

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT

REPORT TO: Infrastructure & Recreation Committee
MEETING DATE: January 11th 2011
REPORT NO.: EPW.11.003
SUBJECT: Construction/Development Status Report
PREPARED BY: Tom Gray, Engineering Design Technologist

A. Recommendations

THAT Council receive Staff Report EPW.11.003 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 January 5th 2011
2. Development Projects – Status Report, as of January 5th 2011

Respectfully submitted,

Tom Gray
Tom Gray
Engineering Design Technologist

Reg Russwurm
Reg Russwurm
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 January 5th 2011

1. Plan 915 – Re-construction of Carmichael Crescent, Campbell Crescent, Kinsey Place and Plater Street are complete. Campbell, Kinsey and Plater were re-constructed in 2009 and the 1 year maintenance period has expired. Carmichael Crescent was completed in 2010 and is now under a 1 year maintenance period. Under separate contract but within overall scope of project, landscaping for the replacement of significant tree loss has been completed and the replacement of survey markers is also done.
2. Georgian View Estates – The Contractor has completed all works and project is now under a 1 year maintenance period.
3. Slabtown EA – The E.A is complete. The Preliminary Design report is expected in January.
4. Beaver River Bridge – The final lift of asphalt was placed on the bridge on November 22nd permitting two way traffic. Outstanding works include the south rail on the concrete parapet wall, banner poles, electrical safety certificate to allow lights to be energized, curb and sidewalk work next to the Mill Café and some ponding on the sidewalk. The Contract Administrator is calculating a value for these works to determine if substantial completion can be issued at this time. It has been agreed to with the Contractor that the working platform under the bridge can remain in place until the spring. It was felt that winter weather conditions were not suitable for its removal. Vehicle and worker safety is also a concern at this time of year. Staff are working with the Contractor to resolve outstanding issues with change orders and extension of time.
5. 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.
6. Hester Street Parking - E.C. King completed paving operation on June 9th 2010 and the project is under a 1 year maintenance period.
7. Shore Acres Lift Station – The new sewage lift station arrived on site December 3rd 2010 and it schedule to be installed and operational by January 21st 2011.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS**

As of January 5th 2011

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 deficiencies that must be corrected prior to releasing securities.
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 2 Residential – A deficiency list has been prepared and the developer is anticipating to correct these deficiencies in the new year.
9. 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.
10. Georgian Ridge Estates – There has been very little activity on this development recently.
11. 11 Bay Street – The first of four buildings is complete and a second building is nearing completion. The site is complete to “Basic Services” with the placement of base course asphalt.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS**

As of January 5th 2011

12. Neighbourhoods of Delphi Point Phase 1a – Developer has entered into a Subdivision Agreement with the Town. The construction of underground services and base course asphalt without curb is complete but the final connection to municipal infrastructure has not been made.
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 signed the Subdivision Agreement. The Developer installed water, sanitary & storm sewer, curb & gutter and base course asphalt and street lighting under a pre-servicing agreement and has now completed connections to the municipal system. The developer is still waiting for gas to be installed.
15. Georgian Bay Estates – Town Staff have issued a “Town Final Certificate” for all works and all securities have been released
16. Eden Oaks –Technical submission for Subdivision Agreement have been received. Comments distributed to proponent. Awaiting next submission.
17. Georgian Bay Estates (Blk 42) – The Town issued AFC drawings in July 2008 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 – Developer has submitted a second submission of the design package for Tech Review. 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 Review meeting is scheduled for December 20th.
19. Alpine Flatlands Phase 1 – The Town executed an MOU with Alpine Ski Club regarding completion of the subdivision works and deficiency corrections. The work was completed this summer. By agreement, the town will shortly be assuming the construction contract through the maintenance period.
20. Craiglieth Ski Club Condos - The Town has reviewed a detailed first submission design package through Tech Review and comments were provided to the developer. Town staff and Developer are reviewing watermain issues.
21. Bannerman Development – A first submission design package for the 10 lot subdivision has been reviewed by the Town through Tech Review and comments have been provided to the developer. Staff and the Developers Consultant are in discussions on stormwater management issues.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS**

As of January 5th 2011

22. Craiglieth Ski Club Pool Facility – The Town received servicing drawings for the proposed pool facility at Craiglieth Ski Club. The Town has concerns with the proposed servicing plan and have provided these comments to the developer.
23. Cunningham Developments – The Town has entered into a Servicing Agreement with the Developer for the development of 5 residential lots on Arlberg Crescent.
24. Medical Centre – The Town has entered into a Servicing Agreement with the proponent and have issued AFC drawings for the Civil works. Construction has been put off until the spring.