Minute No. 406
Report – Standing Policy Committee on Protection, Community Services and Parks – April 15, 2021

Item No. 1 **Request for First Charge Against the 2022 Capital Budget for St. Boniface Industrial Area and Windsor Park Station Consolidation Design Development**
(St. Boniface Ward)

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Protection, Community Services and Parks and adopted the following:

1. That expenditures of up to $1.125 million be authorized in 2021, or prior to the adoption of the 2022 Capital Budget, as a first charge against the General Capital Fund, in accordance with Subsection 288(2) of The City of Winnipeg Charter, to proceed with the tender and award of design services and construction oversight as part of the consultant services assignment for the Windsor Park and St. Boniface station redevelopment.

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

Report – Standing Policy Committee on Protection, Community Services and Parks – April 15, 2021

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the Standing Policy Committee on Protection, Community Services and Parks be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 21, 2021, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Protection, Community Services and Parks and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 15, 2021, the Standing Policy Committee on Protection, Community Services and Parks concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Request for First Charge Against the 2022 Capital Budget for St. Boniface Industrial Area and Windsor Park Station Consolidation Design Development

Critical Path: Standing Policy Committee on Protection, Community Services and Parks – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
L. Hathout	J. Lane	C. Kloepfer	M. Ruta, Interim CAO

EXECUTIVE SUMMARY

The 2021 Adopted Capital Budget includes a forecast amount of $13.439 million in 2022 for the Facility Optimization - St. Boniface Industrial area and Windsor Park station consolidation project, covering both detail design and construction costs.

The completion of this project by the end of 2023 is critical to the department's ability to avoid additional maintenance costs and to release resources for Waverley West fire response.

To achieve this the department is seeking to advance the design component of the project into 2021.

A first charge of $1.125 million on the Facility Optimization project is requested to allow for early tendering of design and construction oversight services for this project. The design component accounts for approximately half of the tender value ($0.6 million), with the balance for construction oversight once the project enters that phase. Jointly tendering design and construction oversight ensures continuity of design philosophy over the construction phase and maintains accountability with the designer.

Earlier completion of the design work will allow for construction to begin much earlier in 2022, thereby increasing the certainty of station occupancy occurring during 2023.

Any delay to the construction of the new station has the potential to result in approximately $1 million of repair work for the two stations being replaced in order to keep them operational. This repair work has been delayed anticipating the construction of the new station during 2022/2023.

RECOMMENDATIONS

1. That expenditures of up to $1.125 million be authorized in 2021, or prior to the adoption of the 2022 Capital Budget, as a first charge against the General Capital Fund, in accordance with Subsection 288(2) of The City of Winnipeg Charter, to proceed with the tender and award of design services and construction oversight as part of the consultant services assignment for the Windsor Park and St. Boniface station redevelopment.

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

REASON FOR THE REPORT

Council approval is required for a first charge for an expenditure of capital funds prior to the adoption of the 2022 Capital Budget and to amend Capital Budgets in accordance with Subsection 288(2) of The City of Winnipeg Charter.

IMPLICATIONS OF THE RECOMMENDATIONS

If design work cannot be completed in 2021, critical repairs will need to be undertaken in 2022 to enable the two existing stations to operate for an extended period.

If the recommendations are approved construction can begin on the new station in early 2022 avoiding the need to repair the existing stations and resulting in the provision of improved fire response capability in Waverley West starting in 2023.

HISTORY / DISCUSSION

The Fire Underwriters Survey conducted in 2014 and updated in 2018 was presented to the Standing Policy Committee on Protection, Community Services and Parks (SPC PCSP) on March 4, 2020 and identified that station 9 (864 Marion St.) and station 15 (1083 Autumnwood Dr.) have overlapping coverage areas and one could be removed without impacting service, provided the same type of fire vehicle mix stayed in the area. This included a Pumper Engine, a Rescue, and a Hazardous Materials response vehicle. The report also recommended an additional water tanker and additional ladder trucks.

The Standards of Coverage and Master Plan completed in 2018, also presented to the SPC PCSP on March 4, 2020, commented that one third of WFPS stations need to be replaced and another third require significant renovations to meet current fire service needs. The Standards of Coverage highlighted some of the more urgent building renovation issues and recommended consolidating station 9 and 15 and the creation of a new station in Waverley West to provide appropriate response times to this new community.

With these recommendations in mind WFPS began preliminary design work on a consolidated station 9 and 15 in 2018 and deferred required renovations at affected stations with the hope

that the new station would be complete in 2021. However, the subsequent deferral of capital budget approval for this project until 2022 is making it very difficult to continue delaying major repair work. As such, the department is seeking to safeguard the 2022 construction by completing design work in 2021 and thereby allowing the earliest construction start in 2022.

The typical project time-line for a new building of this size is 10 months for detailed design work and tendering, and 18 months for abatement, demolition, construction and then ultimately occupancy. If funding for the new station is only available in 2022 occupancy would be delayed until 2024.

A delay until 2024 will require the repair work to commence in 2021 to avoid the closure of these stations due to envelope failure. The repair work of approximately $1.0 million encompasses roof repair, basic maintenance work to the wall structure, and to accommodate the hazardous materials vehicle which cannot fit into the current station 9. If the new station is available in 2023 the envelope issues can be patched in 2021 to provide the short-term life required.

To ensure continuity of the design philosophy and maintain accountability the department is seeking to place and award a tender for the design and construction oversight with a single entity. This results in the required first call of $1.125 million, with $0.6 million required for the design and $0.65 million for construction oversight.

Moving the design work for the new station ahead one year will significantly minimize the repair work required to keep the two existing stations operational until the new station is occupied. It will also ensure that construction can begin early in 2022 and complete in 2023. This would enable all fire response vehicles to be housed in the area required; the St. Boniface Industrial and Windsor Park areas and Waverley West following the redeployment of the liberated Engine.

One risk to completing the design in advance of full capital construction funding is if the funding were not to be approved in 2022 the expenditure for the proposed assignment could be a lost investment. Similarly, a delay in approval of the capital project, or deferral of funding to future years beyond the WFPS target would result in ‘shelving’ of the design. Prior to a delayed tender, the design would have to be re-reviewed for Code and AHJ compliance and any associated subsequent changes that may result; cost and schedule impacts likely.

FINANCIAL IMPACT

Financial Impact Statement **Date:** March 24, 2021

Project Name:

Request for First Charge Against the 2022 Capital Budget for St Boniface Industrial Area and Windsor Park Station Consolidation Design Development

COMMENTS:

The first call of $1.125m has no impact on existing capital budget authorizations and can be accommodated within available first call room for the 2022 budget.

original signed by
John Hall, FCMA, CGMA
Financial Controller
Fire Paramedic Service

CONSULTATION

This Report has been prepared in consultation with the departments listed below, and they concur with its content.

Assets & Project Management

OURWINNIPEG POLICY ALIGNMENT

- 01-2a Collaborate to make safe communities
- 01-2b Emergency Preparedness, Response and Recovery

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

SUBMITTED BY

Department: Winnipeg Fire Paramedic Service
Prepared by: Linda Hathout, Program Manager
Date: March 24, 2021

Attachments:

Appendix 1 - Capital detail sheet

Appendix 1
Capital detail sheet

Fire Paramedic Service

Project Name: **Facility Optimization - St. Boniface Industrial Area and Windsor Park Station Consolidation**

Standing Policy Committee:	Protection, Community Services and Parks		
Dept ID:	210657	Investment Driver:	Maintain
Department:	Fire Paramedic Service	Service:	Fire and Rescue Response
Project:	2111020922	**OurWinnipeg:**	Emergency Preparedness, Response and

AUTHORIZATION	Previous Budgets	2021 Estimate	FORECAST 2022	2023	2024	2025	2026	Five-Year Forecast Total	Six-Year Total
Project Costs ($000's)	-	-	13,439	-	-	-	-	13,439	13,439
Financed by:									
External debt			12,839					12,839	12,839
Interim financing from Land Operating Reserve/(Repayment)			600		(600)				
Land Operating Reserve					600			600	600

CASH FLOW	2021	2022	2023	2024	2025	2026	Beyond 2026	Total
Project Costs ($000's)	-	6,057	7,382	-	-	-	-	13,439
Financed by:								
External debt		5,532	7,307					12,839
Interim financing from Land Operating Reserve/(Repayment)		525	75	(600)				
Land Operating Reserve				600				600

NET OPERATING IMPACT (000's)	2021	2022	2023	2024	2025	2026
Operating costs						
Debt and finance charges		198	601	779	779	779
Transfer to General Capital Fund						
Total Direct Costs	-	198	601	779	779	779
Less: Incremental Revenue/Recovery						
Net Cost/(Benefit)	-	198	601	779	779	779
Incremental Full Time Equivalent Positions	-	-	-	-	-	-

Class Estimate: See table below

	2021	2022	2023	2024	2025	2026
Class Estimate		3				
Feasibility						
Preliminary Design						
Detailed Design & Construction		13,439				

Project

With this capital funding the Winnipeg Fire Paramedic Service seeks to maximize the efficiency of the station network. This is achieved through relocations, replacements, and major enhancements to stations that help reduce costs but maintain the desired level of response.

Consolidate St. Boniface Industrial Area station (#9, 864 Marion St.) and Windsor Park station (#15, 1083 Autumnwood Dr.). The new consolidated station will service both the industrial area and Windsor Park area currently served by the two existing stations and house all existing staff and apparatus. This station will also house a relocated ambulance from the Fort Rouge station (#30, 524 Osborne St.). Freed resources resulting from this consolidation will go to the new Waverley West Station.

2022:

- Finalize detail design and begin construction.

2023:

- Complete construction.

NB: The Land Operating Reserve funding amount shown above is based on the assessed value and represents the timing of disposition of the Marion St. Station.