



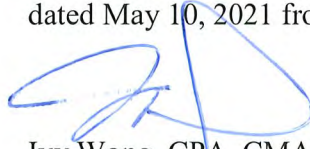
City of Richmond

Report to Committee




To: Finance Committee
From: Ivy Wong, CPA, CMA
Acting Director, Finance
Date: May 10, 2021
File: 03-0975-01/2021-Vol
01
Re: Active Capital Projects Information - 1st Quarter March 31, 2021

Staff Recommendation

That the staff report titled, "Active Capital Projects Information – 1st Quarter March 31, 2021", dated May 10, 2021 from the Director, Finance be received for information.


Ivy Wong, CPA, CMA
Acting Director, Finance
(604-276-4046)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	 Acting GM, F&CS
Community Social Development	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Facilities & Project Development	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Recreation & Sport Services	<input checked="" type="checkbox"/>	
Roads & Construction	<input checked="" type="checkbox"/>	
Sanitation and Recycling	<input checked="" type="checkbox"/>	
Sewerage & Drainage	<input checked="" type="checkbox"/>	
Sustainability & District Energy	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report**Origin**

Active Capital Project Information for the 1st Quarter (ended March 31, 2021) is provided to the Finance Committee for information purposes. This report includes the 2021 Capital Budget as approved by Council on March 22, 2021 and other previously approved capital projects. This report supports Council's Strategic Plan 2018-2022 Strategy #5 Sound Financial Management:

Accountable, transparent, and responsible financial management that supports the needs of the community into the future.

5.2 Clear accountability through transparent budgeting practices and effective public communication.

Analysis**ACTIVE CAPITAL PROJECTS SUMMARY**

Active Capital projects represent capital projects previously approved by Council. Projects include construction, non-construction and acquisition (e.g. equipment and land) projects that are in various stages of completion:

- Planning and Design – includes projects that were approved in the 2021 budget and other previously approved projects that are undergoing design specifications, design approvals, or public consultation.
- Contract Award – this includes preparing and issuing a request for proposal, evaluating proposals received, and finalizing contract award agreements.
- Construction – includes build out of the approved design either by City workforce or under executed agreements.
- Functional Completion – certain projects are completed in phases that allow for portions of the project to be functionally complete while the next phase is initiated.
- Project Completion – may include fully functional assets that are in their final inspection and acceptance stage, assets that may still require minor deficiencies to be addressed, as-built drawings to be received, collection of external funding and fulfillment of audit requirements, where applicable.
- Final Completion – All aspects of the project are complete including the one year deficiency period which leads to the project removal from the active capital project list and return of any unspent funds to its original funding sources.

Projects also include amounts set aside for Land acquisition, Public Art, Child Care and Affordable Housing which are dependent upon external factors such as market conditions, availability and external partners. Therefore, these projects are presented to Council prior to final project approval.

Table 1 provides an overview of the amounts relating to active capital projects. \$100.3M of budget for 2021 current year capital expenditures (excluding internal transfers and debt

repayments), which were approved by Council as part of the Consolidated 5 Year Financial Plan (2021-2025), are included in Table 1. The current balance committed to active capital projects is \$406.8M.

The Building Program projects approved in or prior to 2017 includes \$14.6M in committed active capital projects mainly for the Minoru Centre for Active Living, Fire Hall No. 1 and the Major Facilities Phase I Multi Project Contingency and Construction Escalation Contingency.

Table 1: Active Capital Projects by Program (in \$'000s)

Program	Plan Year	Budget	Actuals as at March 31, 2021	Expected Commitments / Work In Progress
Infrastructure Program	2021	\$47,454	\$266	\$47,188
	2020	70,200	18,563	51,637
	2019	33,872	17,651	16,221
	2018	83,821	61,865	21,956
	2017 & older	50,187	36,149	14,038
Infrastructure Program Total		\$285,534	\$134,494	\$151,040
Building Program	2021	11,440	-	11,440
	2020	19,493	2,383	17,110
	2019	20,713	7,104	13,609
	2018	56,777	21,277	35,500
	2017 & older	121,008	106,363	14,645
Building Program Total		\$229,431	\$137,127	\$92,304
Parks Program	2021	12,800	1	12,799
	2020	11,150	1,188	9,962
	2019	12,420	3,270	9,150
	2018	10,430	2,670	7,760
	2017 & older	30,456	20,719	9,737
Parks Program Total		\$77,256	\$27,848	\$49,408
Construction Related Programs		\$592,221	\$299,469	\$292,752

Table 1: Active Capital Projects by Program (in \$'000s) - continued

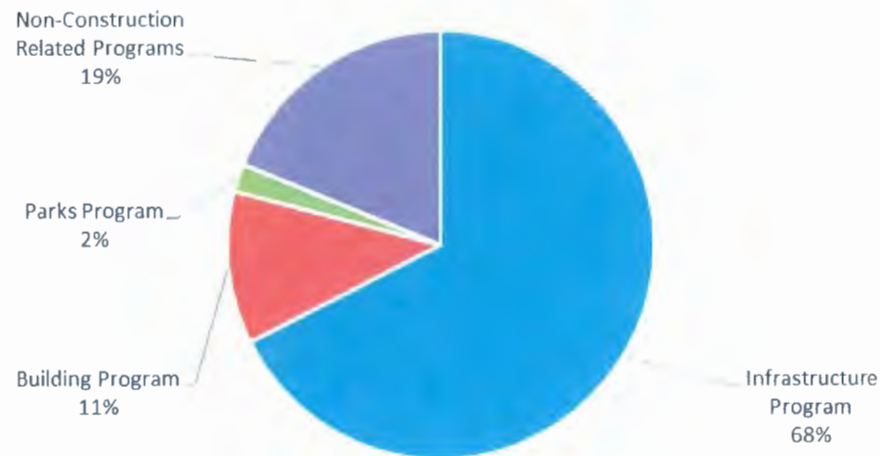
Program	Plan Year	Budget	Actuals as at March 31, 2021	Expected Commitments / Work In Progress
Affordable Housing Program	2021	650	-	650
	2020	400	17	383
	2019	425	-	425
	2018	400	-	400
	2017 & older	4,800	82	4,718
Affordable Housing Program Total		\$6,675	\$99	\$6,576
Child Care Program	2021	166	-	166
	2020	120	5	115
	2019	100	100	-
	2018	100	5	95
Child Care Program Total		\$486	\$110	\$376
Equipment Program	2021	7,725	3	7,722
	2020	6,409	1,615	4,794
	2019	14,854	3,564	11,290
	2018	10,037	7,586	2,451
	2017 & older	13,561	9,057	4,504
Equipment Program Total		\$52,586	\$21,825	\$30,761
Land Program	2021	10,000	-	10,000
	2020	10,000	1,760	8,240
	2019	10,000	-	10,000
	2018	10,000	-	10,000
	2017 & older	42,044	14,554	27,490
Land Program Total		\$82,044	\$16,314	\$65,730
Public Art Program	2021	150	-	150
	2020	745	447	298
	2019	563	144	419
	2018	1,125	373	752
	2017 & older	4,709	4,191	518
Public Art Program Total		\$7,292	\$5,155	\$2,137
Contingent External Contribution	2021	8,506	-	8,506
Contingent External Contribution Total		\$8,506	\$-	\$8,506
Non-construction Related Programs		\$157,589	\$43,503	\$114,086
Grand Total		\$749,810	\$342,972	\$406,838

Included in the 2021 Capital Plan (2021-2025 Financial Plan Bylaw) was an estimate of \$10M for external grants or contributions that may be received throughout the year. As external funding is confirmed, funding is transferred to the approved applicable projects. As of March 31, 2021, \$1,494,000 was received and the budget for Contingent External Contribution was adjusted to \$8,506,000.

The City has awarded multiple contracts to successful bidders following procurement processes in order to support the capital construction projects described in this report. Termination provisions within each contract will need to be reviewed on a case-by-case basis by the City's Law Department to assess the financial and legal implications that would result if the City considers the possible cancellation, or delay of a project.

The following is an overview of the actual capital expenditures incurred for the quarter ended March 31, 2021.

Figure 1 – Capital Expenditures for the quarter ended March 31, 2021



The following highlights the capital projects with the highest year-to-date capital expenditures (actuals on a cash-basis) for the quarter ended March 31, 2021.

Table 2: Capital projects with the highest year-to-date capital expenditures for the quarter ended March 31, 2021 (in \$'000s)

Project Name	Current Year-to-Date Actuals
Advancement of Partial Funding for the Canada Line Capstan Station (2020)	\$3,013
2016 Flood Protection Program (2016, 2020)	1,446
Eckersley B Sanitary Pump Station (2020)	1,010
Closed Circuit Television for Signalized Intersections (2018)	738
Energy Management Projects (2017, 2018, 2020)	733
Railway Crossings and Environmental Works (2018)	674
Phoenix Net Loft Building Stabilization (2018, 2020)	588
Vehicle and Equipment Reserve Purchases (Public Works and Corporate Fleet) (2019)	574
Burkeville Utility Improvements Drainage (2020)	539
Watermain Replacement Program (2019)	499

CAPITAL BUDGET REALLOCATIONS

Council Policy 3001 requires changes to the Capital Budget be reported to the Finance Committee. The following reallocations were recorded in the first quarter ended March 31, 2021:

Table 3: Budget Reallocations (in \$'000s)

Program	Transfer From	Transfer To	Amount
Contingent External Contribution & Parks	Contingent External Contribution (2021)	West Cambie Park - Phase 2 (2019)	1,000
Contingent External Contribution & Drainage	Contingent External Contribution (2021)	Steveston Highway & No. 3 Road Pump Station Upgrade (2019)	439
Contingent External Contribution & Minor Public Works	Contingent External Contribution (2021)	Public Works Minor Capital - Sanitary (2021)	50
Contingent External Contribution & Roads	Contingent External Contribution (2021)	Neighbourhood Walkway Program (2019)	5
Total Budget Reallocations			\$1,494

During the first quarter, the City received \$160,000 from Natural Resource Canada to fund the Electric Vehicle DC Fast Charging Network Development (2017, 2019) under the Natural Resources (NRCan) Canada's Electric Vehicle and Alternative Fuel Infrastructure Deployment Initiative. This external funding is part of the approved capital submission, as such no budget reallocation is required.

OUTSTANDING COUNCIL REFERRALS ON CAPITAL BUDGET

Council has approved the following grant applications and the City is currently awaiting results. As such, the budget in Table 1 does not reflect the following amounts:

- Federation of Canadian Municipalities' Green Municipal Fund Application for Garden City Lands Soil Management and Remediation Study - maximum available funding is \$175,000
- National Disaster Mitigation Program (NDMP) for Mitigation Planning - the Steveston Island Preliminary Dike Design submission - maximum available funding is \$500,000
- Investing in Canada Infrastructure Program (ICIP) for Adaptation, Resilience & Disaster Mitigation - the Drainage Pump Station Backup Power Upgrade submission - maximum available funding is \$1,250,000
- Union of BC Municipalities (UBCM) Community Emergency Preparedness Fund for the Dike Operation & Maintenance Manual Update for a maximum available funding of \$150,000
- Investing in Canada Infrastructure Program - Community, Culture and Recreation (CCR)
- Intake Phase 2 for the Minoru Place Activity Centre Conversion to Arts Centre for a maximum available funding of \$2,400,000
- UBCM Strengthening Communities' Services Grant Application for a maximum available funding of \$3,499,947

- TransLink 2021 cost-share programs for road, pedestrian, bicycle, and transit facility improvement projects for a maximum available funding of \$4,418,000
- ICBC 2021 Road Improvement Program for 2021 ICBC-City of Richmond Road Improvement Program partnership. Funding will be determined at the point of grant approval

HIGHLIGHTS OF KEY CONSTRUCTION RELATED CAPITAL PROJECTS

Information on key capital projects include the project budget, transfers from other projects and budget amendments, actuals on a cash-basis, and the remaining commitments as at March 31, 2021.

INFRASTRUCTURE

The City's Infrastructure program includes construction for roads, lanes, street systems, public walkways and paths, street lighting, water distribution networks, sanitary sewer systems, and drainage and flood protection systems. Many of the active infrastructure projects are in the design and permitting stage. With the current Provincial and Federal regulatory framework, the design and approval process for many drainage projects (including pump stations and dike upgrades) can take one to two years.

There are continued upgrades for pump stations, dikes and roads throughout the City along with infrastructure improvements in the Burkeville area, Steveston area and various other locations.

Table 4: Key Infrastructure Capital Projects (in \$'000s)

Program	Project Name	Adjusted Budget	Actuals as at March 31, 2021	Expected Commitments / Work In Progress
Drainage	Drainage Pump Station & Diking Upgrades including Provincial Grant (2016, 2020)	\$28,302	\$19,920	\$8,382
Drainage	Drainage Pump Station and Diking Upgrades – Federal Grant (2020, 2021)	9,516	51	9,465
Drainage & Sanitary	Burkeville Area Drainage and Utility Improvements - Phase 2 (2019, 2020)	3,369	1,778	1,591
Drainage	Laneway Drainage Upgrades (2020)	1,460	1,027	433
Road & Water	River Parkway Extension (2018)	13,200	6,980	6,220
Road	Annual Asphalt Re-Paving Program - MRN and Non MRN (2020)	4,842	976	3,866
Sanitary	Hamilton Sanitary Pump Station (2020)	2,800	1,503	1,297
Sanitary	Eckersley B Sanitary Pump Station Replacement and Spires Utility Servicing (2020)	5,100	2,140	2,960
Sanitary	Steveston Laneway Sanitary Sewer Rehabilitation (2018, 2020, 2021)	5,439	1,255	4,184
Water	Watermain Replacement Program (2020)	5,793	3,460	2,333
Total Key Infrastructure Capital Projects		\$79,821	\$39,090	\$40,731

BUILDING

The Building Program includes major building construction and renovation projects as well as minor facility upgrades.

Table 5: Key Building Capital Projects (in \$'000s)

Project Name	Adjusted Budget	Actuals as at March 31, 2021	Expected Commitments / Work In Progress
Library Cultural Centre (2017-2020)	\$4,209	\$2,821	\$1,388
Animal Shelter Replacement (2018)	8,000	327	7,673
Lawn Bowling Club Replacement (2018)	5,300	-	5,300
Phoenix Net Loft (2018, 2020)	19,440	1,054	18,386
Richmond Ice Centre Infrastructure Renewals - Phase 1 (2020)	6,850	228	6,622
Gateway Infrastructure Replacement (2017, 2018, 2019)	8,095	7,392	703
Minoru Place Activity Centre (2019-2020)	3,326	185	3,141
Richmond Courthouse (2019, 2020)	1,932	-	1,932
Community Safety Building (2020)	1,420	27	1,393
City Hall Council Chamber Roof Replacement (2021)	1,640	-	1,640
Works Yard Improvements (2018, 2019)	4,222	880	3,342
Minoru Arenas (2019, 2021)	4,580	463	4,117
Total Key Building Capital Projects	\$69,014	\$13,377	\$55,637

Attachment 1 includes the Q1 2021 Construction Update on Engineering and Public Works Capital Projects as well as the project budget and the scheduled construction completion.

PARKS

Key Parks capital projects are summarized below with the project highlights included in Attachment 2.

Table 6: Key Parks Capital Projects (in \$'000s)

Project Name	Adjusted Budget	Actuals as at March 31, 2021	Expected Commitments / Work In Progress
Alexandra Park (formerly West Cambie Park) (2016, 2019)	\$1,554	\$256	\$1,298
Aberdeen Park Phase 2 and 3 (2018, 2019)	2,050	154	1,896
Railway Granville Bike Park (2020)	270	15	255
Garden City Lands Phase 2 and 3 (2016-2018)	5,995	2,849	3,146
Riverport and Cook Community Gardens (2020)	180	145	35
Minoru Lakes Renewal (2018-2020)	6,060	450	5,610
King George Park Rugby Field Upgrades (2013-2015, 2019)	374	85	289
Safety and Environmental Enhancements to Richmond High Turf Field Warranty Repair (2021)	350	-	350
Lang Park Completion (2020)	250	15	235
Dog Park Upgrades (2021)	200	-	200
London / Steveston Park Enhancements (2017, 2019)	550	475	75
The Gardens Agricultural Park (2015)	1,100	384	716
Hollybridge Pier/Middle Arm (2010, 2012, 2015)	2,350	1,897	453
South Arm Park Renewal (2021)	300	-	300
Playground Improvement & Replacement (2018, 2020)	1,100	256	844
Parks Aging Infrastructure (2018-2020)	2,040	1,596	444
Parks General Development (2020)	400	172	228
Parks Identity Signage Program (2019, 2020)	100	29	71
Total Key Land & Parks Capital Projects	\$25,223	\$8,778	\$16,445

TRANSPORTATION

The key transportation capital project is highlighted below. Top 20 Collision Prone Intersections- Short-term Improvements (2020) implements short-term improvements determined through the Network Screening Study to enhance intersection safety at the identified intersections. To date, the intersections at No. 5 Road & Westminster Highway and No. 4 Road & Blundell Road have been completed.

Table 7: Key Transportation Capital Project (in \$'000s)

Project Name	Adjusted Budget	Actuals as at March 31, 2021	Expected Commitments / Work In Progress
Top 20 Collision Prone Intersections- Short-term Improvements (2020)	\$500	\$303	\$197
Total Key Transportation Capital Projects	\$500	\$303	\$197

CAPITAL PROJECTS COMPLETED IN THE QUARTER

The following active capital projects were closed in the first quarter. Any unspent funding will be returned to the original source (i.e. Reserve Fund) for distribution toward future projects.

Table 8: Projects Closed in the Quarter Ended March 31, 2021 (in \$'000s)

Project Name	Adjusted Budget	Actuals as at March 31, 2021	Remaining Budget*
Horseshoe Slough Dredging (2018)	\$1,818	\$1,798	\$20
Watermain Replacement River Parkway (2018)	1,045	1,042	3
Boundary Rd. Drainage Pump Station Upgrade Fronting Cost Share (2018)	960	-	960
River Parkway - Gilbert Road to Cambie Road (Phase 1) - Design (2017)	800	710	90
Watermain Tie-in and Restoration (2019)	400	393	7
Affordable Housing 2019 Operating Initiatives (2019)	350	-	350
Minoru Oval - Artificial Turf Replacement (2020)	1,030	1,028	2
Parks Identity Signage Program (2019)	200	200	-
Affordable Housing 2017 Operating Initiatives (2017)	160	106	54
Sanitary Sewer Tie-in and Restoration (2017)	150	59	91
Total	\$6,913	\$5,336	\$1,577

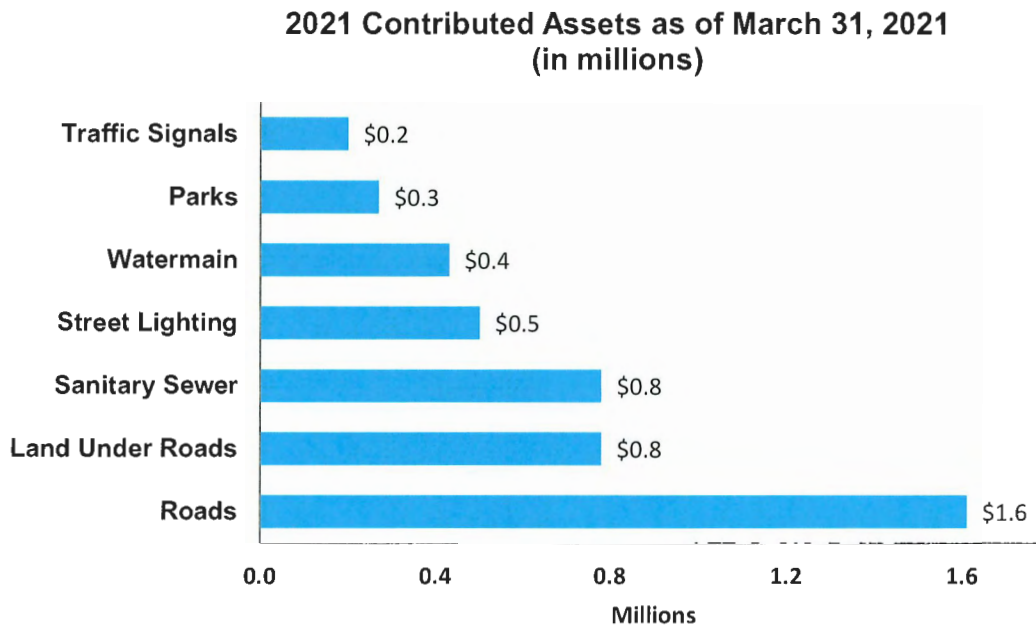
* Unspent funds will be returned to the original source of funding.

Due to the delay in construction of the Boundary Road Pump Station project with the City of New Westminster, the project was closed in this quarter. A new capital submission will be submitted for consideration in the capital budget process when the project proceeds forward.

Planned expenditures were charged to the 2018 Affordable Housing Operating Initiative project. Given that there is still budget available in the 2020 and 2021 Affordable Housing Operating Initiative projects, the Affordable Housing 2019 Operating Initiatives project was closed with funding returned to source.

CONTRIBUTED ASSETS

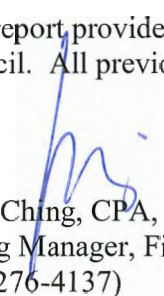
Included in the Consolidated 5 Year Financial Plan (2021-2025) Bylaw was an estimated \$61.5M for assets that are transferred to the City by developers. Under the Public Sector Accounting Standards, these are recorded as revenue at the fair market value at the time of contribution. Any variance between the budgeted and the actual contributed assets received will be included in the annual surplus reported on the financial statements. The following assets totalling \$4.6 M have been recorded as of March 31, 2021:

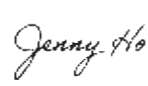
**Financial Impact**

None.

Conclusion

This report provides information on active capital projects that were previously approved by Council. All previously approved active capital projects are currently within budget.


Mike Ching, CPA, CMA
Acting Manager, Financial Planning and Analysis
(604-276-4137)


Jenny Ho, CPA, CGA
Acting Manager, Budgets
(604-276-4223)

MC:sx

- Att. 1: Q1 2021 Construction Update on Engineering and Public Works Capital Projects
2: Q1 2021 Construction Update on Parks Capital Projects

Q1 2021 Construction Update on Engineering and Public Works Capital Projects

Flood Protection

Drainage Pump Station and Diking Upgrades – Provincial Grant

The City secured \$16.6 million from the Provincial Government under the Flood Protection Program. This project includes the upgrades of four drainage pump stations and diking upgrades. Construction for the South Dike upgrade (Gilbert Road to No. 3 Road) is substantially complete. Construction for the Horseshoe Slough drainage pump station, No. 7 Road South drainage pump station, and Shell Road North drainage pump station upgrade are ongoing.

Drainage Pump Station and Diking Upgrades – Federal Grant

The City secured \$13.8 million from the Federal Government through the Disaster Mitigation and Adaptation Fund Grant to contribute towards the multi-year \$34.45M Flood Protection Program that are budgeted from 2020 to 2025. This project includes the upgrades of various drainage pump station and diking upgrades. Procurement of the Steveston Highway and Gilbert Road drainage pump station is ongoing. Procurement of the South Dike Upgrades from No. 3 Road to west of No. 4 Rd is proceeding in Q2 2021.

Burkeville Area Drainage, Watermain and Sanitary Sewer Upgrades

This project consists of upgrades to the City's storm sewer capacity. Ageing watermain and sanitary sewers will also be upgraded at the same time to minimize ongoing disruption to residents and overall construction costs. This project will be performed in phases over 5 to 10 years. Phase 2 is ongoing with Phase 3 commencing mid-2021.

Laneway Drainage Upgrades

This project consists of upgrades to laneways in the Broadmoor area to reduce local flood risks by increasing the City's storm system capacity. Construction at Bates Road East laneway is scheduled to commence in Q2 2021, followed by Reeder Road South laneway.

Roads

River Parkway Extension

The construction of the interim two-lane road along the former railway corridor, from 200m northeast of Gilbert Road to Cambie Road is complete. The new River Parkway will connect to the existing Leslie Road, Gilbert Road, Cambie Road and future Minoru Boulevard as well as access to the future park. River Parkway has replaced the existing River Road between Gilbert Road and Cambie Road and provides a continuous alternate route to No. 3 Road and existing River Road. With River Parkway opened, the River Road access at Gilbert Road has been closed and the construction of a cul-de-sac at the west end of River Road is ongoing.

Paving Program – Various Locations – City-Wide

The remainder of the 2020 Paving Contract has resumed. Upcoming locations include: 11000 Block Railway Avenue, 10000 Block No. 4 Road, 11000 Block No. 3 Road, 8000 Block Lansdowne Road, 8000 Block Westminster Highway, 6000 Block Cooney Road, Alderbridge and Garden City Road, Bridgeport and No. 5 Road, and various spot repairs. Procurement of the 2021 Paving Contract is proceeding in Q2 2021.

Sanitary Sewers

Hamilton Sanitary Pump Station

This project includes the construction of the new Hamilton Sanitary Pump Station located at the southeast corner of Hamilton VLA Park and installation of a new sanitary utility in the area. The purpose of the project is to provide sanitary service for the Willett sanitary catchment in order to support population densities projected by the Hamilton Official Community Plan Update. This area does not have an existing City sanitary system and is currently serviced by septic systems. The sanitary pump station construction work is nearing completion. To coordinate with adjacent development projects and minimize overall disruption to the neighbourhood, the sanitary forermain portion of this project is expected to resume in Q2 2021 pending the completion of development related road work on Gilley Road.

Eckersley B Sanitary Pump Station

This project includes the replacement of the existing sanitary pump station located at William Cook Elementary School and will connect to the existing sanitary system and recently completed Spires area upgrades. Construction is ongoing.

Steveston Sanitary Sewer

This project includes the rehabilitation and upgrades to the City's sanitary sewer in the Steveston catchment. This project will be performed in phases over 5 to 10 year. Construction started in 2020 to address priority locations and the design of the master plan is ongoing with minor rehabilitation work planned for late-2021.

Water

Watermain Replacement Program

This project replaces and upsizes ageing watermains at the end of their service life with PVC pipe, in line with the City's Ageing Infrastructure Replacement Strategy. This will minimize unplanned maintenance and improve fire protection. Construction in the Bridgeport/Simpson/Olafson area is complete. Construction in the Bates area is ongoing and will be followed by the Chatsworth/Chelmsford area, Monteith area and Granville Avenue.

Thompson Gate Pressure Reducing Valve (PRV) Station

This project includes the construction of a new PRV station on Boundary Road and Thompson Gate to connect the neighbourhood's watermain system to Metro Vancouver's Annacis

transmission main. Completion of the project is required to provide adequate flows to support upcoming development in the area. Construction is scheduled to commence Q2 2021.

Buildings

Animal Shelter

The project scope includes upgrading the existing 4,580 sq. ft. facility and building a new 1,600 sq. ft. addition. This work will support the growing population of Richmond, while providing improved facilities, amenities and a high quality environment for animal care. Design development is complete, abatement works are in progress and the construction contract has been awarded. It is anticipated that this project will be complete by Q2 2022.

Bowling Green Community Activity Centre

The current Richmond Lawn Bowling Clubhouse was constructed in 1963 and is located in the northeast corner of Minoru Park. This facility will be demolished and replaced with a modern 4,900 sq. ft. single-storey facility in the same location. It is anticipated that the design will be complete and ready for tendering by Q3 2021 with construction to be completed by Q1 2023.

Phoenix Net Loft

Deconstruction and salvage of the Phoenix Net Loft remains in progress and is anticipated to be complete by May 2021. Salvaged materials will be stored at the City owned warehouse at 7400 River Road.

Richmond Ice Centre

Existing ageing equipment and infrastructure will be replaced with new and more efficient alternatives. This will minimize unplanned maintenance and improve life and safety for the users and operators. The design is ongoing, with construction scheduled to start in Q4 2021.

City Centre Community Centre North

The developer driven amenity will feature an indoor activity track, gymnasium, multi-purpose rooms and Children's Exploratorium. The 33,000 sq. ft. project is currently in the detailed design phase and it is anticipated to be under construction in 2021, with an estimated completion by the end of 2023.

Child Care Centres

A combined total of approximately 77,000 sq. ft. has been designed to accommodate about 262 children in various licensed child care programs. Funding was collected through both the Development Cost Charges and Community Amenities Charges. Design and construction continue for the following:

- Hummingbird Child Care - Aspac Development Ltd. (in construction)
- Seedlings Early Childhood Development Hub - Keltic Canada Development Co. Ltd. (in construction)

- Sprouts Early Childhood Development Hub - Pinnacle International (in construction)
- River Run Early Care and Learning Centre (Completed April 2020)

Gateway Theatre

The theatre improvements included extensive envelope rehabilitation, modernization of fire safety, mechanical and electrical systems replacements, with minor architectural upgrades. Construction was completed in Q1 2021 and is currently in the one year warranty period.

Minoru Place Activity Centre

BC Housing is temporarily operating the facility as an Emergency Response Centre for the vulnerable population experiencing homelessness due to COVID-19. The Minoru Place Activity Centre will be repurposed to a Community Arts Program and Education space once the license agreement with BC Housing is complete. In September 2020, Council approved the submission of a grant to Investing in Canada Infrastructure Program – Community, Culture and Recreation Stream. The detailed design phase of the project has been completed and construction is anticipated to begin in Q3 2021.

Richmond Courthouse

The two-storey, 64,000 sq. ft. building was originally built in 1975 and currently houses spaces for the Attorney General Office, Richmond Community Corrections, Richmond Family Justice Centre and RCMP Community Services. Existing ageing equipment will be replaced with new and more efficient alternatives. Existing infrastructure will be improved to enhance life and safety for the users and operators. Staff are in the process of hiring the consulting team, with anticipated completion for the design in Q3 2021 and construction start in Q3 2021.

Community Safety Building

The heat pump system has reached the end of its life expectancy. This is the last phase of the heat pump replacement works, which will prevent service disruption and potential closure for this building. The design has been completed and construction is planned to start in Q2 2021.

City Hall Infrastructure Replacement

Multiple building components and equipment at City Hall will be replaced with modern energy efficient systems. The project also includes replacement of the Council Chamber roof. Staff are in the process of hiring the consulting team with anticipated completion for the design in Q2 2021 and construction start in Q3 2021.

Works Yard Improvements

Buildings in general at the Works Yard have aged beyond their expected lifespan. In advance of a broader rebuilding program being finalised and funded, there are many building components within each of the active Works Yard facilities that require replacement in order to maintain operability. Design for this phase is complete and construction tendering is in progress. Construction is estimated to be complete by Q1 2022.

Minoru Arenas

Building infrastructure renewals and replacements include mechanical and electrical upgrades, life and safety equipment upgrades and architectural improvements of the mezzanine viewing area and change rooms. Construction is scheduled to start in Q2 2021 with anticipated completion in Q3 2021.

	Project Name	Scope of Work	Capital Funding (x1000)	Scheduled Construction Completion
INFRASTRUCTURE - ENGINEERING				
ROADS				
1	Garden City Road Pedestrian and Cyclist Enhancements, Westminster Highway to Lansdowne Road (2019)	Garden City Pedestrian and Cyclist Enhancements - Westminster Highway to Lansdowne Road	\$1,000	Q2 2021
2	Arterial Roadway Improvement Program (2019)	Railway Greenway intersections	\$950	Q3 2021
	Neighbourhood Walkway Program (2019)			
3	River Parkway Road Extension - Gilbert Road to Cambie Road (2018)	River Parkway Road Extension - Gilbert Road to Cambie Road	\$13,200	Q3 2021
	Cambie Road Improvement, River Road to No. 3 Road (2018)			
	Leslie Road Improvement, River Parkway to approximately 150m to the east (2018)			
4	Street Light LED Upgrade Program (2020)	Year 4 - Continuation of LED replacement program	\$400	Q3 2021
5	Cambie Overpass Rehabilitation Project (2020)	Rehabilitation of the Cambie Overpass approach at Knight Street	\$1,355	Q3 2021

	Project Name	Scope of Work	Capital Funding (x1000)	Scheduled Construction Completion
6	No. 4 Road Reconstruction from Blundell Road to Granville Ave (2018)	Granville Avenue to Blundell Road	\$4,286	Q4 2021
	Box Culvert Repair (2018)			
	Box Culvert Repair (2020)			
7	Bridge Rehabilitation Program (2018)	Various locations Citywide including West Dikes Bridge and Bird Road Bridge	\$590	Q4 2021
	Bridge Rehabilitation Program (2019)			
8	Annual Asphalt Re-Paving Program - MRN (2020)	Annual asphalt re-paving	\$1,554	Q4 2021
9	Annual Asphalt Re-Paving Program - Non-MRN (2020)	Annual asphalt re-paving	\$3,288	Q4 2021
10	Annual Asphalt Re-Paving Program - MRN (2021)	Annual asphalt re-paving	\$1,589	Q4 2021

	Project Name	Scope of Work	Capital Funding (x1000)	Scheduled Construction Completion
11	Annual Asphalt Re-Paving Program - Non-MRN (2021)	Annual asphalt re-paving	\$3,344	Q4 2021
12	Arterial Roadway Improvement Program (2018)	River Road Sidewalk - No. 6 Road to Burdette Street, Sidewalk Upgrades - Lucas at No. 3 Road	\$350	Q4 2021
13	Active Transportation Improvement Program (2018)	Odlin Road Bike Route, Westminster Highway MUP - 14600 block to No. 7 Road, and Charles Street MUP - Sexsmith to Bridgeport Canada Line Station	\$2,000	Q4 2021
	Active Transportation Improvement Program (2019)			
14	Alderbridge Way Multi-Use Pathway, No. 4 Road to Shell Road (2018)	Alderbridge Way MUP - Shell Road to No. 4 Road	\$1,200	Q4 2021
15	Steveston Highway Multi-Use Pathway, Shell Road to Mortfield Gate (2019)	Steveston Highway MUP - Shell Road to Mortfield Gate	\$2,000	Q2 2022

	Project Name	Scope of Work	Capital Funding (x1000)	Scheduled Construction Completion
16	Cambie Road/No. 5 Road- Intersection Improvements (2020)	Intersection safety improvements at Cambie Road and No. 5 Road	\$2,760	Q2 2022
17	Neighbourhood Walkway Program (2020)	Viking Way Sidewalk - Cambie Road to Bridgeport Road and Westminster Highway Walkway - Muir Drive to 22411 Westminster Highway	\$750	Q4 2021
18	Transit-Related Roadway Improvement Program (2020)	Various locations Citywide including Westminster Hwy at No. 8 Road, Railway Avenue at Linfield Gate, Railway Avenue at Lancing Road, and Railway Avenue at Maple Road	\$500	Q4 2021
DRAINAGE				
19	Heather Street Improvement (2019)	Neighbourhood improvement on Heather Street, from Francis Road to Dayton Avenue	\$1,757	Complete
20	Burkeville Utility Improvements Drainage (2020)	Burkeville Drainage Upgrades (Second phase of construction)	\$3,369	Q3 2021
	Burkeville Utility Improvements - Sanitary (2019)			

	Project Name	Scope of Work	Capital Funding (x1000)	Scheduled Construction Completion
21	Watercourse Crossing Rehabilitation & Replacement (2020)	Replacement of the a failed culvert crossing that serves City's tree nursery, KPU incubator farm and Richmond Food Security Society's Community Farmers	\$300	Q3 2021
22	2016 Flood Protection (2016)	South dike upgrades - No. 3 Road to Gilbert Road, Horseshoe Slough Pump Station, No. 7 Road South Drainage Pump Station, Shell North Drainage Pump Station	\$28,302	Q3 2021
23	South Dike Repair - Gilbert Road Area (2021)	South Dike Repair - Gilbert Road Area	\$500	Q3 2021
24	East Richmond Drainage & Irrigation Upgrades (2018)	Canal stabilization and drainage and irrigation upgrades throughout Richmond including Cambie and No. 7 Culvert Replacement, Westminster Hwy Cross Culvert, 11000-12000 Block No. 3 Road, and 9000 block No. 6 Road	\$3,266	Q4 2021
	Canal Stabilization (2020)			
	East Richmond Drainage & Irrigation Upgrades (2020)			
	Canal Stabilization and Drainage & Irrigation Upgrades (2021)			

	Project Name	Scope of Work	Capital Funding (x1000)	Scheduled Construction Completion
25	Disaster Mitigation and Adaptation Fund Infrastructure Upgrades (2021)	Second phase of drainage pump station upgrades and perimeter dike raising design as per the awarded Disaster Mitigation and Adaptation Fund including dike upgrades from No. 3 Road to 400m west of No. 4 Road, and dike upgrades at No. 9 Road	\$5,000	Q4 2021
26	Laneway Drainage Upgrade (2020)	Laneway drainage upgrade in Greenlees Road east lane, Bates Road east lane, and Bates Road south lane.	\$1,460	Q4 2021
27	Storm Main Drainage Upgrade (2021)	Drainage improvements at the intersection of Gilbert Road	\$950	Q4 2021
28	Steveston Highway & No. 3 Road Pump Station Upgrade (2019)	Upgrade of the existing drainage pump station at Steveston Highway and No. 3 Road	\$2,439	Q2 2022
29	Burkeville Utility Improvements Drainage (2021)	Burkeville Drainage Upgrades (Third phase of construction)	\$2,026	Q3 2022
30	Disaster Mitigation and Adaptation Fund Infrastructure Upgrades (2020)	First phase of drainage pump station upgrades and perimeter dike raising design as per the awarded Disaster Mitigation and Adaptation Fund including upgrades at the existing drainage pump station at Steveston Highway and Gilbert Road	\$4,516	Q4 2022

	Project Name	Scope of Work	Capital Funding (x1000)	Scheduled Construction Completion
31	Laneway Drainage Upgrade (2021)	Laneway drainage upgrade at Reeder Road south lane, and Railway Avenue East lane	\$800	Q4 2022
SANITARY				
32	Hamilton Area Sanitary Sewer and Pump Station (2020)	Sanitary Pump station located in Hamilton VLA Park	\$2,800	Q3 2021
33	Eckersley B Sanitary Pump Station (2020)	Eckersley B Sanitary Pump Station	\$5,100	Q3 2021
34	Sanitary Sewer Tie-in and Restoration (2021)	Sanitary Sewer Tie-in and Restoration	\$150	Q2 2022
35	Steveston Gravity Sewer Replacement and Rehabilitation (2018)	Multi-year sanitary rehabilitation and upgrade program in the Steveston area	\$5,439	Q4 2022
	Steveston Gravity Sewer Replacement and Rehabilitation (2020)			
	Gravity Sewer Rehabilitation and Upgrades (2021)			

	Project Name	Scope of Work	Capital Funding (x1000)	Scheduled Construction Completion
WATER				
36	Watermain Replacement Program (2019)	Watermain Replacement Program - McDonald Road Area, Colbeck Area, Palmberg Area and Gilhurst/Bates Area	\$5,395	Q3 2021
37	Thompson Gate Pressure Reducing Valve Station (2020)	Water pressure reducing valve station to reduce Metro Vancouver's distribution pressure to local pressure to provide additional water service to the East Richmond area	\$1,500	Q4 2021
38	Watermain Replacement Upgrades Program (2020)	Watermain Replacement Program - No. 4 Rd, Chatsworth/Chelmsford Area, Bridgeport/Olafsen Area and Monteith Area	\$5,793	Q2 2022
39	Watermain Tie-in and Restoration (2021)	Watermain Tie-in and Restoration	\$200	Q2 2022
40	Water Metering Program (2021)	Upgrade touch pad meters to radio meters; volunteer multi-family dwelling meters	\$1,286	Q2 2022
41	Watermain Replacement Upgrades Program (2021)	Watermain Replacement Program - Danube/Minler Area, Nevis/Petts Area, Springfield Area, No. 3 Road, Terra Nova Park and Granville Avenue	\$6,196	Q4 2022

	Project Name	Scope of Work	Capital Funding (x1000)	Scheduled Construction Completion
DISTRICT ENERGY				
42	Alexandra District Energy Utility Expansion Phase 3 (2015)	DEU building and distribution pipe system expansion	\$12,100	Complete
BUILDINGS - PROJECT DEVELOPMENT				
43	Gateway Theatre (2017, 2018, 2019)	Infrastructure Replacements	\$8,095	Complete
44	London Farm House Envelope Renewals (2019)	Envelope Renewals	\$376	Q2 2021
45	Works Yard Salt Shed Repairs (2019)	Salt Shed Repair	\$266	Q2 2021
46	City Hall Annex Transformer Replacement (2019)	Transformer Replacement	\$500	Q2 2021
47	Library Cultural Centre Conveyance Replacements (2019)	Conveyance Replacement and Mechanical Upgrades	\$4,209	Q2 2021
	Library and Cultural Centre Chiller Replacement (2017)			
	Energy Management Projects (2017)			
48	Phoenix Net Loft Building Stabilization (2018)	Deconstruction/Salvage (\$1.4M)	\$19,440	Q2 2021
49	Minoru Arena System Renewals (2019)	Systems Renewal	\$3,300	Q3 2021
50	Community Safety Building - Mechanical Component Replacements and Associated Works (2020)	Components Replacement	\$1,420	Q4 2021

	Project Name	Scope of Work	Capital Funding (x1000)	Scheduled Construction Completion
51	Works Yard Electrical Service Upgrade and EV Infrastructure (2020)	Electrical Upgrade and EV Infrastructure	\$1,688	Q4 2021
52	City Hall Upgrades and Repairs (2019)	Mechanical Upgrades and repairs	\$980	Q4 2021
53	Minoru Aquatics Centre Demolition (2021)	Demolition	\$2,700	Q4 2021
54	Minor Capital Buildings Project Development (2018)	62 projects (roof replacement, flooring, mechanical equipment, etc.)	\$4,334	Q4 2021
55	Minoru Place Activity Centre Program - Implementation (2019)	Repurposing	\$3,326	Q1 2022
56	Works Yard Ageing Mechanical and Building Envelope Infrastructure Replacement (2018)	Design of site wide infrastructure replacements	\$2,515	Q1 2022
57	Works Yard Mechanical Replacements (2019)	Mechanical Systems Replacement	\$1,707	Q1 2022
58	City Hall - Replacement of Mechanical, Life/Safety, and Envelope Components and Associated Works (2020)	Replacement Components	\$2,630	Q1 2022
59	Hamilton Community Centre - HVAC Replacement (2021)	HVAC Replacements	\$500	Q1 2022
60	Animal Shelter Replacement (2018)	Replacement	\$8,000	Q2 2022

	Project Name	Scope of Work	Capital Funding (x1000)	Scheduled Construction Completion
61	Richmond Ice Centre Infrastructure Renewals - Phase 1 (2020)	Renewals	\$6,850	Q3 2022
62	City Hall Council Chamber Roof Replacement (2021)	Council Chamber Roof Replacement	\$1,640	Q3 2022
63	Watermania Aging Mechanical and Building Envelope Infrastructure Replacement Phase 2 (2019)	Mechanical and Envelope Replacement	\$1,341	Q4 2022
64	Richmond Courthouse - Mechanical Components Replacements, Envelope Renewals, Electrical Replacements, Structural Renewals and Associated Works (2020)	Infrastructure Replacements	\$1,932	Q4 2022
	Richmond Courthouse - Mechanical Components Replacements, Envelope Renewals, Electrical Replacements, Structural Renewals and Associated Works (2019)			
65	Lawn Bowling Club Replacement (2018)	Replacement of Clubhouse	\$5,300	Q1 2023

Q1 2021 Construction Update on Parks Capital Projects

Alexandra Neighbourhood Park

Alexandra Neighbourhood Park is located in the newly established Alexandra neighbourhood, at the intersection of Odlin Road and May Drive. In March 2019, Council approved the re-naming of this park from West Cambie Park to Alexandra Neighbourhood Park. Request for Proposals (RFPs) for the work were issued in Q2 2020.

Purchasing staff identified a lead proponent, and cost savings opportunities were finalized with the prospective contractor and consultant team. The City was successful in its application for a Community Economic Recovery Infrastructure Program (CERIP) grant, and received \$1,000,000 in funding from the Province. **Project kick-off is anticipated in Q2 2021.**

Aberdeen Neighbourhood Park – Phase 2

Aberdeen Neighbourhood Park is located at the intersection of Cambie Road and Hazelbridge Way. In July 2017, Council approved the naming of this new park from Cambie City Centre to Aberdeen Neighbourhood Park. The RFPs for Phase 2 works were issued in Q3 2020. Purchasing staff identified a lead proponent, and cost savings opportunities were finalized with the prospective contractor and consultant team. The contract award memo is currently being finalized prior to circulation for signatures. **Project kick-off is anticipated in Q2 2021.**

Railway Granville Bike Park

This project will be located in vacant open space on the west side of Railway Avenue at Granville Avenue, focusing on beginner and intermediate riders. The scope of construction will include the relocation of existing infrastructure, site preparation, site grading, bike park features, perimeter fencing, a drinking fountain, signage, plantings and importation of natural features such as boulders, logs and stumps. The approved budget for the park is \$270,000. The public consultation process has been completed and construction commenced in early April, 2021. **Construction is expected to last approximately two months.** Completion of construction is expected to coincide with the spring and summer cycling season as well as provide residents with COVID-19 appropriate outdoor recreational opportunities.

Garden City Lands (GCL)

Staff will be proceeding with construction of community gardens on the site with an expected completion of early **Q3 2021**, pending Council and Agricultural Land Commission (ALC) approval. An extensive contaminated sites testing program is expected to proceed in **Q2 2021** once a work plan is developed with the project's qualified environmental professional (QEP). Staff will be installing park benches along the Perimeter Recreational Trail in **Q2 2021** and additional native tree and shrub plantings in late **Q4 2021** along the same trail. The scale and extent of this planting effort will be similar to what was successfully completed in 2018. The Perimeter Recreational Trail will remain open to residents to enjoy the site during this time.

City-wide Community Gardens

In **Q3 2021**, several new community gardens will be constructed throughout the City. At Cook Neighbourhood School Park, 20 additional plots will be installed north of those constructed in 2020. Approximately 40 plots are planned at a new community garden along the Railway Greenway south of Branscombe House. Both locations are accessible by public transit, bicycles and parking is located nearby. Additionally, these locations are close to medium and high density developments where residents may not have access to gardens of their own.

Minoru Lakes Renewal

Detailed design and costing for the renewed Minoru Lakes District is nearing 100% completion. A report was presented at the Parks, Recreation and Cultural Services (PRCS) Committee in April 2021 to describe the design of the project. The request for proposals for construction services is expected to take place summer to fall 2021, with **phase one construction starting in 2022**.

King George Community Park – Gathering Area

As part of the King George Community Park Masterplan, a social gathering area will be constructed adjacent to Cambie Community Centre. The area will be supported by new landscaping, planting, pathways, new signage and seating. Construction started near the end of Q1 2021 and the main elements of the work are expected to be completed in **Q2 2021**.

King George Park – Artificial Turf Field Replacement

Synthetic sports fields generally last 8 to 12 years depending on the usage and the maintenance of the fields. Installed in 2008, the King George field is at the end of its expected lifespan and is failing to meet minimum operating safety standards for shock attenuation (i.e., risk of injury). In Q1 of 2021 staff started development of an RFP to identify a vendor for the replacement project. **This project is expected to be completed in Q3 of 2021.**

Safety and Environmental Enhancements to Richmond High Turf Field Warranty

Replacement of the artificial turf field was completed in 2016, however due to product defects, the vendor will be replacing the synthetic turf under warranty at no cost to the City. Staff have identified opportunities to improve the safety, performance and play experience of the field. **Construction is expected to begin near end of Q2 of 2021.**

Lang Park Redevelopment Plan – Phase 3 Completion

The current construction phase of the Lang Park Redevelopment Plan includes an overhead shelter, table tennis tables and a community book exchange kiosk as part of the approved park program to address the needs of the community. The table tennis table installations and book exchange kiosk were completed in **Q1 2021** and fabrication of the overhead shelter is underway and expected to be completed in **Q2 2021**.

Dog Park Upgrades

The existing Steveston Dogs Off-Leash Area is slated to be upgraded in 2021. Upgrades are expected to include improved surfacing, play features, tree planting, site furnishings, and a drinking fountain. **Detailed design is anticipated to begin in Q2 2021.**

London/Steveston Neighbourhood Park

London/Steveston Neighbourhood Park enhancements are being implemented in phases. The first phase was completed in 2018 and included greenway connections to No. 2 Road. The second phase, completed in 2019, included a pathway loop, trees, landforms, and stormwater detention ponds. The third phase of the project includes a playground, half-court basketball plaza and park shelter. Construction of the playground was completed in July 2020 and the half-court basketball plaza was completed in December 2020. The park shelter was installed in **February 2021**. The fourth and final phase of enhancements include an off-leash dog park. The off-leash area will include a variety of surface treatments, fencing, play elements, tree planting, and site furnishings. **Detailed design is anticipated to begin in Q2 2021.**

The Gardens Agricultural Park

Rehabilitation of the existing park features is ongoing, including pathways, a bridge, planting and site furnishings. The southern part of the park is open to the public with the northern section under final planning and detailed design. Full implementation of the approved park concept is currently on hold due to the potential impacts of the George Massey Tunnel project.

Hollybridge Pier/Middle Arm

This project is the continuation of the Oval West waterfront development as part of the Middle Arm waterfront with a new public pier at the end of Hollybridge Way. The project has been delayed as the City has received a final decision letter from the Ministry of Forest, Lands, Natural Resources Operations and Rural Development (FLNRORD), stating that the City's application to construct a public pier has been rejected in March 2021. Staff are reviewing options and will come back to Council with a new design proposal in due course.

South Arm Community Park Renewal

South Arm Community Park Renewal includes enhanced trail connections, a plaza with park shelter, expanded picnic areas, new furnishings and shade trees. Detailed design will take place **spring to summer 2021**, with construction starting after playground construction is complete in 2022.

Playground Improvement and Replacement

South Arm Community Park Playground: A concept plan and preliminary pricing has been completed and presented to the South Arm Community Association. The request for proposal and contract award process for design-build services is nearing completion. **Construction is expected to start in spring 2022** in order to minimize disruption for users during the 2021 peak summer season.

Talmey Neighbourhood School Park and Garnet Tot Lot Playgrounds: Construction on both playgrounds is well underway and is expected to be complete in **May 2021**.

Steveston Community Park Playground Renewal: a staff report on the Steveston Community Park Playground Next Steps was presented to the Parks, Recreation and Cultural Services (PRCS) Committee in Q1 2021 and received Council support. A request for proposals for detailed design and costing services will be developed and issued in **spring 2021**. Capital requests for playground implementation is expected to be submitted for consideration in the 2022 budget process.

Parks Aging Infrastructure

- South Arm Park Basketball Courts – improvements were completed in Q1 2021 through replacement of the existing basketball hoops and backboards. Sport surfacing replacement of the courts is expected to begin in **late Q2 2021**.
- No. 2 Road Pier – A Structural Conditional Assessment was completed in August 2018. Phase one repairs for the pile foundation repairs were completed in July 2020. Replacement of the perimeter rail fence was completed in November 2020. Planning for Phase 2 of the pile foundation replacement is now anticipated for 2022-2023 when funding is available through the 5 Year capital planning process.
- No. 3 Road Pier – A conditional assessment of the pier was completed in March 2021. Minor repairs to the piled foundation is scheduled to start in **summer 2021**.
- Gibbons Park – Installation of storm drainage onto the field is scheduled to start in **fall 2021**.
- Thompson Burnett Tennis Courts – Crack repairs and resurfacing of play areas is scheduled for **summer 2021**.

Parks General Development

Various projects are being planned for upgrades including upgrades to London Heritage Farm, Steveston Street Closure, and contingency funding for the Aberdeen Park Phase 2 construction.

Parks Identity Signage Program

This project consists of the design and fabrication of various Park and Open Space signage including wayfinding and identity signs. Sites for the signage include the South Dyke, Shell Road Trail, Horseshoe Slough and various neighbourhood park locations. Installation is underway at locations on the north side of the City.