

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT



REPORT TO: Infrastructure & Recreation Committee
MEETING DATE: August 4, 2010
REPORT NO.: EPW.10.088
SUBJECT: Construction/Development Status Report
PREPARED BY: Tom Gray, Engineering Design Technologist

A. Recommendations

THAT Council receives Staff Report EPW.10.088 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 August 4, 2010
2. Development Projects – Status Report, as of August 4, 2010

Respectfully submitted,

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Reg Russwurm
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**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
CONSTRUCTION PROJECTS**

As of August 4, 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. The Town is presently negotiating a fair cost to have the culverts adjusted.
The Contractor is about to begin works on extending the culverts along County Road 19 which service Kinsey Place and Campbell Crescent. These culverts need to be extended due to a conflict with hydro poles within the ditch line.
Staff are preparing an RFQ to have all survey markers replaced along the road allowances within the Plan 915 subdivision.
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 base coarse asphalt has been placed and the ditches are being graded. 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. There has been a delay in construction as asbestos cement pipe was identified within the concrete removals. The asbestos cement pipe has been removed on the north side of the bridge. It is anticipated that there will be asbestos removal on the south side. This will be determined well in advance of the concrete removal on the south side in order to avoid any further delays. The asbestos removal has affected the anticipated completion date by only two days as the contract had started early.

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As of August 4, 2010

There has been an ongoing issue with the traffic lights that the consultant and contractor are trying to rectify. It appears when the pre-emption device is activated by emergency vehicles, the lights go into a flashing mode rather than back to their normal cycle. The contractor has replaced a controller but the problem has happened again this weekend.

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. The County have made some minor changes to the intersection of Louisa Street and Bruce Street to assist in visibility when exiting on to Bruce Street. The traffic situation is being monitored to determine if further steps are required to improve visibility at this intersection.
9. Landfill Receiving Area – Tenders closed on March 25th and was awarded to Seeley and Arnill. The construction was completed and certificate of substantial completion has been issued. The facility is scheduled to be utilized the first week of August.
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 August 4, 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 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. 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.

INFRASTRUCTURE & RECREATION COMMITTEE UPDATE DEVELOPMENT PROJECTS

As of August 4, 2010

12. 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.
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 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.
15. 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. 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.
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 last year 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 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.
20. Craiglieth Ski Club Condos –The Town has reviewed a detailed first submission design package through Tech Review and are preparing comments to be submitted 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 are being prepared for the developer.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
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As of August 4, 2010

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.