

NO: **R138** COUNCIL DATE: **JULY 21, 2014**

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **July 15, 2014**
FROM: **Acting General Manager, Engineering** FILE: **7811-0241-00**
SUBJECT: **Development Coordinated Works (DCW) : 152 Street Road Works**

RECOMMENDATIONS

The Engineering Department recommends that Council:

1. Authorize the reimbursement to Polygon Harvard Gardens Ltd. for the construction of road works on the west side of 152 Street between 32 Avenue and 34 Avenue in conjunction with Development Project 7811-0241-00 (Harvard Gardens); and
2. Set the upset reimbursement limit for Servicing Agreement 7811-0241-00 at \$996,000.00, including engineering, GST and contingency.

BACKGROUND

Polygon Harvard Gardens Ltd. is the Developer of Harvard Gardens located on the northwest corner of 152 Street and 32 Avenue as illustrated on the map attached to this report as Appendix I. The Developer, for the purposes of beautification, proposed to underground the overhead hydro, telephone and cable lines on the west side 152 Street fronting the development. To effectively construct the underground third party utilities requires the completion of the west side of 152 Street, which is proposed to be constructed as a larger coordinated project for improvements to the Highway 99 and 32 Avenue Diversion interchange as well as the 32 Avenue Diversion and 152 Street intersection. Unfortunately, this project and the replacement and widening of the 152 Street overpass of Highway 99 are currently on hold due to available funding commitments from the City and the Ministry of Transportation & Infrastructure.

DISCUSSION

The Developer, in advance of the larger project, requested to complete the 152 Street works only on the west side between 32 Avenue and 34 Avenue fronting their development on behalf of the City. The work consists of the design, construction, inspection and administration for a southbound to westbound right turn lane at 32 Avenue Diversion, a second southbound to eastbound left turn bay at 32 Avenue Diversion, a reconstructed centre raised median on 152 Street, boulevard installation, street lights and signal pole relocation.

The construction of the road works is expected to start September 2014 and be completed by February 2015.

Completion of the road works in conjunction with the development is recommended in order to provide improved traffic safety and connectivity as an increase in traffic volumes is anticipated with the Harvard Gardens development.

The Developer invited quotations from a select list of ten (10) contractors to ensure competitive pricing. Many of these select contractors have also recently submitted bids on City tenders. Seven (7) quotations were submitted and the Developer's Engineer has reviewed the quotes in detail for accuracy and completeness. The prices have been compared against recent City tenders and staff have confirmed that the value is consistent with those tenders. The Developer's Contractor's past performance on similar City projects has been satisfactory. There are no outstanding legal claims against the City by the Developer's Contractor.

SUSTAINABILTIY CONSIDERATIONS

The project will implement street standards that provide the necessary infrastructure to support the City's balanced multi-modal transportation and utility needs and enhance the public realm. In particular, the project supports the Sustainability Charter Scope actions related to:

- SC13: Creating a Fully Accessible City; and
- EN13: Enhancing the Public Realm.

FUNDING

Funding for this Development Coordinated Works project is available in the approved 2014 Transportation Budget.

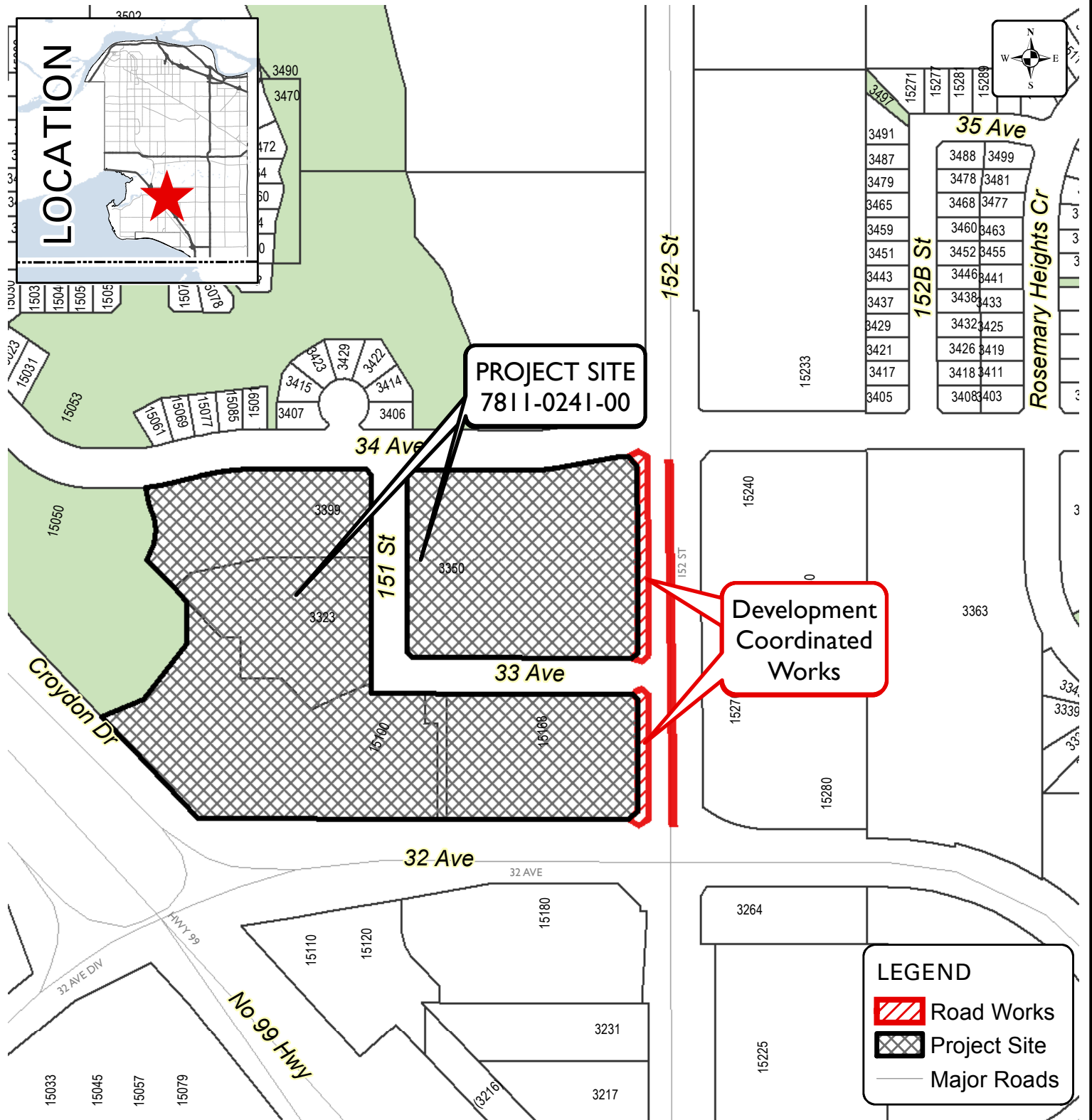
Payment of the works will be processed upon completion of the works and receipt of the certification on the final costs. The Engineering Department may permit an interim release at the discretion of the General Manager, Engineering, due to the large amount of the DCW reimbursement.

Gerry McKinnon
Acting General Manager, Engineering

DM/SSL/LR/ras

Appendix I – Map of Location

APPENDIX I



Produced by GIS Section: 05-Jun-2014, JJR



DEVELOPMENT COORDINATED WORKS
PROJECT SITE 7811-0241-00

ENGINEERING
DEPARTMENT