

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT



REPORT TO: Infrastructure and Recreation Committee
MEETING DATE: September 22, 2009
REPORT NO.: EPW.09.088
SUBJECT: Construction/Development Status Report
PREPARED BY: Tom Gray, Engineering Design Technologist

A. Recommendations

THAT Council receives Report EPW.09.088 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 September 15, 2009
2. Development Projects – Status Report, as of September 15, 2009

Respectfully submitted,

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**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
CONSTRUCTION PROJECTS**

As of September 15, 2009

1. Highway 26, North Main – An 18m long section of watermain that could not be constructed with the Hwy 26 works due to work in a cold water stream is being constructed. The watermain is in place and is in the process of being commissioned before it can be tied into the existing infrastructure.
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 - This project reached Substantial Completion on April 3, 2009. Open House held August 22, 2009 was a successful event.
4. Craigleith Road Sanitary Sewer - Required 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 deficiencies. Top lift of asphalt was placed on September 10th.
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 Plater Street, Campbell Crescent, and Kinsey Place are under way and will be completed within the 2009 construction season. Town Staff are working closely with the contractor and residents to minimize the impact of tree removal and impacts to private property. Carmichael Crescent will be reconstructed in 2010.
10. Lake Drive Water and Wastewater Servicing Extension Tenders closed on July 7th with SMRS Construction having the lowest bid. Start of construction on August 1st with a completion date of November 30th, 2009. Construction is proceeding on schedule.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
CONSTRUCTION PROJECTS**

As of September 15, 2009

11. Georgian View Estates – This project was re-issued for Tender in July 2009 with the tender closing on August 6, 2009. Brantford Engineering was the successful tender and will be starting construction on September 14, 2009. Town staff will be providing contract administration on this project.
12. Clark Street EA – The Town issued an RFP for the re-alignment of Clark Street at Grey Road 2. The closing date for the RFP was August 13, 2009. Crozier & Associates was recommended for award of the assignment. The EA process will identify if the traffic count warrants the re-alignment of Clark Street.
13. Slabtown EA – CC. Tatham & Associates was awarded the RFP. Notice of commencement is out and the study process is underway. A PIC is expected in November 2009.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS**

As of September 15, 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 building 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 – Awaiting next submission to advance project.
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.
11. Lora Bay - Phase 3 – The Town has worked with the Developer over the winter to release a portion of the L.C.. A site inspection is required to release additional. Lora Bay (Lower Block) The Town has approved an overall grading change for Lora Bay (Lower Block). This change is intended to improve run-off conditions from the site.
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 are 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 and construction of underground services is underway.

17. Lendvay Subdivision –The Town and the Developer have entered into a Pre-Servicing Agreement and construction is underway. The developer has installed water, sanitary & storm sewer, curb & gutter and base course asphalt. The developer is presently installing street lighting. It is expected to enter into a Subdivision Agreement shortly.