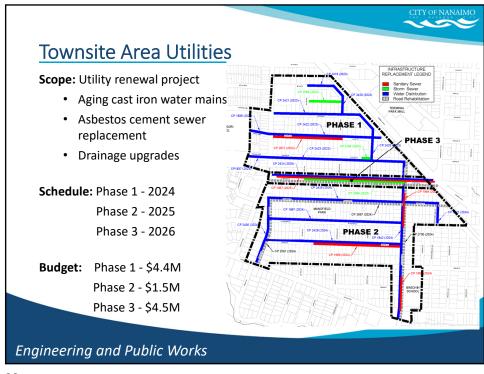
Engineering and Public Works

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Various Projects

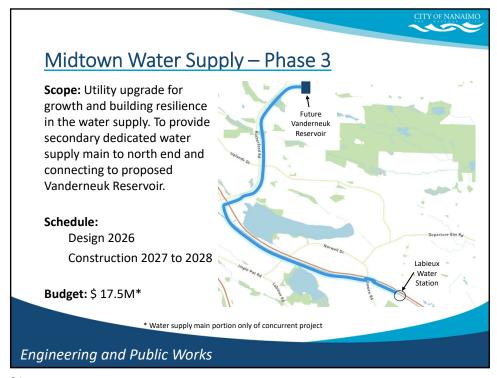
2025

- Millstone Trunk North Sanitary Sewer: East Wellington to Maxey \$4 6M
- Bowen Road: Labieux to Rosstown Asset Renewal \$2.7M
- Third/Fitzwilliam Asset Renewal and Mobility Upgrades \$4.9M
- Wexford Creek Culvert & Upgrades: 10th to 12th Area \$3.3M

2026

- Madsen Rd Corridor Improvements: East Wellington to Griffiths -\$3.5M
- Buttertubs Sanitary Sewer \$2.1M
- Norwell Drive Utility and Mobility Upgrade including Transit Exchange
 \$6.2M in 2026/\$1M in 2027

Engineering and Public Works







Ongoing Challenges & Emerging Issues

Engineering and Public Works

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Ongoing Challenges

- Aging infrastructure / sustaining services insufficient funding (eg, failing pipes or asphalt)
- Municipal growth requiring supporting infrastructure (eg, Sewer)
- Risk management (eg, undersized Storm Sewer)
- Growing expectations for new infrastructure
- Scarcity of resources (financial, staffing, contractor, & material)



Engineering and Public Works



Sanitary Sewer DCC Funding Gap

\$13.0M Sanitary Sewer Projects supporting growth missing from 10 year plan.

Noteworthy projects include:

- Departure Bay Rd (Ham Bay to Rock City)- \$3.2M
- Long Lake Trunk (Rock City to Ross) -\$1.8M
- Rock City Rd (Opal to Dep Bay) \$1.2M
- Pine St & Easement (Bruce to Albion) -\$1.3M
- Buttertubs Sewer Lateral budget requirements and timing to be determined



Engineering and Public Works

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<u>Parkades</u>

Scope:

- · Condition monitoring of post tensioned structure
- Renew exhaust systems including detection and ventilation equipment
- Elevator and other safety improvements
- Interior painting
- Design work for membrane renewal

Schedule: 2024 to 2027

Budget: \$452,400





Facilities

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Corporate Services: Facilities

Scope: Civic Properties and Police Services

- Lighting Upgrades
- Electrical Upgrades
- Mechanical System Upgrades
- Exterior Staining

Schedule: 2024 to 2027

Budget: \$525,700



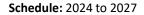
Facilities



Nanaimo Fire Rescue: Fire Stations

Scope: Facility Upgrades at Stations 2, 3, 4 and 7

- Lighting Upgrades
- Electrical Upgrades
- Cabinetry Replacements
- Mechanical System Upgrades
- Painting
- Roof Replacement Design
- Flooring Replacement
- Security Upgrades
- Generator Replacement

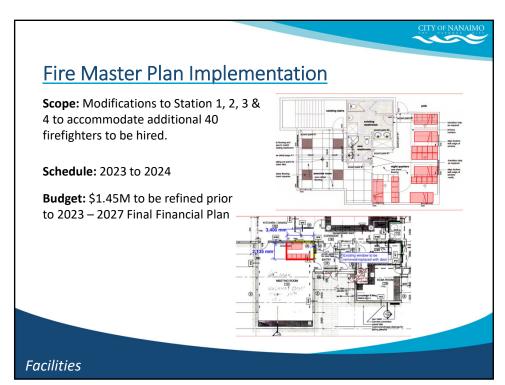


Budget: \$476,600



Facilities

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Vancouver Island Conference Centre (VICC)

Scope:

- Audio Visual Upgrades
- Freight Elevator Code Upgrades
- Glass Door Replacements
- Moveable Wall Resurfacing
- Fire Alarm Renewal
- Kitchen Equipment Replacements
- Network Equipment Replacement
- High Voltage Electrical Maintenance

Schedule: 2024 to 2027

Budget: \$1.1M



Facilities

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Facility-Related Policy Updates

Scope: Review and update the *Energy Conservation and Management* Policy and the *Green Building* Policy. Both are out of date and are part of the corporation-wide policy review.

The Energy Conservation and Management
Policy pertains to the existing buildings owned
by the City. The Green Building Policy pertains to
new buildings constructed by the City.

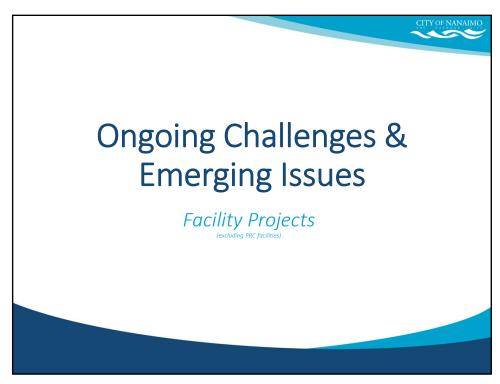
Schedule: 2023 to 2024





Facilities







Fire Station #2: Sprung Structure

Scope: Re-erect the sprung structure that was used at Fire Station #1 during construction at Fire Station #2 to provide storage for apparatus and equipment. Work to include replacement of parts unable to be reused and connect of utilities and ventilation system.

Schedule: 2024

Budget: \$767,800





Facilities

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<u>Asset Planning Consideration – All City Facilities</u>

- Condition assessments identified approximately \$14M of outstanding facility renewals that are required to maintain current levels of service.
- Additional ongoing investment of about \$9M per year (10 year average) required.
- Backlogged and deferred renewals increase possible unscheduled impact on programming and service delivery.





Facilities





<u>2024 – 2027 Programs & Studies</u>

Annual Programs

- Civic Facilities Cross Connection Control \$25,000/year
- Civic Facilities Investigation and Pre-design \$100,000/year
- Park Amenities Condition Assessment \$75,000/year
- Park Amenities Investigation and Pre-design \$50,000/year
- Invasive Plant Management \$40,000/year
- Partners in Parks \$100,000/year
- Beach Access Upgrades \$25,000/year

Parks, Recreation & Culture



2024 – 2027 Programs & Studies

Annual Programs

- Bleacher and Bench Replacement \$40,000/year
- Accessibility and Inclusivity \$75,000/year
- Playground Safety Surfacing \$50,000/year
- Play Equipment Replacement \$100,000/year
- Spray Park Repairs ~ \$25,250/year
- Trailway Development and Rehabilitation \$200,000/year minimum

Studies

- Cliff McNabb Arena Refrigerating Plant Replacement Options
- Boulevard and Median Resourcing Review

Parks, Recreation & Culture

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Arenas

Scope: Frank Crane Arena (FCA), Nanaimo Ice Centre (NIC), Cliff McNabb Arena (CM)

- · Lighting Upgrades
- Mechanical System Upgrades
- Investigation of Alternate Refrigerant CM
- Fire Alarm Upgrade
- Gondola/Press Box FCA
- Slab Replacement Design CM
- Targeted Roof Replacement Design NIC
- Flooring Replacement
- Cooling Tower Replacement NIC
- Ice Resurfacer Replacement 2 Units



Budget: \$3.0M









Nanaimo Aquatic Centre: Mechanical & HVAC Upgrade

Scope: Replace the dehumidification system, and the two key air handlers. Boiler replacement was previously included, however this was undertaken as an emergency repair in 2022/2023.

Combined, this work will reduce our GHG emissions by approximately 800tCO₂ per year. This is a reduction of about 70% for the facility and 13% of all Corporate emissions.

Schedule: 2025



Budget: \$5.3M. This work is contingent on grant approval. City-funded portion is \$1.4M, while the remaining \$3.9M would be funded by grant.

Parks, Recreation & Culture

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Aquatics Nanaimo Aquatic Centre - 2024 Play Structure Renewal - \$848,000 Floating Bulkhead Replacement - \$321,600 Kin Pool - 2025 Pool Boilers - \$175,600



Scope: Continued development of a Stadium District including:

• Bleacher Seating at Q Stadium

- Press/Media and Coaching Booth at Q Stadium
- Parking Lot Surfacing & Lighting
- Bullpens, Turf Field and Capping of Mine Shaft at Serauxmen Stadium
- Ticket Booth
- Completion of Washrooms and Serauxmen Stadium Bleachers

Schedule: 2023 to 2027

Budget: \$5.6M*

Parks, Recreation & Culture

*Includes 2022 budget carryforward

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Westwood Lake Park Amenity Improvements Ph 2 Scope: Phase 2 improvements to Westwood Lake Park including new amenity building with universally accessible washrooms, expansion of beach area, and additional amenities such as outdoor showers. Schedule: 2023 to 2024 Total Budget: \$1.8M Parks, Recreation & Culture



Parkway Trail: Repave section of Parkway

Trail south of Tannis Way.

Schedule: 2024 Budget: \$139,700

Rutherford Ravine: Replace stairs and bridge

with mesh fiberglass decking.

Schedule: 2024 Budget: \$56,200

Beban Trail Phase Three: 1.2 km hard surface trail to complete the loop around the park

Schedule: 2026 **Budget:** \$272,500









Parks, Recreation & Culture

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Sports Court Redevelopment Projects

Beaufort Pickleball Courts:

Resurfacing Schedule: 2024 Budget: \$40,700

Beban Tennis Courts:

Resurfacing Courts 1-6 Schedule: 2024 Budget: \$82,600

Bowen Volleyball Court Expansion:

Schedule: 2025 **Budget:** \$104,900





Bowen Tennis Courts:

Resurfacing Upper and Lower Courts

Schedule: 2027 Budget: \$79,400



Parks, Recreation & Culture



Harewood Centennial Park

Pave gravel parking lot off Howard Avenue

and add lighting

Schedule: 2025 & 2028 **Budget:** \$693,500



Schedule: 2026 Budget: \$75,000





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Sports Fields: Merle Logan Turf Field

Scope: Replacement of field carpet

Schedule: 2026

Budget: \$761,200







Emerging Issues
Parks, Recreation &
Culture

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Beban Complex Emerging Issues

Scope:

 Replacement of a structural roofing support cable and renewal of protective coating applied to each strand.

• Roof membrane replacement.

· An HVAC renewal and optimization

Schedule: Roof Membrane – Currently
Scheduled for 2027
Support Cables - TBD
Roof Structural Work - TBD
HVAC Renewal & Optimization - TBD

Budget: In the order of \$10-15M





Parks, Recreation & Culture



Emerging Issues

Scope: Demand from variety of users for new and renewed parks amenities & facilities:

- Harewood and Beban Artificial Turf Field Amenity/Washroom Building Improvements
- · Maffeo Sutton Washroom and Amenity Building
- Beban Park Facility Redevelopment/Beban Park Master Planning
- Farmers' Market
- · Additional Outdoor Sporting Amenities- pickleball, volleyball, disc golf
- · Covered Sports Courts racquet sports and soccer
- Outdoor Performance Areas
- · Lighting of unlit and under-lit sports fields
- VIEX Facility

Parks, Recreation & Culture

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Ongoing Challenges

Aging Playground Infrastructure

• 22 neighbourbood playgrounds are more than 25 years or older. Estimated \$2.5M renewal cost. Backlogged renewals increase potential safety issues and lead to removal of play equipment.

Natural Area Parkland

 Over 900 hectares of, limited Urban Forestry resources are stretched and largely dealing with tree risk management. This results in less ability to grow and develop canopy in new areas including restoration of disturbed sites and planting new street trees.

Parks, Recreation & Culture



Ongoing Challenges

Challenges facing Public Safety in parks, public spaces, and public facilities
resulting in delayed maintenance work order completion in the Facility and
Parks Operations section with staff being less able to conduct preventative
maintenance. Can result in delayed project progress and shortened asset
life.

Parks, Recreation & Culture

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Home Retrofit Support Program

Scope: Develop a pilot program (similar to the Home Energy Navigator Program the CRD launched in November 2022) that will provide a concierge service and give guidance to homeowners to navigate the complex world of low carbon home energy retrofits.

Schedule: 2023 to 2025

Budget: \$16,500 in 2023

\$80,400 in 2024 \$71,400 in 2025



Corporate Initiatives

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CleanBC Better Homes

Scope: Provide municipal top-up rebates for electric heat pump space and water heating installation and electrical service upgrade.

Schedule: Ongoing till March 2025

Budget: \$36,000 in 2024

| Year | 2020 | 2021 | 2022 | 2023 | 2024 |
|--------------|-----------|----------|-----------|----------------------------|----------|
| Allocation | \$100,000 | \$ 0 | \$100,000 | \$ 0 | \$36,000 |
| Rebate value | \$ 6,300 | \$51,650 | \$ 72,600 | \$15,450 (as of Jan 25) | |
| # of rebates | 32 | 249 | 331 | Not available | |
| Balance | \$ 93,700 | \$42,050 | \$ 69,450 | \$54,000 | |

Corporate Initiatives



EV Charging Infrastructure Rebate Program

Scope: Provide municipal top-up rebates for eligible Level 2 EV chargers at single family homes, row homes, duplexes or townhouses, as well as EV Ready Plan development and EV Ready electrical infrastructure installation in apartment and condo buildings.

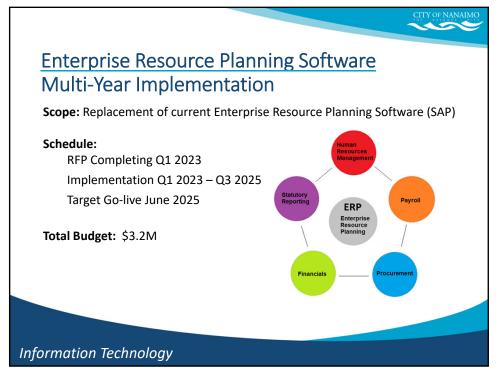
Schedule: Annual

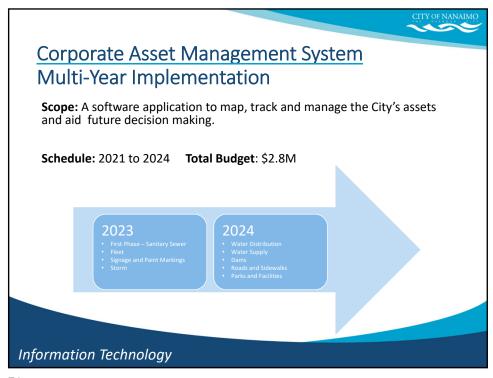
Budget: \$15,000/year



Corporate Initiatives











GIS & IT Infrastructure: Network Improvements 2024 - 2027

Annual Programs:

- Defensible Security Assessments ~ \$49,850/year
- GIS Ortho, Aerials ~ \$81,250/year
- IT Technical Infrastructure ~ \$164,775/year
- GIS System Improvements \$45,000/year

Other Programs:

- Storage Filer Replacement ~ \$235,650 biennial
- Fibre Installation (in ground and aerial) \$266,000 (2024 2027)

Information Technology

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Ongoing Challenges & Emerging Issues

Information Technology



Nanaimo's Digital Future

Scope: Continue to enable Nanaimo's Digital Future. Broadband (Fibre) Connectivity – increasing reach and reliability of city-owned and

administered fibre optics

Schedule: 2028 to 2030

Budget: \$2.5M estimate



Information Technology

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Emerging Projects

Improving Services

- Defensible Security Implementation \$100,000/year (2024 -2027)
- IT Work Order Management Solution \$75,000
- Smart City Strategy Implementation \$50,000/year (2024 2028)
- Cloud Migration (Microsoft O365) \$50,000/year (2024 2025)
- Customer Relationship Management (CRM) \$250,000
- Enterprise Scheduler / Callout Solution \$20,000
- Website Update / Upgrade \$250,000
- Licensing Management \$100,000

Information Technology

