

2020 CAPITAL BUDGET AMENDMENT – SEAMAN STADIUM

Issue

A capital budget amendment is required for Project 31 – Visitors' Clubhouse and Berm Extension and is provided to Council for approval.

Motion Proposed by Administration

That the 2020 Capital Budget for Project 31- Visitors' Clubhouse and Berm Extension be amended to a total of \$1.070M from the original approved budget of \$0.5M as recommended by the Finance and Audit Committee, as follows:

| | |
|------------------|----------|
| Project Costs | \$0.570M |
| Funding Sources: | |
| Capital Reserve | \$0.380M |
| Donations | \$0.190M |

Overall the revised total Project

| | |
|------------------|----------|
| Project Costs | \$1.070M |
| Funding Sources: | |
| Capital Reserve | \$0.618M |
| Donations | \$0.452M |

Report, Analysis and Financial Implications

During the past two years, Council has approved contributions to capital projects at Seaman Stadium that included an expansion of the seating and patio areas and significant washroom improvements. These projects have both improved the comfort level of visitors to the stadium and moved the washroom fixture count toward compliance based on the patron count of 5048.

The most recent Council approved capital project was the "Visitors' Clubhouse and Berm Extension". This project was originally budgeted at concept level to be approximately \$0.5M. Administration did not properly validate this proposed budget number provided via the Dawgs management at the time. Administration is confident that the concept did not accurately include all deep utility servicing, shallow services, and the structural earthworks.

This project has proceeded on schedule and has been significantly scaled back due to updated cost estimates. The deep utility installation and the cost attributed to the removal of unsuitable material (non-structural soils) contribute to the most significant unbudgeted costs.

The original funding was through a combination of donations and Town capital reserve funds. The total cost for completion is now estimated at \$1.070M.

Staff have reviewed the logistics of delaying or putting this project on hold as costs have significantly increased. Originally, the economic climate was much more favourable and there was anticipation of more external money being available to support the increases through donations.

The project hold decision would have had impacts and further increased overall costs. The actual numbers associated with delaying this project were not calculated, but would be based on the rationale below:

- Rentals – fencing, site trailer, porta potties, and equipment;
- Rental of structural slab shoring;
- Costs of demobilization and remobilization with related sub-trades;
- Insurance transfer (confirmation regarding requirements of unattended sites);
- Storage of material onsite.

The project has not been put on hold at this time, but can be deferred at a point that is most logical. Administration believes that the project can be deferred at the point that includes addressing life safety issues and securing the site and playability of the field. Total expenditures to complete to this milestone is \$0.970M.

The Town recently adopted a set of principles for capital projects. Below are the areas (*italicized*) where this project aligns with those objectives:

- *Projects that are budgeted and have already commenced;*
- New projects that support economic and business recovery and social fabric;
- New projects that support future economic development and social fabric;
- *Utilizes non-tax related funding sources (grants, OSL)(partial alignment);*
- *Improves or maintains a civic asset;*
- Projects that are ready to go or pre-design largely completed; and
- *Projects that will leverage additional investments.*

The Finance and Audit Committee reviewed this item at the May 11, 2020 Meeting and recommend approval of the 2020 Capital Budget amendment for Project 31 – Visitors' Clubhouse and Berm Extension by Council.

Strategic Plan Goals

| | | | |
|-------------------------------------|--|--------------------------|----------------------------------|
| <input type="checkbox"/> | Manage Community Growth | <input type="checkbox"/> | Provide Strong Governance |
| <input checked="" type="checkbox"/> | Provide Quality Community Infrastructure | <input type="checkbox"/> | Healthy and Safe Community |
| <input type="checkbox"/> | Enhance Organizational Excellence | <input type="checkbox"/> | Foster Economic Vitality |
| | | <input type="checkbox"/> | Promote Environmental Excellence |

Governing Policies/Bylaws/Legislation or Agreements

n/a

Public Participation Strategy

n/a

Alternatives for Consideration

n/a

CAO Comments

Role clarity is important for capital improvement projects of Town assets and this project highlights why this is important moving forward. I recommend the budget increase to ensure this project can be completed now.

Attachment(s)

1. Seaman Stadium Budget Amendment May 13, 2019

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May 08, 2020