### STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT



**REPORT TO:** Infrastructure and Recreation Committee

MEETING DATE: May 26, 2009 REPORT NO.: EPW.09.047

SUBJECT: Construction/Development Status Report

PREPARED BY: Tom Gray, Engineering Design Technologist

#### A. Recommendations

THAT Council receives Report EPW.09.047 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 May 21, 2009
- 2. Development Projects Status Report, as of May 21, 2009

Respectfully submitted,

Tom Gray Reg Russwurm

Engineering Design Technologist Director of Engineering & Public Works

For more information, please contact: Tom Gray tgray@thebluemountains.ca 519-599-3131 ext. 277

# INFRASTRUCTURE & RECREATION COMMITTEE UPDATE CONSTRUCTION PROJECTS

## As of May 21, 2009

- 1. Highway 26, North Main Due to issues with working in a cold water stream and the time of year, there is still 18m of watermain installation required to complete the connecting link. Ainley & Associates is preparing a tender for the installation of the remaining watermain this summer. The creek must not be running any water in order for this work to be completed.
- **2.** Lora Bay Phase 1B Substantial completion issued on February 26, 2008. Contractor has done asphalt padding and will resurface this spring. Consultant (CRA) and Town have agreed on a solution to correct deficiencies at 90° bend on Sunset Blvd and Lora Bay Road.
- 3. Thornbury Water Treatment Plant Filter Replacement Construction began August 8, 2008. It is anticipated that substantial completion will take place in April 2009 and the project is approximately 75% completed. Currently Pall staff are directing the commissioning process and the three membrane trains are now on line.
- 4. Craigleith Road Sanitary Sewer Warranty period ended September 7, 2008. Waiting on final inspection and record drawings.
- 5. Thornbury Wastewater Treatment Plant Key components of this expansion are upgraded headworks, the addition of 50% more aeration and clarifier capacity (one new aeration tank and one new clarifier), upgrades to the UV disinfection system, and the addition of a new emergency standby generation system. Preliminary design to be completed by May 2009 with the C of A application to be made June 2009.
- 6. Mountain Drive Phase 2 Re-Construction Contractor has substantially completed the Works. Final asphalt and restoration to be completed in spring 2009.
- 7. Camperdown Road Major deficiencies include road surface, asphalt, and retaining wall. Some minor deficiencies also identified with curb and re-instatement. Discussions ongoing with Contractor and The Ainley Group regarding the correction of deficiencies. Work will begin on the asphalt restoration the week of May 25, 2009.
- 8. Camperdown Sanitary Sewer Drexler Construction has filed a statement of claim in Ontario Superior Court. Town Staff are in discussions with solicitors Aird and Berlis, and Skelton Brumwell.
- 9. Plan 915 Reconstruction of Carmichael Crescent, Plater Street, Campbell Crescent, and Kinsey Place. Tenders have been prepared and are available as of May 21, 2009 with a closing date of June 11, 2009. A PIC will be held May 28, 2009 and May 30, 2009.
- 10. Lake Drive Water and Wastewater Servicing Extension The town is moving ahead with the relocation of hydro poles that is necessary for safety and construction. The Town is awaiting a Geotechnical investigation prior to finalizing the design for a retaining wall. A PIC was held March 28, 2009.

## INFRASTRUCTURE & RECREATION COMMITTEE UPDATE DEVELOPMENT PROJECTS

## As of May 21, 2009

- 1. Far Hills/Beaver Street –Deficiencies remain to be addressed.
- 2. Willow Creek/Monterra Ridge –Building Permits have been issued for a second block of buildings.
- 3. Peaks Meadows Certificate of Completion for Basic Services has been issued with a list of deficiencies to be corrected in the spring 2009. Building permits have been issued.
- 4. Georgian Glen Work under the Pre-Servicing Agreement has been completed. AFC drawings have been issued and the Town is waiting for the Developer to enter into a Development Agreement.
- 5. Edgewater Estates/Highway 26 Construction of Phase II almost complete.
- 6. Orchard at Craigleith Work is continuing on a number of units under construction. There are a substantial number of permits taken out for this project. The developer has been granted substantial completion of the below ground works. Many deficiencies yet to be addressed. Developer is requesting L. C. reduction.
- 7. Thornbury Horse Park A site plan submission has been submitted and is under review to permit additional horse show events to take place.
- 8. Peaks Bay Town has entered into Development Agreement for Phase 1 only which consists of the 25 easterly Lots. A Certificate of Completion for Basic Services has been issued which allows issuance of building permits but does not start Maintenance Period.
- 9. Keeper's Cove Phase 1- A Certificate of Preliminary Acceptance has been issued for Phase 1 which has started the maintenance period and allows for occupancy.
- 10. Keeper's Cove Phase II Technical Review underway and there are some drainage issues that the Consultant and Developer are working out. Engineering is currently reviewing latest drawing submission.
- 11. Lora Bay Phase 3 A Subdivision Agreement is in place. Certificate of Preliminary Acceptance for water and sewer services has been issued. Under 2-year maintenance for underground services. The Town is working with the Developer in order to release a portion of the L.C.. A site inspection is required in the spring. Lora Bay (Lower Block) Drawings have been Approved for Construction and grading works underway. Developer has been issued Building Permits. Developer has constructed erosion control on site and the Town is monitoring.
- 12. LMCM Tyrolean Lane The last drawing submission has been approved for pre-servicing. Developer has stopped all work on this development.

- 13. 11 Bay Street Phase 1 building construction is nearing completion and the Developer has started on Landscaping.
- 14. Woodlands by Sierra Water and sewer services construction almost complete.
- 15. Mill Pond Developer has started with Landscaping and has requested permission to alter the style of fencing at the front units. Landscape Architect to submit drawings.
- 16. Thorncroft Construction complete. Formal request for certificate of completion and inspection required to begin maintenance period with developer. Preliminary inspection complete, drainage issues noted and concerns conveyed to developer. Pavement repairs complete. Developer is requesting reduction in L.C..
- 17. Neighbourhoods of Delphi Point Developer has entered into a Pre-Servicing Agreement with the Town.
- 18. Lendvay Subdivision Drawings have been issued "AFC for Pre-Servicing Only". The Town and the Developer have entered into a Pre-Servicing Agreement.