

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT

REPORT TO: Infrastructure & Recreation Committee
MEETING DATE: November 9, 2010
REPORT NO.: EPW.10.098
SUBJECT: Construction/Development Status Report
PREPARED BY: Tom Gray, Engineering Design Technologist

A. Recommendations

THAT Council receives Staff Report EPW.10.098 entitled "Construction / Development Status Report" for their information.

B. Background

Attached is the monthly report completed to keep Council apprised of the status of the current construction projects and the current development projects.

C. The Blue Mountains' Strategic Plan

The generation of this report furthers the Town's Strategic Goal #2 "Addressing the Town's municipal infrastructure needs", and Strategic Goal #6 "Providing a strong, well managed municipal government".

D. Environmental Impacts

The ongoing projects facilitate the ultimate sustainability of the community.

E. Budget Impact

None.

F. Attached

1. Construction Projects – Status Report, as of November 4, 2010
2. Development Projects – Status Report, as of November 4, 2010

Respectfully submitted,

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**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
CONSTRUCTION PROJECTS****As of November 4th 2010**

1. Mountain Drive Phase 2 Re-Construction - Contract is complete and is currently under the 1 year maintenance period.
2. Plan 915 – Top lift was completed on November 3rd. Driveway surfaces to be restored week of November 8th. Street lighting has been switched over to the new lights on Campbell Crescent and the Contractor is waiting for approval from ESA to energize lights on Kinsey and Plater Street. Contractor is waiting for Hydro One to replace transformers on Carmichael Crescent in order to energize lights. The Contractor has reached Substantial Completion on Plan 915 and a Certificate will be issued as of November 5th. The 1 year Maintenance Period for Phase 1 will expire this month and the 1 year Maintenance Period for Phase 2 will begin.
3. Lake Drive Water and Wastewater Servicing Extension - Certificate of Substantial Performance was issued and a final restoration has been completed.
4. Georgian View Estates – The Contractor has completed in-ground works and reconstructed the roads to Granular A stage. A Certificate of Substantial Performance was issued allowing residents to connect to the municipal sewer system. The surface asphalt has been placed and the ditches are graded.
5. Slabtown EA – C.C. Tatham & Associates is completing the assignment and work is proceeding well. The 30 day EA Public Review Period for as required in the Municipal Class EA process has expired without comment. The project is approved to proceed to Preliminary Design. This report is expected prior to the end of the year.
6. Beaver River Bridge – All concrete work should be completed on the South Side of the Bridge by November 8th 2010. Contractor is planning on placing water proofing and paving the South Side deck on November 9th 2010. The Contractor is scheduled to move construction activities back to the North side by the end of the same week. Expansion joints and some concrete work is remaining on the North side of the bridge. The Contractor is presently about 3 weeks behind schedule but Staff are negotiating a revised completion date due to delays for Asbestos Cement pipe removal.
7. Peaks Road Reconstruction – The Developer for the Neighbourhoods of Delphi Point will be reconstructing Peaks Road and installing a sanitary sewer as part of the Peaks Road/Hwy 26 Intersection Improvements. The Town will cost share on the road and pay all the sanitary sewer costs (future capital cost recovery). An agreement must be executed with the Developer for the Works. The project timing is developer driven.
8. Landfill Receiving Area – The construction was completed and certificate of substantial completion has been issued.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
CONSTRUCTION PROJECTS**

As of November 4th 2010

9. Shore Acres Lift Station – This sewage lift station will be replaced this year. Tenders closed May 20th and B&J Construction has been awarded the contract. The anticipated completion date is the end of November.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS****As of November 4th 2010**

1. Far Hills/Beaver Street – Deficiencies remain to be addressed. Swimming pool is being constructed.
2. Willow Creek/Monterra Ridge – The Town’s Certificate of Preliminary Acceptance for the basic services has been issued. The Developer will be requesting a security reduction shortly.
3. Peaks Meadows – There has been no activity since Certificate of Completion for Basic Services was issued in November 2008.
4. Georgian Glen – Work under the Pre-Servicing Agreement has been completed. The Town is waiting for the Developer to enter into a Development Agreement. The issued AFC drawings have stale dated.
5. Edgewater Estates – Town Staff have issued a Certificate of Completion with minor deficiencies that must be corrected prior to releasing securities. The Developer has indicated that the berm constructed on MTO lands will be removed but it has been noted that landscaping improvements have been completed on the existing berm. Staff have been in contact with the MTO on this matter.
6. Orchard at Craigleith – Work is continuing on a number of units under construction. The Developer has been granted substantial completion of the below ground works. Many deficiencies yet to be addressed before the project can be advanced.
7. Peaks Bay Phase I – A Certificate of Completion for Basic Services has been issued which allows issuance of building permits but does not start Maintenance Period.
8. Lora Bay - Phase 3 – Developer says deficiencies have been corrected but a final site inspection is required in order to release additional L.C.’s.
9. Lora Bay - Phase 2 Residential – A review of the CCTV tapes has revealed deficiencies in the sanitary sewer. Awaiting a response from the developer on method of repairing sewer.
10. Georgian Ridge Estates – There has been very little activity on this development.
11. 11 Bay Street – Phase 1 building construction is nearing completion and the Developer has started on Landscaping. Phase II is well under construction. “Basic Services” can be issued as base asphalt has been placed. Awaiting Developer to request certificate and Security Reduction.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS**

As of November 4th 2010

12. Neighbourhoods of Delphi Point Phase 1a – Developer has entered into a Servicing Agreement with the Town. The construction of underground services and base course asphalt without curb is complete.
13. Neighbourhoods of Delphi Point Phase 2 – Developer has submitted a design package for Technical Review. The Town has provided Technical Review comments and is waiting for the next submission from the Developer.
14. Lendvay Subdivision –The Developer has signed the Subdivision Agreement. The Developer installed water, sanitary & storm sewer, curb & gutter and base course asphalt and street lighting under a pre-servicing agreement and has now completed connections to the municipal system.
15. Georgian Bay Estates – Town Staff have issued a “Town Final Certificate” for the Inground Works for the Residence of Georgian Bay Estates. Curb and gutter deficiencies have been corrected and top lift asphalt has been placed. A site inspection is required as soon as all landscaping deficiencies are complete. The Town is waiting for “As Recorded” drawings from the Developer’s Consultant.
16. Eden Oaks –Technical submission for Subdivision Agreement have been received. Comments distributed to proponent.
17. Georgian Bay Estates (Blk 42) – The Town issued AFC drawings in July 2008 but the Developer did not enter into a development agreement and the validity period (6 months) of the AFC drawings has expired.
18. Hillside Subdivision – This development was put on hold for a number of years and has now been resubmitted. Developer has submitted a design package for Tech Review which reflects current design requirements. The developer intends on entering into a pre-servicing agreement for Phase 1 which includes servicing 7 existing homes and development of 9 residential lots. Technical comments have been provided to the developer.
19. Alpine Flatlands Phase 1 – The Town executed an MOU with Alpine Ski Club regarding completion of the subdivision works and deficiency corrections. The work was completed this summer. By agreement, the town will shortly be assuming the construction contract through the maintenance period.
20. Craiglieth Ski Club Condos –The Town has reviewed a detailed first submission design package through Tech Review and comments have been provided to the developer.
21. Bannerman Development – A first submission design package for the 10 lot subdivision has been reviewed by the Town through Tech Review and comments have been provided to the developer.

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22. Craiglieth Ski Club Pool Facility – The Town received servicing drawings for the proposed pool facility at Craiglieth Ski Club. The Town has issues with the proposed servicing plan and have provided these comments to the developer.
23. Cunningham Developments – The Town has entered into a Servicing Agreement with the Developer for the development of 5 residential lots on Arlburg Crescent.
24. Medical Centre – The Town has entered into a Servicing Agreement with the developer and have issued AFC drawings for the Civil works.