

COMMITTEE OF THE WHOLE – JUNE 17, 2002

FINAL ENGINEERING REPORT
NORTH MAPLE LOCAL IMPROVEMENT

Recommendation

The Commissioner of Engineering and Public Works, in consultation with the City Clerk, Director of Legal Services and Director of Reserves & Investments recommends:

That the final engineering report dated June 03, 2002, for the installation of sanitary sewer and appurtenances on Keele Street, Rodinea Road and Malmo Court in Maple be adopted and that the City Clerk be authorized to schedule a Court of Revision in the fall of 2002.

Purpose

To adopt the final engineering report dated June 03, 2002, for the installation of sanitary sewer, and appurtenances as a local improvement on Keele Street, Rodinea Road and Malmo Court in Maple and to authorize the City Clerk to notify the land owners of the final costs and to schedule a Court of Revision.

Background - Analysis and Options

The City installed sanitary sewers on Keele Street, Rodinea Road and Malmo Court in Maple. The following is a comparison between the advertised and the final costs. Final Engineering Report as calculated in the attached:

<u>ITEMS</u>	<u>ESTIMATED COST</u>	<u>FINAL COST</u>
Sanitary sewer and Appurtenances	\$327.36 per metre frontage	\$201.55 per metre frontage
Sanitary sewer lateral Connections	\$6,734.18 each	\$7,321.19 each

The original cost in the Engineer's report for the North Maple Local Improvement was \$1,267,309.00. The actual final cost was \$1,328,668.58. The work was completed in 1991. The final Engineer's report could not be prepared until now, as it was contingent on determining the appropriate contribution to be levied against new development to the North of Teston Road.

As this area has not been developed yet, it is impossible to determine a per metre frontage rate at this time. Therefore, the unit contribution rate was calculated on a per hectare basis. The total contribution by developers north of Teston to the cost of the Keele Street sewer is \$473,576 and was calculated on an area proportioned basis between the benefiting areas south and north of Teston. The cost to be levied against the existing serviced area to the South of Teston Road is assessed on a per metre frontage basis.

The proportions of the total cost of the local improvement are summarized as follows:

<u>Area/Share</u>	<u>Amount</u>
South of Teston*	\$ 737,793
North of Teston	\$ 473,576
City Share	<u>\$ 117,300</u>
Total Cost	\$1,328,669

*Note: Includes frontage charge and cost for the private sewer connections.

The development areas north of Teston Road will be levied their share of the cost of the Keele Street sewer on an area basis of \$4,770.10 per hectare.

Conclusion

It is necessary for Council to adopt the final cost report prior to the City Clerk notifying the property owners of the costs, and to schedule the Court of Revision in the fall of 2002.

Attachments

1. Final Engineering Report
2. Location Map

Report prepared by:

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Respectfully submitted,

Bill Robinson, P. Eng.
Commissioner of Engineering and Public Works

FINAL ENGINEERING REPORT**RE: The Installation of Sanitary Sewer and Appurtenances as a Local Improvement**

The following is the Final Engineering Report as required under the Local Improvement Act for the installation of sanitary sewers and appurtenances to service both sides of the following streets:

Rodinea Road: From Teston Road to its South limit, and
 Malmo Court: From Rodinea Road to its West limit.
 Keele Street: East side, from McNaughton Road to Teston Road, and;
 West side, from McNaughton Road to a point approximately 200 m. North.

Installation of sanitary sewers and service connections to service the South side only of the following street:

Teston Road: From Keele Street to Rodinea Road.

To service a proposed new development on the east side of Keele Street, between Teston road and Kirby Road.

The estimated life expectancy of the work is fifty (50) years.

FINAL COSTS

- 1) To construct 2223.1 m. of sanitary sewer and appurtenances;

Construction cost	\$ 565,904.54
Additional costs	
City of Vaughan forces	\$ 517.28
Miscellaneous costs	\$ 200.00
Consultant costs	\$ 1,975.16
Printing of drawings	\$ 553.40
Advertising costs	\$ 223.80
Soil investigation	\$ 26,967.57
Fabco servicing costs	\$ 43,769.93
Survey costs	\$ 9,476.02
O.M.B. application fee	\$ 1,254.50
C.N. Rail flagging costs	\$ 1,057.40
C.N. Rail crossing fee	\$ 321.00
Refund of C.N. Rail crossing fee	(\$ 321.00)
Administration	\$ 19,566.25
Engineering design and inspection	\$ 67,908.55
Interim financing	<u>\$ 375,676.93</u>
Total Direct Cost	\$ 1,115,051.33
Debenture (1% of <u>\$1,115,051.33 x 2,492.07</u>)	\$ 8,615.05
3,225.50	
Total Cost of Sanitary Sewer	<u>\$ 1,123,666.38</u>

2) To construct 28 sanitary lateral connections, including inspection manholes:

Construction cost	\$ 104,780.82
Administration	\$ 3,143.42
Engineering design and inspection	\$ 12,573.70
Interim financing	\$ 82,465.67
Total Direct Cost	\$ 202,963.61
Debenture (1% of \$202,963.61)	\$ 2,029.64
Total Cost of Sanitary Lateral Connections	\$ 204,993.25

FRONTAGE RATE OF SANITARY SEWER

Total cost of sanitary sewer	\$1,123,666.38
Less contribution from area North of Teston Road	(\$ 473,575.81)
Total cost to be assessed against frontage:	\$ 650,090.57

Total assessable frontage: 3,225.50 m. (10,582.87 ft.)

Cost per metre frontage $\$650,090.57 \div 3,225.50 =$	\$ 201.55
(Cost per foot frontage)	(\$ 61.43)

PRIVATE SANITARY SEWER CONNECTIONS

Total cost to construct 28 private sewer connections to street line (including inspection manholes) = \$ 204,993.25

Cost to be assessed per connection: $(\$204,993.25 \div 28) =$ \$ 7,321.19

COST APPORTIONMENT

Corporation's Share

Corporation's share of assessable frontage = 581.99 m.

(a) Corporation's share of sewer cost: $(581.99 \times \$201.55) =$ \$ 117,300.08
(The Corporation's share will be paid out of General Sewer Revenue.)

Owner's Share - Owner's share of frontage = 2,643.51 m.

(a) Owner's share of sewer cost $(2,643.51 \times \$201.55) =$ \$ 532,799.44

(b) Private Sewer Connections \$ 204,993.25

Total Owner's Share: \$ 737,792.69

(c) North of Teston Road - $(99.28 \text{ ha} \times \$4,770.10/\text{ha})$ \$ 473,575.81

Total Cost of Local Improvement: \$1,328,668.58

The special assessment may be paid as a lump sum or in ten (10) annual installments.

Wm. E. Robinson, P.Eng.
Commissioner of Engineering and Public Works

ATTACHMENT No. 2

