**Agenda – Council – February 24, 2016**

**Report – Standing Policy Committee on Infrastructure Renewal and Public Works – February 2, 2016**

**Item No. 2 General Capital Fund – Downtown Streets – Amendment of Approved 2015 Capital Budget to include Funding from CentreVenture**

STANDING COMMITTEE RECOMMENDATION:

On February 10, 2016, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Infrastructure Renewal and Public Works and submitted the following to Council:

1. That an increase from $1,500,000 to $2,100,000 to the Downtown Streets line item in the Regional and Local Street Renewal Program in the 2015 approved capital budget where the $600,000 difference is funded by a contribution from CentreVenture Development Corporation through the Exchange Waterfront Neighbourhood Development Program ("EWNDP") be approved.

2. That $1,200,000 of the Downtown Streets budget, contingent upon approval of Recommendation 1, be used to fund the 2015 North East Exchange District Road Renewal Projects.

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 – February 2, 2016**

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 10, 2016, 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 February 2, 2016, 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

**Title: GENERAL CAPITAL FUND – DOWNTOWN STREETS – AMENDMENT OF APPROVED 2015 CAPITAL BUDGET TO INCLUDE FUNDING FROM CENTREVENTURE**

**Critical Path: STANDING POLICY COMMITTEE ON INFRASTRUCTURE RENEWAL AND PUBLIC WORKS → EPC → COUNCIL**

## AUTHORIZATION

| Author | A/Department Head | CFO | CAO/COO |
|---|---|---|---|
| B. Neirinck, P. Eng., Acting Manager of Engineering | L. Deane, P. Eng. | M. Ruta | M. Jack, COO |

## RECOMMENDATIONS

1. That Council approves an increase from $1,500,000 to $2,100,000 to the Downtown Streets line item in the Regional and Local Street Renewal Program in the 2015 approved capital budget where the $600,000 difference is funded by a contribution from CentreVenture Development Corporation through the Exchange Waterfront Neighbourhood Development Program ("EWNDP") .

2. That $1,200,000 of the Downtown Streets budget, contingent upon approval of Recommendation 1, be used to fund the 2015 North East Exchange District Road Renewal Projects.

## REASON FOR THE REPORT

City Council approval is required to increase capital budgets for additional external funding.

## EXECUTIVE SUMMARY

The City has undertaken an extensive engineering study of the North East Exchange District which provides a blueprint for delivering street improvements over a 3-5 year period. This blueprint also allows other stakeholders the opportunity to deliver enhancements in wayfinding, pedestrian and street lighting and additional streetscaping through the City's construction contract. These funding partnerships allow for the most efficient and cost effective delivery of a complete streets vision.

## IMPLICATIONS OF THE RECOMMENDATIONS

The amendment of the adopted capital budget to incorporate funding sources from CentreVenture Development Corporation is required to facilitate construction of the 2015 North East Exchange District Road Renewal Projects in an efficient and effective manner.

Project expenses incurred by Public Works will be invoiced to CentreVenture Development Corporation as work is completed, for relevant works items, for reimbursement to the City.

## HISTORY

On March 23, 2015, the 2015 Capital Budget was adopted by City Council, which included $41,379,000 in funding in 2015 for Regional Street Renewal Program; with $1,500,000 dedicated to Downtown Streets; Sidewalk, Curb and Street Renewals.

On November 5, 2013, the Director of Public Works awarded the contract for Consulting Services for the North East Exchange District Engineering Study Bid Opportunity 705-2013 to MMM Group Limited.

The purpose of the study was:

(a) To develop a detailed engineering plan that includes the preliminary design of the identified rights-of-way of the North East Exchange District and an implementation plan to prioritize and schedule the proposed work. The plan will be a proactive approach to have cost certainty for the proposed various works and sufficient lead time to coordinate any required improvements to the above ground and subsurface utilities. The plan will also ensure consistency in the design intent and feel of the rights-of-way for the area.

Various streets were identified through the project process as early candidates that could be renewed with limited conflict with potential developments and have an immediate improvement to public safety. Representatives from Planning, Property and Development and CentreVenture Development Corporation are members of the North East Exchange District Engineering Study Project Steering Committee. The lists of projects for construction in 2015 are identified in Appendix 1.

On June 25, 2014, City Council approved an increase to the Downtown Streets line item in the Regional and Local Street Renewal program in the 2014 approved capital budget from $1,500,000 to $2,700,000, where the $1,200,000 difference was to be funded by CentreVenture Development Corporation. City Council approved that $2,040,000 of the Downtown Streets budget be used to fund the 2014 North East Exchange District Road Renewal Projects. This collaborative effort between the City of Winnipeg and CentreVenture Development Corporation has worked well to date with efficient delivery of the North East Exchange infrastructure projects.

CentreVenture Development Corporation has committed to a $600,000 contribution from the Exchange Waterfront Neighbourhood Development Program ("EWNDP)" to the 2015 North East Exchange District Road Renewal Projects as outlined in the attached letter dated May 8, 2015. The contribution by CentreVenture Development Corporation will be used for purposes for the addition of wayfinding, historical interpretations, pedestrian and street lighting and streetscaping components to the road renewal projects.

As stated in the preceding paragraph, the CentreVenture contribution comes from the EWNDP, which is jointly funded by the City and the Province of Manitoba. Under the EWNDP, funding is to be applied to capital improvements in the Exchange District. CentreVenture acts as the program administrator for the EWNDP, which includes responsibility for carrying out such capital improvements, and receives an administration fee of $50,000 per calendar year to do so.

The current Downtown Streets budget line item has $600,000 allocated for the 2015 North East Exchange District Road Renewal Projects. The balance of the current budget will be used for various sidewalk and curb renewals in the Downtown area.

The remaining balance of the 2015 Downtown Streets Budget following the proposed amendment, and exclusive of the current allotment for various sidewalk and curb renewals in the downtown area, will be reserved and carried over to add to the 2016 Downtown Streets Budget program to fund 2016 North

East Exchange construction projects.  It is anticipated that the Public Service will provide recommendations to Council in 2016 to amend that budget to include funding from CentreVenture Development Corporation.

Coordinating development accommodation, streetscaping enhancements, historical components, wayfinding, pedestrian connectivity with infrastructure renewal is the optimal way to realize value and complete and uniform rights-of-way that are well planned.

## FINANCIAL IMPACT

# Financial Impact Statement

**Date:** May 20, 2015

**Project Name:** **First Year of Program** **2015**

GENERAL CAPITAL FUND - DOWNTOWN STREETS - AMENDMENT OF APPROVED 2015 CAPITAL BUDGET TO INCLUDE FUNDING FROM CENTREVENTURE

| | 2015 | 2016 | 2017 | 2018 | 2019 |
|---|---|---|---|---|---|
| **Capital** | | | | | |
| Capital Expenditures Required | $ 600,000 | $ - | $ - | $ - | $ - |
| Less: Existing Budgeted Costs | - | - | - | - | - |
| Additional Capital Budget Required | $ 600,000 | $ - | $ - | $ - | $ - |
| | | | | | |
| **Funding Sources:** | | | | | |
| Debt - Internal | $ - | $ - | $ - | $ - | $ - |
| Debt - External | - | - | - | - | - |
| Grants | - | - | - | - | - |
| Reserves, Equity, Surplus | - | - | - | - | - |
| Other - CentreVenture Development | 600,000 | - | - | - | - |
| Total Funding | $ 600,000 | $ - | $ - | $ - | $ - |
| | | | | | |
| Total Additional Capital Budget Required | $ 600,000 | | | | |
| | | | | | |
| Total Additional Debt Required | $ - | | | | |
| | | | | | |
| **Current Expenditures/Revenues** | | | | | |
| Direct Costs | $ - | $ - | $ - | $ - | $ - |
| Less: Incremental Revenue/Recovery | - | - | - | - | - |
| Net Cost/(Benefit) | $ - | $ - | $ - | $ - | $ - |
| Less: Existing Budget Amounts | - | - | - | - | - |
| Net Budget Adjustment Required | $ - | $ - | $ - | $ - | $ - |

**Additional Comments:** CentreVenture Development Corporation will contribute $600,000 towards the $1,200,000 2015 North East Exchange District Road Renewal Projects, for which the City's share is budgeted in the 2015 Regional Street Renewal Program, Downtown Streets, Sidewalks, Curbs and Street Renewals.

"Original signed by D. Stewart, CA"

D. Stewart, CA
Manager of Finance & Administration

## CONSULTATION

**In preparing this report there was consultation with:**
Property Planning and Development Department
CentreVenture Development Corporation
Legal Services Department (as to legal issues)

## OUR WINNIPEG POLICY ALIGNMENT

This report is in accordance with OurWinnipeg Policy, 01-2a - Collaborate To Make Communities Safe, Direction 4. Promote Safety on Streets and Sidewalks.

## SUBMITTED BY

| | |
|---|---|
| Department: | Public Works |
| Division: | Engineering |
| Prepared by: | S.R. Suderman, P. Eng., |
| Processed by: | J, Curti |
| Date: | October 29, 2015 |
| File Name.: | L:\Admin\Reports 2015\Reports 2015\S Suderman\Downtown Streets Amendment of Approved 2015 Capital Budget to Include Funding from CentreVenture Revised Report to RIS October 9 2015.doc |

Attachments:
**Appendix 1** – North East Exchange District Street Renewals 2015 and Projected 2016 Table
**Appendix 2** – Letter of Commitment from CentreVenture Development Corporation.

Appendix 1

| *2015 North East Exchange Street Renewals* | | | | *Construction Estimate* | *Project Budget* |
|---|---|---|---|---|---|
| P/66 | MJRH | *1* | Rorie Street - Market Avenue to Bannatyne Street | **$400,000** | **$600,000** |
| P/66 | Renewal | *1,2* | John Hirsch Place - From Rorie Street to Bertha Street | **$330,000** | **$500,000** |
| P/66 | Reconstruction | *1,3,4* | Lily Street - Market Avenue to Galt Avenue | **$0** | **$100,000** |
| | | | | **Total Project Package Budget** | **$1,200,000** |

*Additional Information:*

1 *Includes all streetscaping, pedestrian lighting, wayfinding, and historic interpretations*
2 *Pavement preservation and sidewalk renewal*
3 *Detailed Design Phase in 2015 in preparation for early 2016 tendering. Detailed design to be presented to area stakeholders for coordinating area inititaves and ensuring all area stakeholders are notified well in advance*
4 *Lily Pocket Design Competition in 2015 by others*

| *2016 North East Exchange Street Renewals* | | | | *Construction Estimate* | *Project Budget* |
|---|---|---|---|---|---|
| P/66 | Reconstruction | *1,2,3* | Lily Street - Market Avenue to Galt Avenue | **$2,250,000** | **$3,300,000** |
| | | | | **Total Project Package Budget** | **$3,300,000** |

*Additional Information:*

1 *Includes all streetscaping, pedestrian lighting, wayfinding, and historic interpretations*
2 *Watermain will be installed under a separate contract administered by the WWD*
3 *Coordination for the construction of Lily Pocket Park Design to be integrated into project*

Appendix 2

centreventure
development corporation

**Board of Directors**
Curt Vossen
*Chairperson*
Scott Stirton
*Vice Chair*
Richard Olfert
*Secretary/Treasurer*
Doug Harvey
Kim Jasper
Mayor Brian Bowman
*Honourary Chairperson*
Angela Mathieson
*President & CEO*

May 8, 2015

Attention: Mr. Lester Dean, P. Eng.
City of Winnipeg
Public Works Department
1155 Pacific Avenue
Winnipeg MB
R3E 3P1

Dear Mr. Dean

**RE: Northeast Exchange District Street Renewal Project - 2015**

Under the Exchange Waterfront Neighbourhood Development Plan, funding has been approved to make a financial contribution toward enhancements to the public realm in the Exchange Waterfront District. CentreVenture Development Corporation is the administrator of this Plan for the City of Winnipeg and the Province of Manitoba.

CentreVenture has been collaborating with the Public Works Department and have identified priority streets/public right-of-ways that are in need of immediate infrastructure improvements. CentreVenture will contribute up to $600,000 in the 2015 construction season toward the cost of the improvements to the following streets/right-of-ways:

Rorie Street - from Market Ave. to Bannatyne Ave.
John Hirsch Way – from Rorie Street to Bertha Street
Lily Street – for detailed design work

Please feel free to contact myself directly at (204) 954-7736 or Loretta Martin at (204) 954-7731 should you require any further information.

Sincerely,

Angela Mathieson
President & CEO

cityplace
88 – 333 St. Mary Avenue
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