



## **CAPITAL PROJECT MANAGEMENT**

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<b>TO:</b>	Council	
<b>DATE:</b>	March 9, 2021	<b>DIVISION:</b> 7
<b>FILE:</b>	N/A	<b>APPLICATION:</b> N/A
<b>SUBJECT:</b>	Crossiron Drive Project Update	

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### **EXECUTIVE SUMMARY:**

On September 1, 2020, Council approved a budget adjustment for a series of County projects to be funded through the Government of Alberta's Municipal Stimulus Program (MSP). The Crossiron Drive upgrade project was included and a budget adjustment of \$2,250,000 was approved with \$734,000 of the project to be funded through MSP. The remainder of the project (\$1,515,700) was given approval to be funded from the Transportation Offsite Levy.

Preliminary design and updated cost estimates have now been completed for the project. Based on the design work to date, Administration is recommending that the project scope for 2021 be adjusted to encompass twinning the west section of the project from Dwight McLellan Trail to Range Road 292. This work would include the associated intersection upgrades and storm water infrastructure to support this section of twinning.

The east section of the Crossiron Drive upgrade project from Range Road 292 to Range Road 291 has significant challenges related to land acquisition, utility placement and budget. The MSP grant program requires projects to be completed by the end of 2021, which is not achievable for the east section of twinning based on the above challenges and their associated risks to the project schedule and budget.

### **ADMINISTRATION RECOMMENDATION:**

Administration recommends approval in accordance with Option #1.

### **BACKGROUND:**

Crossiron Drive is currently twinned (four lanes) from Highway 2 to Dwight McLellan Trail and two lanes from Dwight McLellan Trail to Range Road 291. Traffic counts completed in the summer of 2020 show that the west mile of the upgrade project from Dwight McLellan Trail to Range Road 292 supported close to 7500 vehicles per day and the east mile from Range Road 292 to Range Road 291 supported approximately 3500.

Council was initially presented with a project to widen and overlay the section of Crossiron Drive between Dwight McLellan and Range Road 291, however, after further investigation of the upgrade requirements it has been determined that twinning of the roadway brings a much greater benefit to the area and aligns with the County's Long Range Transportation Plan.

The twinning project is comprised of two distinct sections – the west mile from Dwight McLellan Trail to Range Road 292 and the east mile from Range Road 292 to Range Road 291. Once twinned, the west mile will be constructed to an urban cross section with curb and gutter that will utilize the existing storm sewer. The east mile will be constructed to a rural cross section with ditches. Land Acquisition is required to facilitate the twinning on both the east and west miles of the project.

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### **Administration Resources**

Eric Schuh, Capital Project Management



#### West Mile (Dwight McLellan to Range Road 292)

On the west mile, Road Acquisition Agreements were registered on title of two parcels bordering the south of the project at the time of a previous subdivision (see Attachments A and B). These agreements allow the County to purchase approximately 1.95 acres of land for road widening from the parcels for one dollar each. Therefore, acquiring these lands presents low risk to project schedule and can be done within the project budget.

#### East Mile (Range Road 292 to Range Road 291)

The east mile requires land acquisition from two parcels. The first parcel is at the southeast corner of the intersection of Range Road 292 where purchase of approximately 1.79 acres is required to facilitate road widening and intersection improvements. There is no Road Acquisition Agreement registered on title of these lands and initial conversations with the landowner have revealed that although the appraised value of these lands is low, the lands possess DC-99 zoning which must be accounted for in land negotiations. Ultimately, a land appraisal will be completed to assist price negotiations, but a timeline on reaching an agreement is uncertain. Purchase of these lands presents risks to project schedule and cannot be accommodated within the current budget.

The second parcel on the east mile that the County requires land from borders the south of Crossiron Drive. A Public Utility Lot Acquisition Agreement was registered on title of these lands at the time of a previous subdivision, which allows the County to purchase approximately 1.24 acres of land at fair market value for storm water pond construction. This pond will be required to be built at the same time as the road in order to accommodate the additional storm water runoff. An appraisal will be completed to assist with negotiations, but a timeline on reaching an agreement is uncertain.

#### **BUDGET IMPLICATIONS:**

The current project budget is \$2,250,000, with funding of \$734,300 from the Municipal Stimulus Program Grant and \$1,515,700 from the Transportation Offsite Levy Reserve. It is expected that the west mile of the project can be completed within the approved budget.

#### **STRATEGIC OBJECTIVES:**

Delivery of this project supports Council's Strategic Objective to "Guide the County's Growth Pattern" by ensuring County infrastructure supports growth.

#### **OPTIONS:**

Option #1: THAT Council direct Administration to proceed with construction of the west mile of Crossiron Drive in 2021, and continue negotiations with landowners for future construction of the east mile.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Al Hoggan"

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Executive Director  
Operations

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Chief Administrative Officer



ROCKY VIEW COUNTY

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**ATTACHMENTS:**

ATTACHMENT 'A': West Mile – Land Acquisition Parcel 1

ATTACHMENT 'B': West Mile – Land Acquisition Parcel 2