



COMMUNITY INFRASTRUCTURE & STRATEGIC GROWTH – AGENDA REPORT

Meeting Date: 26 November 2024

Subject: 2024 Fall Major Capital Projects Update

Directorate: Community Infrastructure

Issue:

The Community Infrastructure and Strategic Growth Committee is being provided with the 2024 Fall Major Capital Projects Update for information.

Policy / Council Direction:

Not applicable.

Background:

The capital projects budget is comprised of a variety of significant multi-year projects. The update below provides valuable information to the Community Infrastructure and Strategic Growth Committee. Each project has a designated Project Manager responsible for construction delivery and the capital projects update. The report is crafted to identify project issues and risks including the impacts to scope, schedule, and budget.

Capital projects listed below have been filtered into “Major Capital Projects” based on the Airdrie process framework for project delivery:

- Will the project be staged over more than one year?
- Is the project multidisciplinary (2 or more) i.e., civil, structural, mechanical, electrical, environmental?
- Will the work impact existing infrastructure that must remain operational for project duration?
- Has Council prioritized project?
- Is project cost over \$200,000?

The total for 2024 Major Capital Projects is \$190,331,022, which includes \$88,805,102 of carry forward projects from prior years. The Capital Project Office currently manages 33 of these projects worth \$107,147,256. The 6 remaining projects \$83,183,766 are with the business leads and their project managers. Specifically, Airdrie Multi-Use Facility and Library, Southwest Recreation center, Finance Enterprise Software, 2 Highland Park front

lobby, expanded community use gymnasium - Airdrie Francophone High School and Administration campus.

Capital projects listed below have been filtered into “Major Capital Projects” based on the Airdrie process framework for project delivery:

PROJECT#	PROJECT NAME	2024 DELIVERABLE
000051	Parks - Chinook Winds Site Development	Design/Construction
000215	South Regional Lift Station	Preliminary design report
000413	Highland Park Reservoir Upgrade	Detailed design, tender
000505	Highland Park Fire Station	Procurements, design
000666	Parks Operations Building - Chinook Winds	Design/Construction
000723	NE Servicing Extension	Preliminary Design
000773	Reservoir Pumphouse – High West Airdrie	Preliminary design
000866	40 Avenue - Highview Gate to 800m East	Deferred
000915	Public Works Yard Redevelopment - East Lake Hill	Design/Construction
000979	40 Avenue (West) - Southwinds Boulevard to Cobblestone Boulevard	Tender, start construction
000987	Nose Creek Bridge – 8th Street North of Veterans Boulevard	Design, tender
001074	Ron Ebbesen Arena - Mid Life Lifecycle	Design/Procurement
001098	24th Street - Reunion to 800m North	Design, construct Phase 1
001200	Water Supply from South Windsong Reservoir	Preliminary design
001206	Wastewater Forcemain Construction to Calgary	Preliminary design
001274	West Reservoir Pumphouse	Functional study
001275	Sagewood Canal Stormwater Management Improvement	Design, tender
001276	Sierra Springs Lift Station Upgrades	Design/Construction start
001279	Regional Park Land Development	Master Plan/Phase 1 construction
001291	Lifecycle Curling Club	Tender/Construction
001305	Genesis Place - Artificial Turf Field - Ed Eggerer Sports Field	Tender/Construction
001339	High West Reservoir Storage	Preliminary design

The following current Major Capital Project are substantially complete, in warranty phase and/or with minor deficiency items. These will not be reported on going forward.

Completed construction related projects must meet the substantial performance milestone as defined under the *Builder's Lien Act*.

PROJECT#	PROJECT NAME
000666	Parks Operations Building - Chinook Winds
001098	24th Street - Reunion to 800m North - Phase 1
001291	Lifecycle Curling Club
001305	Genesis Place - Artificial Turf Field - Ed Eggerer Sports Field

Major Projects with identified risks:

The below projects have identified risks, noted in triple constraint (Scope, Schedule, and Cost).

Project 000051 Parks - Chinook Winds Site Development

- Ongoing negotiations with adjacent developer on boundary conditions and access to infrastructure and facilities related to storm water pond.
- Ground conditions (geotechnical) escalated costs significantly from consultant estimate. While improvements were made to existing site, some items required deferral or cancellation. Deferred items will be considered for completion in subsequent budget years.
- Some seasonal items to be completed in spring 2025.

Project 000666 Parks Operations Building – Chinook Winds

- Ground conditions (geotechnical) escalated costs significantly from consultant estimate. While intended functionality was substantially achieved, some items required deferral or cancellation. Deferred items will be considered for completion in subsequent budget years facility is operational.
- Project is in warranty.

Project 000987 Nose Creek Bridge – 8th Street North of Veterans Boulevard

- Bridge requires significant repairs; however, any improvements would trigger a full regulatory review to current standards and considerable increase in expense. Staff and consultants are reviewing what is possible to optimize these constraints.

Administration Recommendation:

That Community Infrastructure and Strategic Growth Committee accepts the report entitled “2024 Fall Major Capital Projects Update” for information.

Alternatives/Implications:

Not applicable

Budget Implications:

Not applicable

Communications and Engagement:

Not applicable

Recommendation:

That the Community Infrastructure and Strategic Growth Committee accepts the report entitled “2024 Fall Major Capital Projects Update” for information.

Glenn Archer
Team Leader, Capital Projects Office

Staff Presenter:	Glenn Archer
External Presenter:	Not Applicable
Department:	Capital Projects Office
Reviewed by:	Lorne Stevens
Attachments:	#1: Major Capital Projects status report