

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT

REPORT TO: Infrastructure & Recreation Committee
MEETING DATE: June 22, 2010
REPORT NO.: EPW.10.077
SUBJECT: Construction/Development Status Report
PREPARED BY: Tom Gray, Engineering Design Technologist

A. Recommendations

THAT Council receives Staff Report EPW.10.077 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 June 15, 2010
2. Development Projects – Status Report, as of June 15, 2010

Respectfully submitted,

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**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
CONSTRUCTION PROJECTS**

As of June 15, 2010

1. Mountain Drive Phase 2 Re-Construction - Contract is complete and is currently under the 1 year maintenance period.
2. Plan 915 - Construction started on Carmichael Crescent in May and is progressing on schedule. There have been a number of phone and hydro outages from the construction activities as the existing underground utilities are not in a proper utility corridor, making locating them very difficult. Culverts were installed on Kinsey Place but the contractor was inadvertently directed to install them 300 mm too deep and they need to be replaced. Plater Street requires excavating within the cul-de-sac as gas was in the way and could not be finished last year. Gas was moved in April 2010.

The Town put out a letter to the resident of Plan 915 requesting their input on landscaping needs within the subdivision. Staff have received a number of responses with suggestions that range from 30 foot spruce trees to no trees at all. Staff will be passing this information on to a Landscape Architect to prepare a plan. It is Staff's intent to have the landscaping completed this fall. All construction work will be completed by October 2010 with Landscaping to be completed by November 2010.

3. Lake Drive Water and Wastewater Servicing Extension - Certificate of Substantial Performance was issued with a final restoration start date of June 14th.
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 Contractor is anticipated to return to the site in early June to begin road works with paving of base course asphalt the Mid-June, followed by restoration of ditches and driveways. The surface asphalt will be placed before winter.
5. Slabtown EA – C.C. Tatham & Associates is completing the assignment and work is proceeding well. Public input from the January 30, 2010 PIC has been received and Council has approved the distribution of the Notice of Completion for a 30 day public review period as required in the Municipal Class EA process. If no comments are received, the project is approved to proceed to Preliminary Design.
6. Beaver River Bridge - Contract was awarded to Miller Group on May 26th and the contractor started to mobilize June 14th. Miller Group and Looby Builders have entered into an agreement for Miller Group to use Looby's scaffolding platform that was installed under the bridge in the first contract. The Beaver River Bridge work is scheduled to be complete in November 2010.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
CONSTRUCTION PROJECTS**

As of June 15, 2010

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. Hester Street Parking - E.C. King completed paving operation on June 9th. Hester Street has been signed One Way, exiting off of Bridge Street only. Staff are working with the County to consider changes on Bruce Street at the intersection of Louisa Street in order to improve intersection safety. Staff have received many compliments from local businesses on the parking lot.
9. Landfill Receiving Area – Tenders closed on March 25th and was awarded to Seeley and Arnill. The construction is underway with a completion date of July 9th (45 working days). The request for additional work will be circulated to Council on May 26th for approval.
10. 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 October.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS**

As of June 15, 2010

1. Far Hills/Beaver Street – Deficiencies remain to be addressed.
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 this year.
6. Orchard at Craigeith – 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. The foundation for the 2nd building was constructed. The works have not reached “Basic Services” as the base asphalt is not in place. The Developer must address this issue before further security reductions are possible.
12. Thorncroft – Construction complete. The Town’s Certificate of Completion has been issued. LC was reduced to \$5000.

INFRASTRUCTURE & RECREATION COMMITTEE UPDATE DEVELOPMENT PROJECTS

As of June 15, 2010

13. Neighbourhoods of Delphi Point Phase 1a – Developer has entered into a Pre-Servicing Agreement with the Town. The construction of underground services and base course asphalt without curb is complete. Awaiting execution of Subdivision Agreement.
14. 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.
15. Lendvay Subdivision –The Developer has not signed the Subdivision Agreement. The Developer has installed water, sanitary & storm sewer, curb & gutter and base course asphalt and street lighting under a pre-servicing agreement.
16. Georgian Bay Estates – Town Staff have issued a “Town Final Certificate” for the Inground Works for the Residence of Georgian Bay Estates. The Developer intends on completing all Above Ground Works early this summer.
17. Eden Oaks –Technical submission for Subdivision Agreement have been received. Comments distributed to proponent.
18. Georgian Bay Estates (Blk 42) – The Town issued AFC drawings last year but the Developer did not enter into a development agreement and the validity period (6 months) of the AFC drawings has expired.
19. 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 to be distributed.
20. Alpine Flatlands Phase 1 – The Town has executed an MOU with Alpine Ski Club regarding completion of the subdivision works and deficiency corrections. The work is expected to be completed this summer.