

COMMITTEE OF THE WHOLE – JANUARY 6, 2003

FINAL ENGINEERING COST REPORT **KLEINBURG SANITARY 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 cost report dated November 15, 2002, for the installation of sanitary sewer and appurtenances as a Local Improvement in the Kleinburg area be adopted and that the City Clerk be authorized to schedule the Court of Revision.

Purpose

To adopt the final engineering report dated November 15, 2002, for the installation of sanitary sewer and appurtenances as a Local Improvement in the Kleinburg area and to authorize the City Clerk to notify the land owners of the final costs and schedule a Court Revision.

Background - Analysis and Options

The City installed a sanitary sewer and appurtenances and services on Islington Avenue, Pennon Road, Daleview Court, Stegman's Mill Road, Killian Street, John Street, Napier Street, Nashville Road, Lester B. Pearson Street (formerly Centre Street), Main Street and Bell Court in Kleinburg. Work on this project was substantially completed in 1993.

A formal cost report has been prepared to determine the cost to be assessed to the benefiting property owners as outlined in the Final Engineering Report comprising Attachment No. 1.

The following is a comparison between the advertised and final cost.

<u>Item</u>	<u>Estimated Cost</u>	<u>Final Cost</u>
Sanitary Sewer and Appurtenances	\$ 90.75 per metre	\$ 267.335 per metre
Residential Sanitary Sewer Connection	\$ 883.25 each	\$1,332.06 each
Commercial Sanitary Sewer Connection	\$1,766.50 each	\$2,555.28 each

The original estimated total project cost was \$2,603,712 which comprised of an estimated construction cost of \$2,357,112 and an estimated interim financing cost of \$246,600. With anticipated grants from the Ministry of the Environment and the Region of York (the final amounts of which would be calculated based on the actual construction cost) and contributions from the Developers in the estimated amount of \$1,948,851, the estimated net cost for the Kleinburg Sanitary Local Improvement Project was \$654,861 (refer to the 1992 Engineer's Report for the Kleinburg Sanitary Sewer Local Improvement).

The work was completed in 1994 at a total project cost of \$2,104,908 which is comprised of an actual construction cost of \$1,732,370 and an interim financing cost of \$372,538. However the Final Engineering Report could not be finalized until the City had received the MOE and Region of York grants in 1999 and 1997 respectively which were substantial contributions to this project. Furthermore, it should be noted that other areas being or planned to be developed in the past few years in the Kleinburg area also contributed to the delay in finalizing the local improvement project. The final total project cost as of October 2002 was \$3,003,808 which is comprised of the

1994 actual construction cost of \$1,732,370, an additional construction cost of \$51,570 in 2000 and a total interim financing cost of \$1,219,868. Deducting the final calculated grant amounts received from the Ministry of the Environment and the Region of York and the contributions from the Developers of in the total amount of \$1,219,845 and adding debenture costs of \$12,702, the final net cost of the Local Improvement Project is \$1,796,665.

Attached is a map showing the original contributing areas to the Kleinburg Sanitary Sewer Local Improvement and also the development areas in the vicinity that had an impact on finalizing project.

Jofian was initially draft approved on the assumption that they were to be serviced through Millview Investments and outletting to the sanitary trunk sewer which outlets into the York Region Sewage Treatment Plant. As part of their Engineering Submission, they have requested and approved by the City and Region that they be allowed to drain by gravity south through the Woodbridge Expansion Area. As such, Jofian will not be contributing to the Kleinburg Local Improvement Project.

In September 2000, Official Plan Amendment (OPA) 601 was passed. This OPA provided for future urban residential development north of OPA 160. All development in this area is required to conform with the guidelines set for servicing these areas as stipulated in the OPA 601. This includes consultation with the City and the Region of York with respect to undertaking a Kleinburg-Nashville servicing strategy to examine options of directing sanitary flows from either new or existing development to the York Durham Servicing Scheme. Some of these areas, when developed, may utilize the sanitary sewer system constructed under this Local Improvement Project. However, at this time, it is not feasible to determine the extent that these areas may benefit from this project. These future developments will be responsible for all system upgrades and extensions that will be identified in the servicing strategy to be undertaken.

Following Council's endorsement of this Final Engineering Report, the City Clerk will mail out assessments to each property owner and schedule a Court of Revision.

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 scheduling the Court of Revision.

Attachments

1. Engineer's Report
2. Location Map

Report prepared by:

Pat Marcantonio, C.E.T. – Senior Engineering Assistant, ext. 8367

Fred Lam, P. Eng. – Design Engineer, ext. 8638

Dan Stevens, P. Eng. – Manager of Engineering and Construction Services, ext. 8257

Respectfully submitted,

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

ATTACHMENT 1

November 15, 2002

FINAL ENGINEERING REPORT

**RE: THE INSTALLATION OF A SANITARY SEWER AND
APPURTENANCES AS A LOCAL IMPROVEMENT FOR
KLEINBURG SANITARY SEWER**

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

Islington Avenue	from Pennon Road to 92 metres south of Highway #27
Pennon Road	from Islington Avenue to its West limit
Daleview Court	from Pennon Road to its North limit
Stegman's Mill Road	from Islington Avenue to 33 metres East of Napier Street
Kellam Street	from Islington Avenue to Napier Street
John Street	from Islington Avenue to Napier Street
Napier Street	from Stegman's Mill Road to John Street
Nashville Road	from Islington Avenue to 53 metres East of Highway #27
Centre Street	from Nashville Road to its North limit
Main Street	from Centre Street to its West limit
Bell Court	from Islington Avenue to its West limit

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

Final Costs

1. To construct 3031 metres of sanitary sewer and appurtenances:

Construction Cost	\$1,214,315.76
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Expenditures:

Consultant Fees	\$ 18,921.68
City of Vaughan Forces	\$ 13,570.11
Land Acquisition	\$ 23,423.56
Miscellaneous Costs	\$167,711.72
Sub-Total	<u>\$ 223,627.07</u>
	\$1,437,942.83

Administration (3% of 1,437,942.83)	\$ 43,138.28
Engineering (7% of 1,214,315.76)	\$ 85,002.10
Supervision (5% of 1,214,315.76)	\$ 60,715.79
Interim Financing (89.89% of \$1,219,867.83)	<u>\$1,096,539.19</u>

Total Direct Cost	\$2,723,338.19
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Less:

MOE's Grant (89.89% of \$701,478.35)	\$ 630,558.89
Region Grant (89.89% of \$476,670.03)	\$ 428,478.69
Developer's Contribution (\$ 41,696.89)	<u>\$ 41,696.89</u>

(Millview & North Humber)	
Sub-Total	\$1,622,603.72
Debenture (1% of $\frac{1,622,603.72 \times 4,176.11}{6,111.04}$)	\$ 11,088.41
Total cost of Sanitary Sewer	\$1,633,692.13
2. To construct 107 residential sanitary connections:	
Construction Cost	\$ 119,505.72
Administration (3% of \$119,505.72)	\$ 3,585.17
Engineering (7% of \$119,505.72)	\$ 8,365.40
Supervision (5% of \$119,505.72)	\$ 5,975.29
Interim Financing (8.84% of \$1,219,867.83)	<u>\$ 107,836.32</u>
Total Direct Cost	\$ 245,267.90
Less:	
MOE's Grant (8.84% of \$701,478.35)	\$ 62,010.69
Region Grant (8.84% of \$476,670.03)	<u>\$ 42,137.63</u>
Sub-total	\$ 141,119.58
Debenture (1% of \$141,119.58)	<u>\$ 1,411.20</u>
Total cost of residential service connections	\$ 142,530.78
3. To construct 8 commercial sanitary connections:	
Construction Cost	\$ 17,139.13
Administration (3% of \$17,139.13)	\$ 514.17
Engineering (7% of \$17,139.13)	\$ 1,199.74
Supervision (5% of \$17,139.13)	\$ 856.96
Interim Financing (1.27% of \$1,219,867.83)	<u>\$ 15,492.32</u>
Total Direct Cost	\$ 35,202.32
Less:	
MOE's Grant (1.27% of \$701,478.35)	\$ 8,908.78
Region Grant (1.27% of \$476,670.03)	<u>\$ 6,053.71</u>
Sub-total	\$ 20,239.83
Debenture (1% of \$20,535.90)	<u>\$ 202.40</u>
Total cost of commercial service connections	\$ 20,442.23
Total cost of sanitary sewer and service connections	\$1,796,665.14

1. Frontage Rate of Sanitary Sewer

Cost to be assessed against frontage	\$1,633,692.13
Total assessable frontage: (6111.04m) 20,049.35 ft.	
Cost per metre frontage	
$\$1,633,692.13 \div 6,111.04\text{m}$	= \$267.335/m
(cost per foot frontage)	= \$81.484/ft

2. Private Residential Sanitary Sewer Connection

Total cost to construct 107 private residential sewer connections to street line	\$ 142,530.78
Cost to be assessed per connection:	
$\$142,530.78 \div 107$	\$ 1,332.06

3. Commercial Sanitary Sewer Connections

Total cost to construct 8 commercial sewer connections, including manholes	\$ 20,442.23
Cost to be assessed per connection	
$\$20,442.23 \div 8$	\$ 2,555.28

COST APPORTIONMENT

Corporations Share

Corporation Share of frontage = 1,934.93 m

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|---|---------------|
| a) Corporation's share of sewer cost
(1,934.93m x \$267.335) | \$ 517,274.51 |
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The Corporation's share will be paid out of General Sewer Revenue.

Owner's Share

Owner's share of frontage = 4,176.11m

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|---|----------------|
| a) Owner's share of sewer cost
(4,176.11m x \$267.335) | \$1,116,420.37 |
| b) Residential sewer connections | \$ 142,530.78 |
| c) Commercial sewer connections | \$ 20,442.23 |

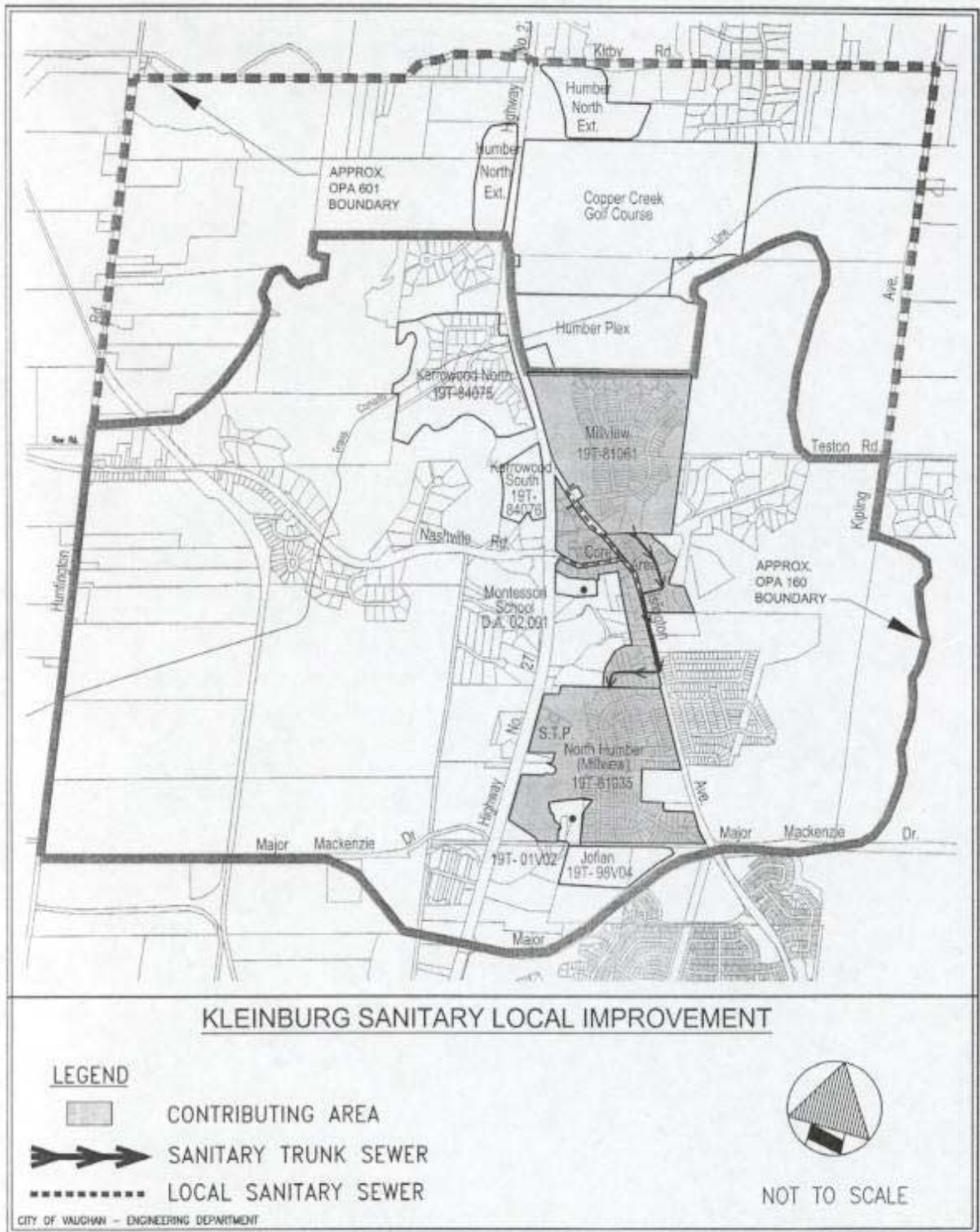
Total	\$1,279,372.50
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The special assessment may be paid as a lump sum or in ten annual installments.

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

PM:MC:FL

ATTACHMENT 2



Drawing name: R:\ENGINEERING\ENGINEERING\MANAGER\DWG\Kleinburg Local.dwg