



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

A G E N D A **SPECIAL MEETING OF COUNCIL**

Monday, March 9, 2009
Following the Regular Committee of the Whole at 7:00 p.m.
Esquimalt Council Chambers

1. **CALL TO ORDER**

2. **LATE ITEMS**

3. **APPROVAL OF THE AGENDA**

4. **PUBLIC INPUT (On items listed on the Agenda)**

Excluding items which are or have been the subject of a Public Hearing.

5. **STAFF REPORTS**

Corporate Services

(1) Infrastructure Grants: Building Canada Fund, Staff Report No. Pg. 1 – 10
ADM-09-017

6. **PUBLIC QUESTION AND COMMENT PERIOD**

Excluding items which are or have been the subject of a Public Hearing.

7. **ADJOURNMENT**



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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STAFF REPORT

DATE: March 5, 2009 Report No. ADM-09-017
TO: Mayor and Council
FROM: Tom Day, Chief Administrative Officer
SUBJECT: Infrastructure Grants: Building Canada Fund

RECOMMENDATION:

That Council:

1. Authorize submission of two grant applications under the British Columbia Building Canada Fund:
 - Archie Browning Sports Centre Upgrade
 - Sidewalk Master Plan Implementation
2. Prioritize the two applications (i.e. first and second priority)
3. Authorize early expenditures of:
 - \$35,000 – Archie Browning Sports Centre Upgrade
 - \$10,000 – Sidewalk Master Plan Implementationto develop adequate detail to submit the applications.

BACKGROUND:

Council is well aware of the media coverage surrounding infrastructure funding opportunities for local governments.

Details of the program are now available. Staff have researched the details and reviewed opportunities for Esquimalt in relation to:


- Qualification for funding by the program;
- Readiness of the project to meet the grant submission deadlines (we are aiming for the April 24, 2009 submission deadline);
- Council's priorities;
- Ability to complete the project within tight timeline as we expect these projects will receive higher priority;
- Our ability to fund our 1/3 contribution;
- Our ability to manage the work; and
- The restriction to two applications.

The opportunities we examined are outlined in the following table, together with our thoughts regarding each project's feasibility.

Project	Feasible	Recommendation	Reasons for Recommendation
Lyall Street	No	No	<ul style="list-style-type: none"> • Cannot meet submission deadline. • Not high enough Council priority. • Not in Five Year Financial Plan (our 1/3).
Esquimalt Road (Head to Lampson Street)	No	No	<ul style="list-style-type: none"> • Cannot meet submission deadline. • Not high enough Council priority. • Not in Five Year Financial Plan (our 1/3).
Inflow and Infiltration Repair	No	No	<ul style="list-style-type: none"> • Cannot meet submission deadline. • Quantity of work/cost unknown.
Arm Street Seawall	Yes	No	<ul style="list-style-type: none"> • Too minor.
Gorge Park Parking Lot and Active Zone	Yes	No	<ul style="list-style-type: none"> • Not high enough Council priority.
Memorial Park Playground	Yes	No	<ul style="list-style-type: none"> • Too minor.
Phase II – Recreation Centre	No	No	<ul style="list-style-type: none"> • Cannot meet submission deadline. • Not high enough Council priority. • Not in Five Year Financial Plan (our 1/3). • Quantity of work/cost unknown. • Insufficient public process.
New Arena	No	No	<ul style="list-style-type: none"> • Cannot meet submission deadline. • Not in Five Year Financial Plan (our 1/3). • Quantity of work/cost unknown. • Insufficient public process.
Arena Upgrade	Yes	Yes	<ul style="list-style-type: none"> • Require upgrades regardless of whether EVP process determines new arena is best solution (5-7 years minimum lifetime). • Council priority. • Funding for our 1/3 largely already provided in budget. • Clearly provided for in grant program.
Sidewalk Master Plan Implementation	Yes	Yes	<ul style="list-style-type: none"> • Council priority. • Clearly provided for in grant program. • Will be able to find sufficient funds in reserves to fund our 1/3.

The attached memorandum from our Director of Engineering and Public Works provides details regarding the two recommended applications.

Respectfully submitted,


 Tom Day,
 Chief Administrative Officer



Memorandum

DATE: March 3, 2009
TO: Tom Day, CAO
FROM: Gilbert Coté, Director of Engineering and Public Works
SUBJECT: Proposed Infrastructure Grant Applications

Proposed Application # 1 – Upgrading of Archie Browning Sports Centre

The building was initially constructed in 1961 and upgrades are proposed in order to achieve the following objectives:

- Extend the life of the building and of the parking areas
- Improve energy efficiency and reduce greenhouse gas emissions
- Public safety
- Improve runoff water quality
- Ensure appropriate access for persons with disabilities

The proposed scope of the project is outlined on the attached Table 1. The preliminary cost estimate is \$2,015,000 and the share of each of the three levels of government is one third. The share of the municipality would be \$672,000. The above project objectives were identified in order to ensure that the application for grant under the *Canada – British Columbia Building Canada Fund* meet as many program criteria as possible while still meeting the needs of the municipality. Some of the general program criteria include:

- A project must be for the construction, renewal, expansion, upgrade or material enhancement. However normal maintenance is excluded.
- Improved energy efficiency and reduction of greenhouse gas emissions
- Water conservation
- Ensures access for persons with disabilities

In addition to the above, there are mandatory specific requirements for sports facilities:

- The project supports organized, competitive, amateur athletics activities
- The project must have a significant economic and/or regional impact
- Public access to the proposed facility must be at least 60% of the normal operational time of the facility
- No more than 33% of the operational time will be utilized for recreational activities

The following documents are required to support an application for grant:

- Project Justification and Business Case – problem statement; identification and analysis of options; rationale for the chosen option, project objectives, project description, schedule, expected benefits; budget; sources of funding.
- Engineering feasibility study of options – this would apply mainly to the energy saving measures, the upgrading of the parking lot and the stormwater treatment features
- Detailed cost estimate
- Concept plans

In order to assist staff in the preparation of the application for grant and of the supporting documentation, it is recommended to retain the services of consultant(s). The consulting cost for this work is estimated at approximately \$20,000. In addition, it may be advantageous to simultaneously carry out a seismic assessment of the building at a cost of \$12,000 in order to assist in the final decision regarding the scope of work for the proposed upgrade. All the studies undertaken to prepare an application for grant are **not** eligible for grants.

The tentative and optimistic project schedule to place this project on a fast track is as follows:

- | | |
|---|------------------------|
| • Assumed date for confirmation of grant | June 30, 2009 |
| • Request for proposal for the selection of consultant(s) | July 2009 |
| • Preparation of plans and specifications (3 months) | August to October 2009 |
| • Tender and contract award (1 month) | November 2009 |
| • Construction (4-5 months subject to weather) | Dec 09 to April 2010 |

Finally, one of the conditions of the grant program is that all projects must be publicly tendered. To avoid safety and coordination issues associated with having several contractors working inside one facility, it is recommended that all of the various components of the projects be grouped together into one construction contract. The contract would be publicly tendered and the General Contractor would be responsible for the coordination of the various aspects of the work.

Disruptions during construction would be inevitable and the above tentative fast-track schedule would have to be reviewed and modified as necessary to accommodate the various programs and need of the users.

Proposed Application # 2 – New Sidewalk Extension

As indicated in the report to Council No. EPW09-003, a new sidewalk master plan was developed by staff and subsequently reviewed by the Access Awareness Committee and the Environmental Advisory Committee. In order to support an application for grant under the Provincial Local Motion program which funds 50% of the cost, Council approved the master plan at the Council meeting in January 2009.

An application for grant under the more financially advantageous *Canada – British Columbia Building Canada Fund* could be submitted for the entire program. It should be noted that each municipality can apply for a maximum of **two** projects.

The preliminary cost estimate (Class D) for this project is as follows. A breakdown of the preliminary cost estimate is included in Table 2:

With this project the share of the municipality would be \$712,000 and is the sum of one third of the construction cost and 100% of the land acquisition cost.

In order to develop concept plans, prepare a more accurate cost estimate and assist staff in the preparation of the application for grant, it is recommended to retain the services of a consultant. The fees for this work are estimated at approximately \$10,000. The tentative project schedule to place this project on a fast track is as follows:



Gilbert Coté, PEng.
Director of Engineering and Public Works

**Upgrading of the Archie Browning Sport Centre
Proposed Scope of Work and Preliminary (Class D) cost Estimate**

	Extend Life	Improve Energy Efficiency	Improve Public Safety	Water Quality & Efficiency	Access for Persons w Disabilities	Preliminary Cost Estimate	Date of Cost Estimate
Replace barrel roofs in arena and curling rink, install insulation and vapour barrier in roof	Yes	Yes	*			\$480,000	2005
Repoint masonry	Yes					\$25,000	2005
Replace skate flooring	Yes		Yes			\$35,000	2006
Female change room for hockey	Yes		Yes			\$25,000	2008
Replace counter tops in concession and washroom	Yes					\$11,000	2008
Improvements to ventilation system in washrooms and janitor room	Yes					\$15,000	2005
Replace fire alarm panel			Yes			\$25,000	2005
Upgrade emergency lighting			Yes			\$10,000	2005
Replace exterior lighting	Yes	Yes	Yes			\$20,000	2008
Resurfacing of parking lot	Yes					\$350,000	2008
Rain gardens and/or underground treatment chamber for the removal of oils and silt from parking lot runoff				Yes		\$75,000	2008
Install water efficient toilets (22) and zero water urinals (10)		Yes		Yes		\$30,000	2008
Automatic openers for handicapped at washrooms and entrances (6)					Yes	\$25,000	2008
Dehumidifier heat recovery system		Yes				\$45,000	2007
Refrigeration plant modifications		Yes				\$55,000	2003
Digital diagnostic control (DDC) system for building heating system		Yes				\$35,000	2003
New motor controls		Yes				\$30,000	2008
Replace existing sign with Electronic LED marquis sign	Yes	Yes				\$80,000	
Sub-total						\$1,371,000	
Design and supervision professional fees (12%)						\$164,000	
Contingencies (35%)						\$480,000	
Estimated Total Cost						\$2,015,000	

**Table 2
Proposed New Sidewalk Construction Program
Scope of Work and Preliminary Cost Estimate**

Street	Location	Reasons for Sidewalk	Remarks	Priority	Length in Meters	Estimated Cost \$300/meter
Admirals Road & Bewdley Ave	<ul style="list-style-type: none"> From end of Sidewalk on Admirals Road to Fraser Street Sidewalk on both sides of road 	<ul style="list-style-type: none"> Collector Road Network connectivity Proximity to Saxe Point Park Bus route 	<p>Property acquisition will be required on Admirals Road</p> <p>Rock excavation may be needed</p> <p>Speed humps at corner could slow traffic downs</p>	high	375	\$112,500 + Land acquisition @\$50,000
Munroe St	<ul style="list-style-type: none"> Plaskett Place to Pooley Place Sidewalk on both sides of work 	<ul style="list-style-type: none"> Collector Road Network connectivity Proximity to Saxe Point Park and Fleming Beach Bus route 	medium	530	\$159,000	
Bewdley Ave	<ul style="list-style-type: none"> From Lampson to walkway to Macaulay School Sidewalk on one side 	<ul style="list-style-type: none"> Network connectivity Access to Macaulay School 	high	190	\$57,000	
Greenwood Ave	<ul style="list-style-type: none"> From Kinver to Lampson Sidewalk on one side 	<ul style="list-style-type: none"> Network connectivity 	low	155	\$46,500	
Lyall Street	Gore Street to Head Street	<ul style="list-style-type: none"> Network connectivity Proximity to West Bay Marina 	New sidewalk to be constructed by developed whenever the Gore/Lyall/Head	high	150	\$45,000

Head Street – West Bat area	Gore Street to Lyall Street	<ul style="list-style-type: none"> Network connectivity Proximity to West Bay Marina 	triangle is developed	high	150	\$45,000
Old Esquimalt Road	<ul style="list-style-type: none"> From Viewfield to Head Street Sidewalk on North side 	<ul style="list-style-type: none"> Collector Road Bus route Adjacent to Victor Brodeur School and Sport field 		high	640	\$192 000
Wollaston St	<ul style="list-style-type: none"> Lampson to Macaulay Sidewalk on North side 	<ul style="list-style-type: none"> Network connectivity 		low	235	\$70,500
Wordsley St.	<ul style="list-style-type: none"> Sidewalk on south side 	<ul style="list-style-type: none"> Network connectivity Large apartment buildings 		low	75	\$22,500
Viewfield Rd	<ul style="list-style-type: none"> Old Esquimalt Road to Fairview Sidewalk on North side 	<ul style="list-style-type: none"> Truck route Large grocery store 		high	370	\$111,000 + Land Acquisition @ \$50,000
Fairview	<ul style="list-style-type: none"> From Viewfield to Ellery Sidewalk on east side 	<ul style="list-style-type: none"> Truck route Walking route by students to Esquimalt High School Network connectivity Access to large grocery store on Viewfield 	<ul style="list-style-type: none"> Property acquisition needed Railway crossing could be very costly because of poor visibility due to angle of crossing 	high	180	\$54,000 + Land Acquisition @ \$50,000

Devonshire	<ul style="list-style-type: none"> From Fairview to Cave Sidewalk on north side 	<ul style="list-style-type: none"> Truck route Network connectivity 		high	85	\$25,500
Ellery	<ul style="list-style-type: none"> Section between Fairview and Cave St Sidewalk and south side 	<ul style="list-style-type: none"> Proximity to school Network connectivity 		high	30	\$9,000
Arcadia	<ul style="list-style-type: none"> From Craigflower to Selkirk Sidewalk on one side 	<ul style="list-style-type: none"> Network connectivity 		low	185	\$55,500
Sioux Place	<ul style="list-style-type: none"> From Craigflower to Esquimalt Gorge Park Sidewalk on east side 	<ul style="list-style-type: none"> Network connectivity Access to Esquimalt Gorge Park 		low	110	\$33,000
Garthland	<ul style="list-style-type: none"> From Craigflower to entrance of future development at 1190 Rhoda Lane Sidewalk on east side 	<ul style="list-style-type: none"> Network connectivity 		low	335	\$100,500
Parklands Drive	<ul style="list-style-type: none"> Sidewalk on one side of street 	<ul style="list-style-type: none"> Bus route No sidewalks in Parklands neighbourhood 		low	520	\$156,000
Kingsmill Road	<ul style="list-style-type: none"> Sidewalk on one side of street 	<ul style="list-style-type: none"> Bus route No sidewalks in Parklands neighbourhood 		low	410	\$123,000

Woodway	<ul style="list-style-type: none"> Admirals to Greenville Sidewalk on south side 	<ul style="list-style-type: none"> Network connectivity 		high	100	\$30,000
Astle	<ul style="list-style-type: none"> Constance to Admirals Road Sidewalk on north side 	<ul style="list-style-type: none"> No sidewalk in high density neighbourhood 	Portions of sidewalk may be funded by developers	low	90	\$27,000
Constance	<ul style="list-style-type: none"> Esquimalt Road to north end of road 	<ul style="list-style-type: none"> No sidewalk in high density neighbourhood 	Portions of sidewalk may be funded by developers	low	320	\$96,000
Comerford	<ul style="list-style-type: none"> between Carlyle and Lyall 	<ul style="list-style-type: none"> connects to library, town centre, and playground 		high	75	\$22,500
Lyall	<ul style="list-style-type: none"> between Grafton and Foster 	<ul style="list-style-type: none"> apartment building 		medium	90	\$27,000
Selkirk	<ul style="list-style-type: none"> between Arcadia and Tillicum 	<ul style="list-style-type: none"> sidewalk on one side access to bus stops and stores on Tillicum 		medium	95	\$28,500
Foster Street	<ul style="list-style-type: none"> Esquimalt Road to Lyall 	<ul style="list-style-type: none"> Network connectivity 		Medium	125	\$37 500
Totals						
				Low	2435	\$730,500
				Medium	840	\$252,000
				High	2345	\$703,500
				Sub-total	5620	\$1,686,000
				Land		\$150,000
				Grand Total		\$1,836,000