Agenda - Council - July 21, 2010

Report - Standing Policy Committee on Infrastructure Renewal and Public Works - July 13, 2010

Item No. 6 Amendment to 2007 Capital Budget – Widening of Kenaston Boulevard from Academy Road to Taylor Avenue
eFile SC-2

STANDING COMMITTEE RECOMMENDATION:

On July 14, 2010, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Infrastructure Renewal and Public Works and submits the following to Council:

1. That the need to acquire 61 Fulham Avenue be confirmed and that the Director of Planning, Property and Development be authorized to negotiate the acquisition of 61 Fulham Avenue, which will be required for the proposed widening of Kenaston Boulevard.

2. That the scope of the 2007 Capital Project "Kenaston Boulevard - Academy Road to Taylor Avenue (including functional design in 2007)" be expanded to include property acquisition.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report - Standing Policy Committee on Infrastructure Renewal and Public Works - July 13, 2010

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 14, 2010, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Infrastructure Renewal and Public Works and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 13, 2010, the Standing Policy Committee on Infrastructure Renewal and Public Works concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Issue: Acquisition of Property Required For Future Regional Street Improvements

Critical Path: Standing Policy Committee on Infrastructure Renewal and Public Works

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Hartmann, P. Eng. Acting Manager of Transportation	L. Escobar, P. Eng., P.T.O.E. Acting Director of Public Works	M. Ruta	A. Robinson, Deputy CAO

RECOMMENDATIONS

1) That the need to acquire 61 Fulham Avenue be confirmed and that the Director of the Planning, Property & Development Department be authorized to negotiate the acquisition of 61 Fulham Avenue, which will be required for the proposed widening of Kenaston Boulevard.

2) That the scope of the 2007 Capital Project *"Kenaston Boulevard - Academy Road to Taylor Avenue (including functional design in 2007)"* be expanded to include property acquisition.

REASON FOR THE REPORT

The owner of 61 Fulham Avenue has approached the Administration to determine if the City is interested in acquisition of the property. The subject property is required for the future expansion of Kenaston Boulevard.

The Standing Policy Committee on Infrastructure Renewal and Public Works must approve the need for any property required for a project that is not part of an annual capital program or is not included in the Five Year Capital Forecast.

The 2007 Capital Project Budget of $1,600,000 included $100,000 for annual pavement maintenance and $1,500,000 for functional design. In order to allow for the acquisition of property under this Capital Program, it is necessary to expand the scope of the Project to include property acquisition.

IMPLICATIONS OF THE RECOMMENDATIONS

The 2007 Capital Budget adopted by City Council on January 25, 2007 included funding for the Functional Design of Kenaston Boulevard – Academy Road to Taylor Avenue of $1,500,000.00.

The financial status of the project is as follows:

Authorized Funding

2007 Kenaston Blvd – Academy Road to Taylor Avenue – Functional Design	$1,500,000.00
Estimated Total Project Costs of Previous Awards	$1,092,302.25
Funding Available for Property Acquisition	$407,697.75
Estimated Property Acquisition Cost:	$301,941.75
Finance	$6,038.84
Administration	$3,019.41
Estimated Total Cost:	$311,000.00

Remaining 2007 Kenaston Boulevard – Academy Rd to Taylor Ave– Functional Design	$96,697.75
Estimated Surplus	NIL

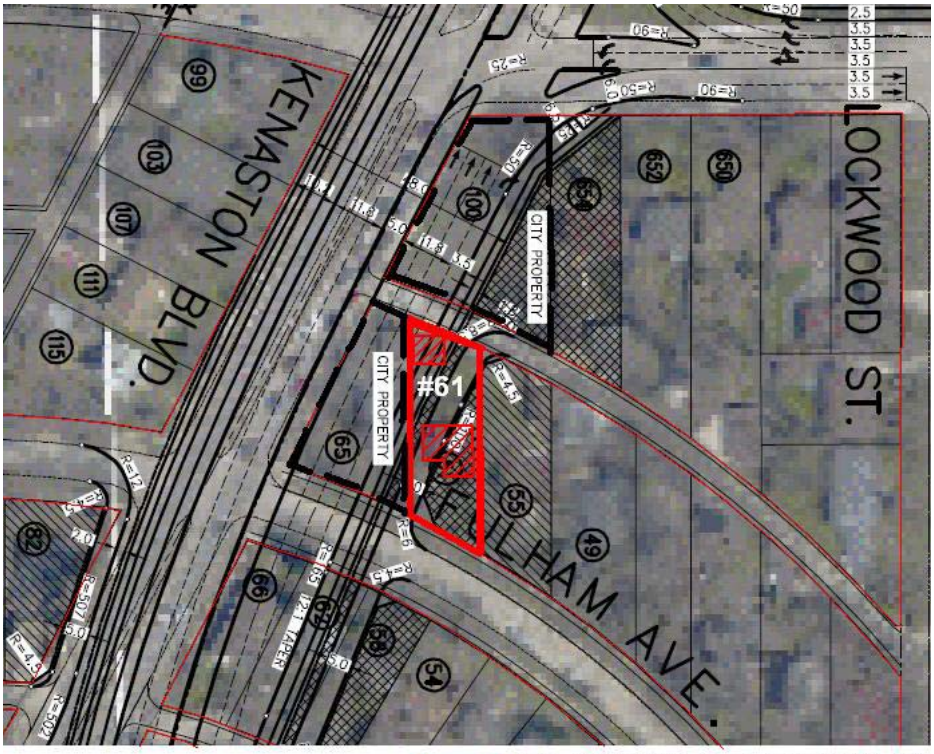
HISTORY

Acquisition of 61 Fulham Avenue at this time will eliminate the possibility of a costly expropriation in the future.

The estimated budget for the acquisition of 61 Fulham Avenue is $311,000. This estimate includes property acquisition costs, legal, appraisal, survey fees, land transfer taxes, as well as a contingency allowance, and finance and administration charges. This estimated cost assumes the house is in fair to average condition, free of significant structural or other defects. The real estate value estimate is based on comparison between the subject property and recent sales of similar properties. A formal appraisal and thorough inspection would be completed prior to acquisition. As the widening of Kenaston Boulevard is not currently part of a capital program, it is anticipated that if the structure is found to be in acceptable condition, it will be leased until the land is required for a Capital Project.

The owner of 61 Fulham Avenue is relocating and has requested that the City consider purchasing the property. The subject property includes a single-family residential dwelling and a detached garage.

The subject property is identified as a requirement for the proposed widening of Kenaston Boulevard. The preferred alignment for widening Kenaston Boulevard to six lanes will require a full taking of this property and removal of the house and garage. The properties directly north and west of the subject property; 100 Kenaston Boulevard and 65 Fulham Avenue, were acquired previously for the widening of Kenaston Boulevard.


KENASTON BLVD.
LOCKWOOD ST.
FULHAM AVE.
CITY PROPERTY
CITY PROPERTY
#61
CITY OWNED LAND
SUBJECT PROPERTY - 61 FULHAM AVE

FINANCIAL IMPACT

Financial Impact Statement **Date:** July 8, 2010

Project Name: **First Year of Program** **2010**

Acquisition of Property Required For Future Regional Street Improvements

	2010	2011	2012	2013	2014
Capital					
Capital Expenditures Required	$ 311,000	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	311,000	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - PW Non-Specified Acct	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ 31,100	$ 31,100	$ 31,100	$ 31,100
Less: Incremental Revenue/Recovery	9,058	-	-	-	-
Net Cost/(Benefit)	$ (9,058)	$ 31,100	$ 31,100	$ 31,100	$ 31,100
Less: Existing Budget Amounts	(9,058)	31,100	31,100	31,100	31,100
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Debt and Finance costs are applicable to the City's internal funded portion of this project. Funding is available with the approval to increase the scope of the current Kenaston Blvd - Academy Rd to Taylor Ave project.

"Original Signed by D. Stewart, CA"
Manager of Finance & Administration

CONSULTATION

In preparing this report there was consultation with:

Real Estate Division

SUBMITTED BY

Department:	Public Works
Division:	Transportation
Prepared by:	Neil Myska, Transportation Facilities Planning Engineer…….986-7774
Date:	July 8, 2010
File No.	A/E/11