

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT



REPORT TO: Infrastructure and Recreation Committee
MEETING DATE: July 14, 2009
REPORT NO.: EPW.09.057
SUBJECT: Construction/Development Status Report
PREPARED BY: Tom Gray, Engineering Design Technologist

A. Recommendations

THAT Council receives Report EPW.09.057 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 July 8, 2009
2. Development Projects – Status Report, as of July 8, 2009

Respectfully submitted,

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**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
CONSTRUCTION PROJECTS**

As of July 8, 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 - Contractor has completed top lift of asphalt. The deficiencies at 90° bend on Sunset Blvd and Lora Bay Road have been completed.
3. Thornbury Water Treatment Plant Filter Replacement - Construction began August 8, 2008. This project reached Substantial Completion on April 3, 2009. Clean up and finalization will be completed by the end of July 2009.
4. Craigleith Road Sanitary Sewer - Warranty period ended September 7, 2008. Final inspection has been completed and deficiencies will be corrected in the next few months.
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 has been completed as well as 30% Final Design. The 60% Final design is currently being reviewed by Town Staff.
6. Mountain Drive Phase 2 Re-Construction - Contractor has substantially completed the Works. Contractor is working on curb repairs prior to placing top lift asphalt.
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.
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 closed on June 18th with B & J Contracting having the lowest bid. It is anticipated to start construction mid July.
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. Tenders closed on July 7th with SMRS Construction having the lowest bid. It is anticipated to start construction by August 1st with a completion date of November 30th, 2009.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS**

As of July 8, 2009

1. Far Hills/Beaver Street –Deficiencies remain to be addressed.
2. Willow Creek/Monterra Ridge –Developer is constructing internal road network and storm water management pond.
3. Peaks Meadows – Certificate of Completion for Basic Services has been issued with a list of deficiencies to be corrected. 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 – The Town is working with the Developer in order to release a portion of the L.C.. A site inspection is required. Lora Bay (Lower Block) – Developer has submitted revised grading plans for approval. The Town has reviewed these drawings and has responded with a list of concerns and awaiting a reply from the developer’s consultant. Hydro One is requiring a 3.0 m easement at the front of all the lots in Lower Block. This is under review as it encroaches into the required 10 m green space buffer zone.
12. 11 Bay Street – Phase 1 building construction is nearing completion and the Developer has started on Landscaping.
13. Woodlands by Sierra – Water and sewer services construction almost complete.

14. Mill Pond – Developer has started with Landscaping.
15. 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. There are outstanding landscaping deficiencies. Developer is requesting reduction in L.C..
16. Neighbourhoods of Delphi Point – Developer has entered into a Pre-Servicing Agreement with the Town.
17. Lendvay Subdivision – Drawings have been issued “AFC for Pre-Servicing Only”. The Town and the Developer have entered into a Pre-Servicing Agreement and construction is underway.