

# CITY OF COLD LAKE

## 2024 CAPITAL BUDGET SUMMARY

(V.2.0.1)

The 2024 Capital Budget depicts \$12,150,000 infrastructure and equipment. The projects have been outlined in the multi-year capital plan which continues to show a strong investment in community infrastructure. During the 2024 Council Budget Deliberations, Council reviewed and considered approx. \$27.2 million projects.

The basis of the 2024 includes and is subject to confirmed funding from I.D. 349. (CLAWR), the new Local Government Fiscal Framework, and the Canada Community Building Fund. Further to these, the City of Cold Lake has other application to the Government of Alberta for infrastructure funding considerations.

The 2024 Capital Budget outlines a mix of various disciplines and initiatives that are summarized in the following categories:

- Fleet and Equipment Infrastructure \$1,510,000
- Environmental/Utility Infrastructure Improvements \$1,240,000
- Roadway Infrastructure Improvements \$4,500,000
- Facilities Infrastructure \$4,252,000
- IST Infrastructure \$115,000
- Recreation Infrastructure \$533,000

It should be noted that the City of Cold Lake has three (3) major multi-year infrastructure projects that are running concurrently. These projects include:

- Public Works Operations Centre
- Lakeshore Drive Replacement
- Waste Water Treatment Plant (in partnership with CLRUSC)

To develop a better understanding of the capital budget list, the following provides a more detailed description of the projects in the various disciplines. It should be noted that not all projects listed in the spreadsheet has been listed in this write up as many of the projects are self-explanatory:

### **FLEET AND EQUIPMENT INFRASTRUCTURE**

#### **(\$1,510,000)**

The City of Cold Lake has a fleet and equipment replacement program, some of the highlights for 2024 include:

- *Light Fleet Vehicle Replacement Program (\$195,000)*

Annually, the City replaces approx. three (3) to four (4) of its light fleet vehicles. Pending on vehicles being in accidents (and written off) or staff levels amendments, the number may vary in some years. In 2023, the City added an electric vehicle to the fleet for trial and evaluation. This unit has been placed in the Municipal Enforcement Fleet. In 2024, the purchase of light fleet will have to be reduced due to the significant inflationary

costs to purchase light fleet vehicles. Baseline models have increased from approx. ~\$45,000 to ~\$65,000/each.



- *Annual Skid Steer Loader Trade-Out Program – (\$15,000)*

The City of Cold Lake has been involved in Bobcat's annual trade-out program for several years. There are two (2) loaders included in the program which allows that City to use the equipment for a defined set of hours. If more is required, the surcharge is billed to the City. This program allows the City to have the most current equipment and any maintenance work is on warranty.



- *Rescue Truck Replacement (\$650,000)*

The current Rescue Truck located in the South Fire Hall is unit #5274 which is 1998 GMC C-Series Top Kick Diesel. The unit only has ~40,000 km however being its age, dealership warehouses are not readily stocking parts for units of this age. If necessary the unit can be fixed however pending on the crucialness of the need, parts will likely take extend time to source and deliver potentially resulting in extended equipment downtime.



- *Zamboni Replacement (\$250,000)*

Local contractors are raising concerns in regards to Natural Gas refueling systems on City ice resurfacing equipment. Contractors cannot procure replacement parts for natural gas refueling systems. With that, there is concerns that if the system were to malfunction or damaged, some of the existing ice resurfacing fleet will be somewhat crippled or the use of propane being the only alternative option. The City is looking to purchase and replace a Zamboni to one that is electrically powered for the Cold Lake North Arena



- *Cold Lake Golf and Winter Club Golf Carts (\$150,000)*

The City of Cold Lake has 63 Golf Carts in its inventory. Due to the fact that the fleet was in terrible condition, a fleet of golf cars were original leased upon taking over the operations in Club in 2013 in effort to established a quick and successful transition. The lease ended in 2018 of which the City purchased the used fleet as well as purchase an additional ~1/3 (or 20 units) to expanded fleet and reduce the number of off-site rentals during major tournament events.

Being that the original fleet is ten (10) years old, its time to transition out of the original 2013 units. The City will purchase new units and sell/trade in the old 2013 fleet. The 2018 partial fleet will continue to be maintained for major events.



- **Fertilizer Wagon Replacement (\$20,000)**

*The City of Cold Lake's existing fertilizer wagon has rusted out. Significant repairs will be necessary for continued usage or replacement. A new fertilizer wagon will be purchased in 2024 to order to replace the existing unit.*



- **Turf Maintenance Equipment – Rough Cut Mower (\$100,000)**

The City will purchase replacement equipment on an as-needed basis for cutting turf on parks and sports fields (e.g. Cold Lake Golf and Winter Club and Imperial Park). The priority for 2024 will be the replacement of a mower.



- **Bobcat Snow Blower Attachment - Parks and Facilities (\$15,000)**

The City of Cold Lake will be purchasing a snow blower attachment for the skid steer units. The snow blower will be the fleet that has the capability to removing snow in parks and trails operations.



- *Loader Grapple Bucket Attachment*

The City of Cold Lake will be purchasing a loader grapple bucket attachment for the loader at the Landfill.



- *Tilt Deck Trailer - Parks and Facilities (\$20,000)*

The City of Cold Lake will be purchasing a tilt deck trailer that will assist staff in moving light to medium equipment around the community such as skid steer loaders, tractors, mowers, etc.



- *Enclosed Trailer - Parks and Facilities (\$15,000)*

The City of Cold Lake will be purchasing an enclosed trailer that will store equipment for City events.





- ***Cold Lake Golf and Winter Club Golf Carts (\$40,000)***

The City of Cold Lake will be purchasing a new Golf Cart with a beverage and lounge attachment. The vendor of the Cold Lake Golf and Winter Club is frustrated with the current unit which is out of service much of the season due to ongoing maintenance challenges.



## **ENVIRONMENTAL/UTILITY INFRASTRUCTURE (\$1,240,000)**

### **Innovative Living Group - Sanitary Sewer Deficiency - Local Improvement Charge (\$300,000)**

Innovative Living Group has a significant deficiency outstanding in their development of which requires resolving prior the City of Cold Lake accepting the development as complete. The owners of Innovative Living Group have tentatively agreed to allow the City of Cold Lake to complete the working and charge the improvements back as a local improvement charge. The work will entail a sanitary sewer being installed from Pelican Close to the east of the development to an existing deep sanitary sewer truck.



### **54 Street Sanitary Sewer Extension - (\$400,000)**

Property owners along 54 Street, between 56 Avenue and 57 Avenue, have experienced challenges with regards to the existing force main system. These challenges have resulted in some services being

The City of Cold Lake currently operates one (1) vertical bailer for recycling materials. The City of cold Lake will be looking to add a vertical bailer so that an additional stream can be stored and compacted on an as needed basis.



Several areas of fencing around the Cold Lake South Landfill is dilapidated, non-existent or non-accessible. Fencing will provide a mechanism for the City to sign the facility for no-trespassing however it should be noted that a barb wire fence will not keep persons from trespassing on the property that intend to trespass regardless of signing. The City of Cold Lake will be clearing the brush around the



perimeter of the landfill so that it can re-established the barb-wire fencing, at a minimum. This will enable the facility to properly signed so that charges and be levied against trespassers.

### **Wetland Reclamation Project (\$250,000)**

The City of Cold Lake is working with AEP to reclaim some wetland around the Imperial Park. Subject to the establishment of a final scope, it is administrations hope that the interpretive trails and potentially a future fish pond can be developed in the area in accordance with the Imperial Park Master Plan. Considerations also needs to be made for the City's Master Drainage Plan for the area. The funding is intended to be seed funding to start the project. The project had \$500,000 initial funding in 2022 to commence the design solution. The project received top-up funding in 2023 in the amount of \$250,000. The City of Cold Lake will need to provide its final injection of funding in the amount of \$250,000 to bring the total funding in the amount of \$1,000,000 for the expansion of an existing wetland.



## **ROADWAY INFRASTRUCTURE IMPROVEMENTS (\$4,500,000)**

### **2024 Annual Capital Street Improvement Program (\$2,000,000)**

This program is referred to as a Road Metrix Program, which is a software that utilizes the surface distress index (SDI) of roadways and degradation curves, which assist in making decisions on pavement overlays (including functional overlays and structural overlays) that extend the life of asphalt before the pavement requires total reconstruction, which is a much more expensive option. The SDI's can be compared to other communities.

It should be noted that the Government of Alberta's Basic Municipal Transportation Grant (BMTG) was blended into the MSI in 2015. It was suspected that the Provincial Government would seize this program thru the term of the Municipal Sustainability Initiative (MSI) when it came to term. This suspicion has become reality in 2024.

Based on the City of Cold Lake's road matrix software asset management program, it is being recommended that an investment strategy of at least \$2 million to 2.5 million is necessary to maintain the system it is current state. An investment strategy that is less would see an average decrease in the deterioration of the roadway network's condition.

Subject to final budget allocations and tender results the following are priorities for 2024:



➤ Lakeshore Drive

**Lakeshore Drive Improvements (\$2,500,000)**

Due to the deteriorating condition (of both the roadway and undergrounding utilities) to Lakeshore Drive, in 2019, the City of Cold Lake has completed the functional design of the Lakeshore Improvements projects and commenced construction in 2023. This project was initially in the order of magnitude of \$15 million over three (3) construction seasons. Due to inflation, this order of magnitude has increased to over \$25 million.

The improvements include the development of a linear parking way along Lakeshore Drive. The City of Cold Lake has provided funding for \$14,000,000 to commence the redevelopment of Lakeshore Drive. Continued funding will be necessary for the progression of the project.

**FACILITIES INFRASTRUCTURE  
(\$4,252,000)**

**North Arena – Outside Siding Replacement (\$120,000)**

The interior of the North Arena has been heavily renovated and modernized. The City of Cold Lake will be allocating budget to have the siding on the outside of the facility replaced.

**North Arena – Tables and Carts (\$10,000)**

The interior of the North Arena has been heavily renovated and modernized. The City of Cold Lake will be purchasing new tables and chairs outfit the facility and match the interior decor.

**Energy Centre – Arena 2 Dehumidifier System (\$75,000)**

The City of Cold Lake has hosted its second season with summer ice in the Arena 2. Operations will require the installation of an enhanced dehumidifier system due to the amount of condensation. Mechanical equipment will be purchase on installed in the mechanical rooms of the Arena 2.



**Energy Centre – Player's Box Flooring Replacement (\$30,000)**

Imperial Oil Place and Arena 2 is requiring a replacement of the skate flooring in the player's bench area. These areas are wearing quickly and risk concrete floor exposure if not replaced. The City will replace all the skate flooring in the player's bench areas.

**Energy Centre – Stage Lighting System Enhancement (\$25,000)**

In order to improve lighting for onstage performances, the City of Cold Lake will be purchasing two (2) follow spot lighting systems.



**Energy Centre – Reid Feildhouse Electrical System (\$90,000)**

The electrical panels that operate the switch gear in inside the initial phase of the Cold Lake Energy Centre is outdate and can no longer be serviceable. These panels control that all aspects of the Phase 1 project inclusive of electrical outlets, lighting systems, etc. through the BMS. Several areas of the panels have been overridden in order for the facility to continue operating. That being said, several functions are no longer available. There is one (1) other organization in the area that has the same switch gear, being Canadian Tire, which is much less sophisticated. There are two (2) large and one (1) small panel that requires replacement.



**Thomas Varughese Field– Rerouting of the Drainage Lift Station Forcemain (\$20,000)**

The existing drainage system at the Artificial Turf Field is pumped and pipe surface at a nearby drainage ditch. Surface water freezes during winter months however the ground water is required to be discharged year-round causing ice damming resulting to significant damages landscaping of drainage system functionality.

The City of Cold Lake will be rerouting the drainage pipe to the adjacent storm sewer that is in close proximity to the Artificial Turf Field



**Cold Lake RCMP Detachment – HVAC System Replacement (\$136,000)**

The RCMP has signed a lease agreement with the City of Cold Lake for the continued use of the Cold Lake RCMP Detachment. With that, the HVAC system that was slated to be replaced, as tendered and then subsequently cancelled. The system has been already reviewed and simply requires procurement and implementation.

**Cold Lake RCMP Detachment – Roof Replacement (\$45,000)**

The RCMP has signed a lease agreement with the City of Cold Lake for the continued use of the Cold Lake RCMP Detachment. With that, the roof the facility will need to be replaced subject to the HVAC system to also be replaced. The roof slated for replacement was previously tendered and then subsequently cancelled. The system has been already reviewed and simply requires procurement and implementation.

**Public Works Operations Centre Phase 1 (\$3,000,000)**

The City of Cold Lake has completed the necessary design development of the Public Works Operations Centre and subsequently funded \$27,535,000 to commence construction. The order of magnitude cost for the development of the Public Works Operations Centre is \$35 million. The location of the new facility is at the bottom of the Museum Hill (at the Radar Road). The additional \$3 million will bring the funding to \$30,535,000



**Marina Look-Out Repair (\$75,000)**

The look out at the Cold Lake Marina is in a state of disrepair and requires a significant overhaul of the main wooden beams that have been broken and decking.

**Marina Facility Insulation (\$21,000)**

The City of Cold Lake has found that areas in the ceiling of the Cold Lake Marina has a deficient amount of insulation causing condensation and mold. This deficiency seems to stem from the restoration completed subsequent to the kitchen fire several years ago. Insulation is required to mitigate further damaging to the Marina Structure and mold development.

**Marina Kayak Storage Facility Expansion (\$15,000)**

The Cold Lake Marina's kayak storage lockers continue to increase in popularity. The current and expanded capacity of the storage lockers have sold out during there three (3) years of being offered. The City is proposing to, once again, expand the storage lockers.

**Marina Totem Pole Rehabilitation (\$20,000)**

The Cold Lake Marina's Totem Poles are in significant state of disrepair. The City of Cold Lake will be engaging Cold Lake First Nations in regards to the restoration of the totem poles. The allocated budget will allow for some activities and facilitation for the restoration to occur.

**Cold Lake Golf and Winter Club – Sand Bunker Replacement Program (Year 4 of 4) (\$50,000)**

The City has made tremendous improvements to the condition of the Cold Lake Golf and Winter Club inclusive of the years 1 through 3 of the sand bunker replacement program. The City continues to receive very positive comments from the members and the consumers of the Cold Lake Golf and Winter Club on course conditions and customer service.

**Cold Lake Museum – Roof Replacement (\$110,000)**

Parts of the roof of the Cold Lake Museum requires replacement. The City of Cold Lake lease the museum to the Cold Lake Museum Society however the City is still responsible for “building envelope” issues and maintenance.

**CL Medical Clinic – Signage (\$35,000)**

Signs at the CL Medical Clinic will be replaced with the new branding signage.



**CL Medical Clinic – Renovation and Expansion Planning (\$25,000)**



The City of Cold Lake will be looking at renovation and expansion opportunities for the CL Medical Clinic



#### **IST INFRASTRUCTURE (\$115,000)**

##### **IP SAN Replacement to VxRail**

Once again, the City of Cold Lake has various IP SAN that will require replacement due to expire dates.

*"IP SAN refers to a storage network architecture that utilizes Internet Protocol (IP) to transfer and manage data between servers and storage devices. It relies on storage protocols that are based on the standard Internet Protocol suite established by the Internet Engineering Taskforce. The most common type of IP SAN uses iSCSI (Internet Small Computer Systems Interface) to encapsulate SCSI commands and assemble data into packets for efficient communication between the host servers and the storage devices."*

The City of Cold Lake will be implementing a product referred to as VxRail. VxRail is a jointly engineered hyperconverged infrastructure from Dell EMC and VMware. It is the only fully integrated, pre-configured, and tested HCI system optimized for VMware vSAN software-defined storage and the VMware vSphere ESXi hypervisor

#### **RECREATION INFRASTRUCTURE (\$533,000)**

##### **2024 Park Replacement Program (\$250,000)**

This program was reinstated in 2015 in an effort to replace and/or enhance two (2) parks on an annual basis.

##### **2024 Imperial Park – Softball Diamond Rehabilitation and Dugouts (Year 4 of 4) (\$175,000)**

One (2) remaining softball dugout needs rehabilitation. Two (3) have been completed in this four (4) phased in program. The budget will allow City to rehabilitate 1 softball diamond and dugouts in 2023. Unfortunately, the construction costs have significantly increased from \$60,000 to ~\$175,000.

##### **2024 Kinosoo Beach Splash Park Concrete Slab Rehabilitation (\$15,000)**

The Splash Park at Kinosoo Beach requires some rehabilitation in the form of mud jacking and concrete sealing. The heavy use of the infrastructure is noticeable and therefore is requiring some maintenance sooner than expected.

#### **2024 Kinosoo Beach Zip Line Return Mechanism (\$5,000)**

The City of Cold Lake will be looking to install a zipline return mechanism on Kinosoo Beach. Further to a product being purchased, modification to the existing zipline structure will need to be made. The following is a link to a product that is being considered for the project as well as a link to the product video:

<https://headrushtech.com/zipback>

<https://www.youtube.com/watch?v=B8r-382Jbe8>

#### **2024 Kinosoo Electrical System Improvements (\$12,000)**

The Cold Lake Seniors Society requested for improvements to Kinosoo Beach that would assist them hosting their annual Pancake Breakfast fundraiser during Canada Day. Each year they have to mobilize various small generators onto the landscaped areas where they set up. Having electrical outlets would assist them in not having to mobilize the generators which are heavy and sometimes difficult for seniors. The promenade is already equipped with electrical outlets on the light standards. Electrical outlets were not considered in the Phase 3 Kinosoo Beach Enhancement Project. With that, the City of Cold Lake will be installing further electrical outlets on Kinosoo Beach that will benefit these special events.

#### **Cenotaph Park Master Plan (\$25,000)**

Prior to remodeling the Cenotaph Park, the City of Cold Lake will develop a new Master Plan and vision for the Park. The City will facilitate input from various stakeholders in the development of a Master Plan. Once complete the City may allocate budget to achieve the Master Plan.

#### **City Banner Inventory (\$16,000)**

The City's banners along Highway 28 are exposed to significant weather elements. From time to time they do tear off and need replacement. The City carries an inventory of the banners which are running low. The budget will enable the City to replenish the inventory.

#### **2024 Gateway Park – Entrance Sails (\$15,000)**

2024 will mark the 100-year anniversary for the Royal Canadian Air Force and the 2024 Cold Lake Airshow. 2024 will also be another big year of significant events being hosted in Cold Lake and many tourists will be coming to the region. With that, the City will be replacing the entrance sails to refresh the existing aging and weathered fabric.