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#### STAFF REPORT

SUBMITTED BY: Chris Frotten

DATE: August 15, 2022

SUBJECT: Administrative Centre Parking Lot Resurfacing & Curbing Project Amendment Request

#### ORIGIN

The 2022/2023 capital budget includes an allocation of \$100,000 from our operating reserves to repave and repair the curbs of the Administrative Centre's parking lot. The estimated cost for the work has grown to \$229,000 + HST, therefore we are seeking direction from Council on how to proceed.

#### BACKGROUND

The Administrative Centre was built in 1975/1976 and, over the years, has housed the municipality's administration, NS Department of Community Services offices, NS Department of Justice court services and offices of various local non-profit organizations. Both provincial departments are no longer in the building, but the municipal administration offices and various offices of local non-profit organizations remain.

Last year during budget deliberations, the poor condition of the Administrative Centre's parking lot was raised. \$100,000 from our operating reserves was subsequently allocated in the 2022/2023 capital budget to repave and repair the curbs of the Centre's parking lot. This was based on a rough estimate given to us at the time the budget was developed.

#### DISCUSSION

To the best of our knowledge, the parking lot of the Administrative Centre has never been repaved and very little maintenance has been done to it over the years. The condition of the parking lot is now very poor with drainage issues, potholes, broken curbs requiring extensive work to fix.

In addition, the layout of the Centre's parking lot is dysfunctional, with many curbs and jut outs creating smaller parking areas that no longer meet the needs of the building.

Since the estimated cost of the project has grown to \$229,000 + HST, Cam and I decided to assess the condition of the Kiack Brook and McGray Avenue parking lots to see whether they needed work, and it could potentially fit within the budget.

After a quick review of the three parking lots, it was evident that the Kiack Brook parking lot was in the worst condition of the three and we determined that its estimated cost would fit within the budget. On top of that, we would have enough funds to engage a landscape architect to properly redesign the parking lot to increase parking capacity, redesign its layout to better meet our needs and improve traffic flow in, around and out of the area.

#### BUDGET IMPLICATIONS

The cost to repave and recurb the parking lot at the Kiack Brook has been quoted at approximately \$68,000 + HST. This would include cutting the asphalt, removing the asphalt and old curbs and preparing the subgrade, placing 6" of type 2 gravel, 6" of type 1 gravel and a layer of fine grade, placing 3" of asphalt and installing 106' of curbs.

The cost to resurface the parking lot at McGray's Avenue has been quoted at approximately \$43,000 + HST. This would include milling the entrances, cutting some asphalt, removing the cut asphalt and preparing the base, cleaning and preparing the existing asphalt surface, patching potholes and damaged edges with 1.5' of asphalt, patching cut areas with 2.5' of asphalt, patching some sections with 1.25' of asphalt and recapping the entire parking area with 1.5' of asphalt.

The cost of redesigning the Administrative Centre's parking lot would be approximately \$15,000. This would include an analysis of the current site (including surveys), conceptual designs, preliminary grading plans and detailed designs for tendering.

#### LEGAL IMPLICATIONS

N/A

#### PUBLIC CONSULTATION/COMMUNICATIONS

N/A

#### RECOMMENDATION

Based on the deplorable condition of the parking area at the Kiack Brook, the increased cost of the repaving of the Administrative Centre's parking lot and the need to address the dysfunctionality of the Centre's current parking lot, **I recommend reallocating part of the \$100,000 budget to the repaving and recurbing of the Kiack Brook parking lot and part of it to engaging a landscape architect to redesign the Administrative Centre's parking area.**

## SUGGESTED MOTION

Move to recommend to Council to reallocate a portion of the \$100,000 towards the repaving and recurbing of the Kiack Brook parking lot and engage a landscape architect to redesign the Administrative Centre's parking area.

## ALTERNATIVES

- Resurface McGray Avenue's parking area instead of the Kiack Brook's parking area.
- Move forward with the tendering of the repaving and recurbing of the Administrative Centre's parking area.

## ATTACHMENTS

- N/A

