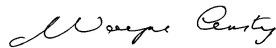


TO: Mayor Kelly and Members of Halifax Regional Council



SUBMITTED BY:

Dan English, Chief Administrative Officer



Wayne Anstey, Deputy Chief Administrative Officer - Operations

DATE: April 17, 2009

SUBJECT: Approval - Advanced Capital Funding and
Award of Tender No.09-160 - Lake Banook Site Improvements - The 2009
ICF Canoe Sprint World Championships

ORIGIN

Sullivan's Pond and Lake Banook Master Plan, 2007.

Approved 2008/09 Capital Budget & Advanced/Proposed 2009/10 Capital Budget, Account No. CPX01060, World Canoe Championships - Lake Banook.

RECOMMENDATION

It is recommended that Regional Council:

- 1) approve advanced capital from the 2009-10 Capital Budget of \$1.1M from CPX01060, World Canoe Championships - Lake Banook, as per the Budget Implications section of this report; and
- 2) award Tender No.09-160 Lake Banook Site Improvements to Dexter Construction Company for a Total Tender Price of \$1,873,172 (net HST included) with funding from CPX01060, World Canoe Championships - Lake Banook, as outlined in the Budget Implications section of this report.

BACKGROUND

Lake Banook will be the host site for the 2009 ICF Canoe Sprint World Championships, August 12-16, 2009. The advanced capital budget that Council is requested to approve, and the tender (09-160) to be hereby awarded, and labelled “Lake Banook Site Improvements”, will help to prepare HRM parks around Lake Banook for the benefit of the 2009 ICF Canoe Sprint World Championships and will leave a legacy for park users.

A Master Plan for Sullivan’s Pond and Lake Banook was completed in July, 2007. The primary master plan objectives were to:

- a) Identify priority projects to support the day-to-day community-based activities and special events around Sullivan’s Pond and Lake Banook; and,
- b) Identify priority projects that will enhance HRM’s ability to host National and International sporting events on the lake, and in particular, to prepare for the 2009 ICF Canoe Sprint World Championships.

In August 2008, Regional Council approved the hiring of a consulting firm to complete detailed design and tender documents, based on the master plan concepts. According to the master plan, the cost for all of the Sullivan’s Pond and Lake Banook improvements were estimated at over \$5 million.

To support the 2009 ICF Canoe Sprint World Championships, the provincial government announced it would pay for costs associated with canoe course improvements; the federal government committed to fund the 2009 ICF Canoe Sprint World Championships event; and HRM would undertake capital improvements to HRM’s properties around Lake Banook. All HRM properties improved will be employed by the organizers (Canoe ‘09) to host the 2009 ICF Canoe Sprint World Championships.

For HRM’s responsibilities, HRM staff—in consultation with the organizers of the 2009 ICF Canoe Sprint World Championships and using the 2007 Lake Banook Master Plan as a conceptual guide—proposed capital projects that would be necessary to host the event. Due to budget constraints, and based on the need to emphasize support for the championships, Sullivan’s Pond and Silver’s Hill improvements were left to another fiscal period.

The following is a list of the HRM parks that will receive construction upgrades (see Attachment -A- for site plan):

1. Birch Cove Park;
2. The park between Judge’s Tower and Banook Canoe Club/Oakwood House (Banook Ave & Boathouse Ln);
3. Nowlan Street Parking Lot;

4. Lion's Beach;
5. Parkland on the corner of Prince Albert Rd and Nowlan St;
6. A special events plaza, including the parking lot and section of Prince Albert Rd at the MicMac Aquatic Club; and
7. A section of Graham's Grove Park.

All necessary capital improvements to be undertaken according to the tender must be complete by end of July 2009 in time for the 2009 ICF Canoe Sprint World Championships.

The fundamental improvements include: new paving, new docks (including low profile accessible dock), new gazebos, new fencing, new landscaping, new underground wires for PA system, new park lighting, underground power and telecom in parks, new steps, new retaining walls, new driveways and walkways, upgraded washroom facilities to accessible standards, new parking, repairs to boardwalk, new interpretive signs, and new park signs.

DISCUSSION

Funding

A capital funding commitment to support the 2009 ICF Canoe Sprint World Championships had been made by Regional Council at a funding level of \$2,000,000. Of that, Phase I funding of \$1,000,000 had been approved in 2008-09 fiscal year, with Phase II funding of \$1,000,000 having been proposed in the capital budget for fiscal 2009-10. The event organizer (Canoe 09) has committed to cost sharing of \$350,000.

Capital Account CPX01060 Budget Breakdown

2008/09 HRM Funding	\$1,000,000
Canoe 09 Commitment	\$ 350,000
Advanced 2009/10 Funding	<u>\$ 500,000</u>
Current Approved Funding Total	\$1,850,000

Requesting in this report

Advance of remaining HRM 2009/10 Funding	\$ 500,000
Proposed 2009/10 Q126 Strategic Growth Reserve	<u>\$ 600,000</u>
Total additional advanced funding requested	\$1,100,000

Total Budget if this report is approved \$2,950,000

At this time we are requesting advanced approval of the entire 2009/10 budget as further commitments are anticipated before the budget is approved. If the funds are not readily

available, park improvements may not be made to HRM parks in time for the 2009 ICF Canoe Sprint World Championships Which take place August 12-16, 2009.

Furthermore, additional, unexpected expenses are being incurred by the project, namely tenders higher than class A estimates used to confirm capital budget requests. These include: higher costs for canoe course redevelopment and upgrading; out-of-scope, in-water federal and provincial infrastructure licensing requirements on behalf of Canoe '09 and Atlantic Division-Canoe Kayak Canada. These unforeseen costs are unavoidable and have placed pressures on the proposed budget. Project cut-backs have already limited the scope-of-work originally planned and estimated. As a result, additional funds of \$600K from Q126 Strategic Capital Reserve have been proposed in the 2009/10 Capital Budget for Council's approval to support the project toward completion and post-event rehabilitation.

Tender Award

This tender was publicly advertised on March 18 and 24, 2009. A mandatory pre-bid meeting was held on March 24, 2009. The tender closed on April 7, 2009. Three bids were received, all of which were amounts greater than are available in the budget. Using unit prices provided in the tender bids, staff reduced the scope-of-work and adjusted unit costs accordingly, in order to revise total bid costs as follows:

Company	Lump Sum Price (before Net HST)	Total Cost (incl. Net HST)
Dexter Construction Company Limited	\$1,811,070	\$1,873,172*
Amber Contracting Limited	\$1,999,687	\$2,068,256
Ocean Contractors Limited	\$2,028,328	\$2,097,879

BUDGET IMPLICATIONS

Based on a revised tender bid of \$1,873,172, including net HST, budget will be available pending approval of this report from Capital Account No.CPX01060, World Canoe Championships - Lake Banook. Funding has been confirmed by Financial Services.

Capital Account No. CPX01060, World Canoe Championships - Lake Banook

Current Approved Funding Total	\$1,850,000
Less: Current Expenditures & Commitments	<u>\$ 314,235</u>
Cumulative Unspent Balance	\$1,535,765
Add: Advanced capital 09/10 budget	\$ 500,000
Add: Withdrawal Q126 Strategic Growth Reserve	\$ 600,000
Less: Tender 09-160	<u>\$1,873,172**</u>
Balance	\$ 762,593

The remaining budget will be used for HRM site improvements around Lake Banook in support of the World Canoe Championships.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

- 1) Regional Council may choose to only approve the \$337,407 necessary to award the above mentioned tender. This is not recommended as other spending requirements are anticipated before the approval of the 09/10 budget. As a result, park improvements could not be made to HRM parks in time for the 2009 ICF Sprint Canoe World Championships.

ATTACHMENTS

Attachment -A- Site Plan - Lake Banook Capital Improvements

**Funding Approval & Tender Award
No.09-160 - Lake Banook
Council Report**

- 6 -

May 5, 2009

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

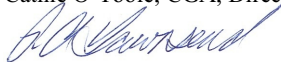
Report Prepared by: Kevin Conley, Sr. Parks Planner, Facility Development, 490-6193
Rudy Vodicka, Coordinator, Real Property Policy, 490-5582



Report Approved by: _____
Peter Bigelow, Manager, Real Property Planning, 490-6047



Financial Approval by: _____
Cathie O'Toole, CGA, Director of Finance, 490-6308



Report Approved by: _____
Phillip Townsend, A/Director, Infrastructure & Asset Management, 490-7166

1. Birch Cove Park
2. Turtle Grove Park
3. Nowlan Street Parking Lot
4. Lion's Beach
5. Corner of Prince Albert Rd and Nowlan St.
6. Special Events Plaza - MicMac Aquatic Club
7. Graham's Grove Park

Lake Banook

Prince Albert Rd

7

1.

2

4

3

5

6

Lake Banook Site Plan