

DISCUSSION

The proposed WesGroup Pacific Link development site is about 33.5 hectares (74 acres) in size, and straddles Grace Road between Scott Road and South Fraser Way. As per the South Westminster NCP, Grace Road through the WesGroup site is required to be realigned to intersect Scott Road at 103A Avenue to provide a four-way signalized intersection to improve traffic flow in this area. WesGroup has agreed to accommodate this relocation. Council has previously approved the purchase and sale of road lands to enable this realignment to occur, and at this point City funding authorization for relocation of the City share of the works, namely the core road works, water and storm drainage works, is required.

Based on current estimates, the total cost of the Grace Road realignment to ultimate standards inclusive of construction and engineering plus 6% GST exceeds \$1.8 million, of which \$1,247,000 is the City's share related to relocating core infrastructure. WesGroup will fund the balance of the costs. City staff have undertaken a thorough review of these cost estimates and concur these estimates are reasonable given current construction costs. The City's share of costs are proposed within existing Capital budgets with the majority funded through DCCs. The estimated DCC revenue with full build-out of the WesGroup Pacific Link development alone exceeds the City's costs outlined in this report.

Construction prices for the works will be based on competitive bids for the Developer by at least 3 contractors with the results reviewed by City staff to confirm that the bid process reflects the City of Surrey purchasing policy and the prices represent good value for the expenditures. The DCW payment will be finalized upon completion of the work based on actual certified costs to a maximum of the upset limit.

The realigned Grace Road/Scott Road intersection will be a major, high traffic intersection, and as such raised medians are proposed to channelize the left turn movements on Scott Road. The proposed raised medians will restrict access of a number of properties across Scott Road from the Pacific Link site to right in/right out only. Engineering staff will be advising and consulting the affected property owners regarding the proposed Scott Road median.

CONCLUSION

The Grace Road realignment proposed for the WesGroup Pacific Link subdivision as per the South Westminster NCP requires up to \$1,247,000 City Development Coordinated Works (DCW) funding. The scope and estimated costs of this work have been thoroughly reviewed and are in line with current competitive prices for other similar works, representing good value for the expenditure. Council authorization is required for this DCW expenditure.

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PH/RAW/brb

Figure 1: WesGroup Pacific Link Development Site

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