

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT



REPORT TO: Infrastructure & Recreation Committee
MEETING DATE: January 12, 2010
REPORT NO.: EPW.10.004
SUBJECT: Construction/Development Status Report
PREPARED BY: Tom Gray, Engineering Design Technologist

A. Recommendations

THAT Council receives Staff Report EPW.10.004 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 4, 2010
2. Development Projects – Status Report, as of January 4, 2010

Respectfully submitted,

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

As of January 4, 2010

1. Thornbury Wastewater Treatment Plant - The 70% Final design has been reviewed by Town Staff and an application for a Certificate of Approval has been submitted to the MOE.
2. Mountain Drive Phase 2 Re-Construction - Contractor has substantially completed the Works. Top lift of asphalt has been completed and the Contractor is working on minor deficiencies. Contract is essentially complete with culvert repairs outstanding.
3. Camperdown Road - Major deficiencies including road surface asphalt, and retaining wall and minor deficiencies such as curb work have been completed. An agreement for extended wall warranty is signed. The Town has received a Line of Credit for the wall warranty and has released the maintenance holdback.
4. Camperdown Sanitary Sewer - Drexler Construction filed a statement of claim in Ontario Superior Court. The Town reached a settlement with Drexler and final payments have been made.
5. Plan 915 - Reconstruction of Plater Street, Campbell Crescent, and Kinsey Place is complete for winter season. Base lift asphalt is complete on Campbell Crescent, Plater Street and Kinsey Place. Ditching and sodding is also complete on Campbell Crescent and Plater Street. Ditching has not been completed on Kinsey Place as the Contractor had to wait for Union Gas to lower the gas main on this street. Due to the lateness in the construction season, the ditching will be completed in the Spring 2010. Staff and the Contractor will be monitoring drainage conditions through the winter and spring run-off. Carmichael Crescent will be reconstructed in 2010.
6. Lake Drive Water and Wastewater Servicing Extension - SMRS Construction has installed the sewer and water systems. The watermain has been commissioned. Certificate of Completion was issued to SMRS Construction on November 30th, 2009.
7. Georgian View Estates – The contractor has completed in ground works and reconstructed the roads to Granular A stage. Full restoration and placement of asphalt will occur in 2010, pending testing of the sewers, a Certificate of Substantial Performance will be issued in early 2010.
8. Clark Street EA – Crozier & Associates was recommended for award of the assignment however the project is on hold pending discussions with the Thornbury Horse Park Developer and the County of Grey.
9. Slabtown EA – CC. Tatham & Associates is completing the assignment and work is proceeding well. A PIC is expected early 2010 pending completion of cultural heritage and archeological studies.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
CONSTRUCTION PROJECTS**

As of January 4, 2010

10. Beaver River Bridge Rehabilitation – Work started on December 2, 2009. Modifications to the Town Hall parking lot to accommodate a staging area for the bridge work was completed on Monday, November 30th by Brian Dinsmore Excavating and Haulage Ltd.. The Contractor (Looby Builders) has installed under the bridge the working platform. It was necessary to close one lane of traffic on the bridge to complete this work, which caused some traffic congestion. Placing of the beams was completed by December 17th and there should be very little day time disruption to traffic after that date until February 2010 when the working platform will be removed.

**INFRASTRUCTURE & RECREATION COMMITTEE UPDATE
DEVELOPMENT PROJECTS**

As of January 4, 2010

1. Far Hills/Beaver Street –Deficiencies remain to be addressed. Trees in park have been replanted to the satisfaction of Parks Department.
2. Willow Creek/Monterra Ridge –Developer has paved the internal road network and has constructed the storm water management pond. Four buildings are in various stages of completion. Occupancy inspection of some units underway, no formal completion inspection conducted in 2009.
3. Peaks Meadows – There has been no activity since Certificate of Completion for Basic Services was issued in November 2008. Requests for completion inspection and security reduction received but can not be acted upon due to outstanding work.
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 has been completed and the Developer is requesting a L.C. reduction. Town Staff has advised the Developer of numerous deficiencies that must be corrected that prior to issuing certificates and releasing securities.
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 before project can be advanced.
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 II - Technical Review underway and there are some drainage issues that the Consultant and Developer are working out. Awaiting next submission to advance project. There has been little activity on Phase I.
10. Lora Bay - Phase 3 – Outstanding deficiencies must be correct prior to a final site inspection to release additional L.C.’s. 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. Preliminary inspections for Phase II and golf course condos conducted. Deficiencies for Lora Bay Drive are understood to be complete but final inspections must wait for spring.

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

11. 11 Bay Street – Phase 1 building construction is nearing completion and the Developer has started on Landscaping. The foundation for the 2nd building is under construction. The Developer has requested security reduction but are not willing to provide contract pricing for outstanding work and therefore the project has not been advanced.
12. Woodlands by Sierra – Water and sewer services are complete.
13. 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. Developer is requesting reduction in L.C. Completion inspection outstanding until spring.
14. Neighbourhoods of Delphi Point Phase 1a – Developer has entered into a Pre-Servicing Agreement with the Town and construction of underground services is complete. The Town has reviewed and provided comment on the design package for ‘AFC’ drawings and calculations. The Town is waiting for the final submission of the design package. In ground work and road to base asphalt have been completed under Pre-Servicing.
15. 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.
16. 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 and street lighting. It is expected to enter into a Subdivision Agreement shortly. Drawings have been “Approved for Construction”.
17. Georgian Bay Estates – Town Staff and the Consultant have inspected the site and have prepared a deficiency list for the Developer to complete before there can be a LC reduction. The Developer has been working at cleaning up deficiencies on the underground works.