

**Minutes - Standing Policy Committee on Finance - November 26, 2015**

**REPORTS**

**Item No. 4                      Polo Park Infrastructure Improvements – St. Matthews Avenue, St. James Street, Ellice Avenue – Financial Status Report No. 9 for the Period Ending September 30, 2015**

**STANDING COMMITTEE DECISION:**

The Standing Policy Committee on Finance concurred in the recommendation of the Winnipeg Public Service, and received as information the financial status of the Polo Park Infrastructure Improvements Project, as contained in the report.

**Minutes - Standing Policy Committee on Finance - November 26, 2015**

DECISION MAKING HISTORY:

Moved by Councillor Gillingham,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

# ADMINISTRATIVE REPORT

**Title: POLO PARK INFRASTRUCTURE IMPROVEMENTS – ST. MATTHEWS AVENUE, ST. JAMES STREET, ELLICE AVENUE – FINANCIAL STATUS REPORT NO. 9 FOR THE PERIOD ENDING SEPTEMBER 30, 2015**

**Critical Path: STANDING POLICY COMMITTEE ON FINANCE**

## AUTHORIZATION

Author	Department Head	CFO	CAO/COO
B. Neirinck, P. Eng.	L.P. Deane, P. Eng.	P. Olafson A/CFO	D. McNeil CAO

## RECOMMENDATIONS

That the financial status of the Polo Park Infrastructure Improvements Project, as contained in this report, be received as information.

## REASON FOR THE REPORT

Administrative Standard No. FM-004 requires quarterly reporting to the Standing Policy Committee on Finance.

## EXECUTIVE SUMMARY

The overall project is currently within the revised adopted budget and on schedule for substantial completion of construction in 2015, including the St. Matthews extension, weather permitting. Delay in access to some properties will result in some work being carried into the 2016 construction season, such as sidewalk and median on the St. Matthews extension, west of St. James. Construction and property acquisitions/settlements are ongoing.

## IMPLICATIONS OF THE RECOMMENDATIONS

None

## HISTORY / DISCUSSION

On January 29, 2013, Council adopted the 2013 Capital Budget which included an amount of \$30,000,000.00 for the Polo Park Infrastructure Improvement Project.

On June 20, 2013, the Chief Financial Officer approved an award of contract to Morrison Hershfield Ltd. for Professional Consulting Services for the Project Planning and Preliminary Design for the Polo Park Infrastructure Improvements Project – St. Matthews Avenue, St. James Street and Ellice Avenue.

On October 18, 2013, the Director of Public Works approved an award of contract to Dillon Consulting Ltd. for Third Party Contract Administration Services for the Polo Park Infrastructure Improvements – St. Matthews Avenue, St. James Street, and Ellice Avenue.

On December 17, 2013, the 2014 Capital Budget was adopted and included an additional \$10,000,000 in provincial funding under the Manitoba Winnipeg Infrastructure Agreement (MWIA), as announced by the Province of Manitoba on June 12, 2013, to bring the total project funding to \$40,000,000.

On February 19, 2014, the Chief Financial Officer approved an award of contract to Morrison Hershfield Ltd. for professional fees for Detailed Design, Contract Administration and Post Construction for the Polo Park Infrastructure Improvements Project – St. Matthews Avenue, St. James Street and Ellice Avenue.

On February 26, 2014, Council approved the recommendation to initiate expropriation proceedings to acquire the land interests for the properties east of St. James Street, which are required for the Polo Park Infrastructure Improvements Project.

On May 20, 2014, Standing Policy Committee on Infrastructure Renewal and Public Works approved the award of contract for construction for Part 1 Work to Borland Construction Inc., in the amount of \$11,622,965.50.

On May 27, 2014, Council approved the recommendation to initiate expropriation proceedings to acquire properties west of St. James Street.

On July 16, 2014, Council approved an increase in the capital budget in the amount of \$4,300,000.00 plus an additional \$1,000,000.00, to include Developer funded obligations, to bring the total project funding to \$45,300,000.

On July 16, 2014, Council approved the award of contract for construction for Part 2 Work to Borland Construction Inc., in the amount of \$7,877,705.00.

On September 24, 2014, Council confirmed the expropriation of lands required for the Project, east of St. James Street.

On March 25, 2015, Council confirmed the expropriation of lands required for the Project, west of St. James Street.

### **MAJOR CAPITAL PROJECT STEERING COMMITTEE**

Administrative Standard FM-004 states that projects with capital cost exceeding \$20 million require formation of Major Capital Project Steering Committee. This threshold was approved by Council on October 28, 2015. Any project reporting to SPC Finance under the previous \$10 million threshold will continue to report. The Committee has been appointed with the following members:

Lester Deane, Acting Director, Public Works Department  
John Kiernan, Director, Planning, Property and Development Department  
Linda Burch, Director, Corporate Support Services  
Jason Ruby, Manager of Capital Projects, Corporate Finance Department  
Bonnie Konzelman, Project Manager, Public Works Department

### **PROJECT STATUS**

Bid Opportunity 210-2014 was advertised on the Materials Management website with a closing date of April 30, 2014. Borland Construction Inc. was the successful contractor and

construction was started the week of May 26, 2014 for Part 1 Work. Construction is on schedule to be substantially completed in 2015, including St. James Street, Ellice Avenue and St. Matthews Avenue-east of St. James Street. The St. Matthews extension, west of St. James Street, is planned to open to traffic by the end of the 2015 construction season, weather permitting. Delay in access to some properties has resulted in some work being carried into the 2016 construction season, such as sidewalk and median on the St. Matthews extension, west of St. James.

Expropriation proceedings for required properties have been completed and property settlement negotiations are ongoing, with settlements reached on three of fourteen properties. Three properties, under the ownership of Manitoba Hydro cannot be expropriated. Negotiations are proceeding for acquisition and/or enter to construct agreements for the Hydro lands.

Construction costs and property acquisition costs are expected to be within the adopted capital budget for the project. Although property acquisition costs are expected to be within budget, there is a risk that these costs may increase as a result of the expropriation and negotiation process.

Two Public information Sessions were held, one on November 27, 2013, and the other on May 8, 2014.

## **DESCRIPTION OF THE PROJECT**

Project parameters for the Polo Park Infrastructure Improvements within this project, include; the extension of St. Matthews Avenue, from St. James Street to Madison Street; improvements to St. Matthews Avenue, between Empress Street and Route 90 - including related intersection improvements along St. Matthews Avenue; improvements to St. James Street between Maroons Road and Ellice Avenue, and improvements to Ellice Avenue east and west of St. James Street including the St. James Street/Ellice Avenue intersection. A brief description of the work includes:

- New and existing pavement/sidewalk infrastructure improvements and related works;
- Additions and improvements to the existing land drainage system;
- Watermain renewals;
- Connections to existing and future active transportation corridors;
- Relocation and/or protection of several utilities, including but not limited to fibre optic cables, gas mains, distribution poles, street lights, MTS, Shaw Cable, and hydro plant;
- Coordination of related City of Winnipeg work with other City of Winnipeg departments (i.e. Water & Waste, Traffic Signals, etc.)

## **PROJECT SCHEDULE**

Design stage is complete and the contract for construction for Part 1 and Part 2 Work has been awarded to Borland Construction Inc. Construction commenced the week of May 26, 2014 and has continued through the 2014 and 2015 construction seasons, with some sidewalk, median and landscape work likely carried into the 2016 construction season. Work on St. James Street, Ellice Avenue and St. Matthews Avenue east of St. James Street will be completed by the end of the 2015 construction season.

Property settlement negotiations are ongoing. Expropriation of Lands proceedings have been completed for the properties required for the work and the City has possession of all expropriated lands, except for Hydro properties, which cannot be expropriated. Agreements

have been executed with Manitoba Hydro for construction on those lands and negotiations are still in process.

Major Professional Consultant Service Contracts pending and awarded as of the date of this report are as follows (RST extra as applicable):

<b>Bid Opportunity</b>	<b>Awarded To</b>	<b>Description</b>	<b>Award Date</b>	<b>Completion Date</b>	<b>Award Value</b>
RFP No. 236-2013	Morrison Hershfield Ltd.	Professional Consulting Services – Planning and Preliminary Design	June 20, 2013	On-Going	\$549,000.00
RFP No. 236-2013	Morrison Hershfield Ltd.	Professional Consulting Services – Detail Design & Contract Administration	February 29, 2014	On-Going	\$3,091,480.00
RFP No. 599-2013	Dillon Consulting Limited	Professional Consulting Services – Third Party Contract Administrator	October 18, 2013	On-Going	\$259,800.00

Major construction contracts awarded as of the date of this report are as follows:

<b>Bid Opportunity</b>	<b>Awarded To</b>	<b>Description</b>	<b>Award Date</b>	<b>Completion Date</b>	<b>Award Value</b>	<b>Revised Contract</b>
Bid Opportunity 210-2014	Borland Construction Inc.	Part 1 Work – 2014 Construction Season	May 20, 2014	On-Going	\$11,622,965.50	\$12,148,238.41
		Part 2 Work – 2015 Construction Season	July 16, 2014	On-Going	\$7,877,705.00	\$8,009,648.38

Major utility contracts pending and authorized as of the date of this report are as follows (taxes extra as applicable):

Shaw Communications – 2014 Works	\$ 663,664.00
Manitoba Hydro – 2014/2015 Works	\$3,500,000.00
MTS Inc. – 2014 Works	\$ 166,285.00
Shaw Communications – 2015 Works	\$ 209,215.92
MTS Inc. – 2015 Works	\$ 265,158.85

Construction commenced the week of May 26, 2014 with critical stages and substantial completion dates as follows:

- November 2014 - St. James Street between Maroons Road and St. Matthews Avenue, Ellice Avenue east and west of St. James Street, and St. Matthews Avenue east of St. James Street;
- November 2015 – St. James Street between St. Matthews Avenue and Ellice Avenue, St. Matthews Avenue extension between St. James Street & Route 90, and Ellice Avenue/St. James Street intersection.

2015 construction season works commenced the week of April 20, 2015.

Delay in access to some properties will likely result in some carryover work into 2016 construction season (i.e. St. Matthews extension west of St. James - sidewalks, medians and landscape).

**RISKS AND RISK MITIGATION STRATEGIES**

The majority of risks, which are associated with property acquisition, have been minimized with the procurement of all properties required. Three major properties required for the St. Matthews extension have reached a settlement, and settlement details of other expropriated properties are still outstanding.

There is a low risk that property acquisition costs may increase as a result of the expropriation and settlement negotiation process. This could require an increase in project budget, should settlements exceed expected amounts.

The Manitoba-Winnipeg Infrastructure Agreement (MWIA) was signed on January 14, 2014. Provincial funding available for the project is equal to 50% of project costs up to the maximum \$20 million Provincial contribution (assumes eligible costs are at least 50% of the total project costs) based on claims from the City of Winnipeg for eligible costs. The City’s share covers the remaining project costs, including all property acquisition costs and others deemed ineligible by the Province.

In accordance with Administrative Standard FM-004, the design consultant is responsible for developing a Risk Management Plan identifying the risks and appropriate mitigation strategies as they relate to the successful completion of the project. The design consultant has prepared a framework for the Risk Analysis and Evaluation in accordance with the Risk Management Process Tools developed by the City of Winnipeg Audit Department and the plan will be updated on an ongoing basis.

**FINANCIAL ANALYSIS**

**Project Funding**

The approved capital and projected budget surplus/deficit are as follows:

<b>Year</b>	<b>Capital Program</b>	<b>Actual &amp; Projected Cash-flows</b>	<b>Cumulative Capital Budget Remaining</b>
2013	\$30,000,000	\$ 434,759	\$29,565,241
2014*	15,300,000	\$14,388,548	\$30,476,693
2015		\$23,276,693	\$7,200,000
2016		\$7,200,000	\$0
<b>Total</b>	<b>\$45,300,000</b>	<b>\$45,300,000</b>	

\* Includes an additional \$5,300,000 funding for developer obligations to be completed within the project construction works.

A summary of the budget to forecast comparison is contained in the Appendix A.

**FINANCIAL IMPACT**

**Financial Impact Statement**      **Date:**    November 17, 2015

---

**Project Name:**

**POLO PARK INFRASTRUCTURE IMPROVEMENTS – ST. MATTHEWS AVENUE, ST. JAMES STREET, ELLICE AVENUE – FINANCIAL STATUS REPORT NO. 9 FOR THE PERIOD ENDING SEPTEMBER 30, 2015**

**COMMENTS:**

As this report is submitted for information purposes only there is no financial impact.

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

**CONSULTATION**

**In preparing this Report there was consultation with:** N/A

**OURWINNIPEG POLICY ALIGNMENT**

N/A

**SUBMITTED BY**

Department:      Public Works  
Division:          Engineering  
Prepared by:      Bonnie Konzelman, P. Eng., Streets Project Engineer  
Date:                November 3, 2015

**ATTACHMENTS:**

Appendix A: Polo Park Infrastructure Improvements Project as at September 30, 2015



**APPENDIX A**

**POLO PARK INFRASTRUCTURE IMPROVEMENTS PROJECT**

**As of September 30, 2015**

Project Component	Capital Budget			Capital Expenditures Forecast				Surplus (Deficit)	Variance Last Report	Change in Variance	
	Original	Council Approved Change	Revised	Actual Costs		Total		From Revised Budget			
				To September 30, 2015	October to December 2015	2016	Forecast				
<b>A</b>	<b>Professional Services</b>	\$1,900,000	\$2,600,000	\$4,500,000	\$2,553,677	\$1,446,323	\$500,000	\$4,500,000	\$0	\$0	\$0
<b>B</b>	<b>Construction Work</b>	9,800,000	8,750,000	18,550,000	14,316,936	\$3,733,064	1,250,000	\$19,300,000	(\$750,000)	\$0	(\$750,000)
<b>C</b>	<b>Utilities &amp; Other</b>	4,200,000	1,850,000	6,050,000	3,350,160	\$2,549,840	150,000	\$6,050,000	\$0	\$0	\$0
<b>D</b>	<b>Property</b>	11,000,000	1,750,000	12,750,000	4,555,005	\$3,194,995	5,000,000	\$12,750,000	\$0	\$0	\$0
<b>E</b>	<b>Overheads</b>	1,300,000	350,000	1,650,000	727,396	\$872,604	50,000	\$1,650,000	\$0	\$0	\$0
<b>F</b>	<b>Contingency</b>	1,800,000		1,800,000		\$800,000	250,000	\$1,050,000	\$750,000	\$0	\$750,000
	<b>Total**</b>	<b>\$30,000,000</b>	<b>\$15,300,000</b>	<b>\$45,300,000</b>	<b>\$25,503,174</b>	<b>\$12,596,826</b>	<b>\$7,200,000</b>	<b>\$45,300,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
** Note: Includes \$5,300,000 in developer funded obligations											
* Additional \$1,100,000 Water & Waste Watermain Renewal funding is available to offset watermain renewal costs not included in expenditure forecast											
* Construction Work Variance is a result of additional pavement reconstruction, underground works, and other incidental scope changes.											