

NO: **R179**

COUNCIL DATE: **OCTOBER 20, 2014**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 15, 2014**

FROM: **General Manager, Engineering
General Manager, Finance and Technology**

FILE: **4711-903**

SUBJECT: **Local Area Service - Sanitary Sewer Extension along Abbey Drive from the western property line of #17386 to 174A Street and in the 174 Street cul-de-sac – Final Costs and Apportionment – By-law No. 17599**

RECOMMENDATION

The Engineering Department and the Finance & Technology Department recommend that Council:

1. Approve amendments to “Local Area Service (LAS) Sanitary Sewer Extension (Project # 4711-903) By - law, 2012, No. 17599” to reflect the final costs of construction of the works covered by the By-law and the apportionment thereof across the benefitting property all as detailed in Appendix II attached to this report; and
2. Authorize the City Clerk to bring forward the necessary amendment By - law, a copy of which is attached as Appendix I to this report, for the required readings and final adoption.

INTENT

The purpose of this report is to advise Council of the final project costs related to “Local Area Service (LAS) Sanitary Sewer Extension (Project # 4711-903) By - law, 2012, No. 17599” and to obtain Council approval to forward an amendment By-law to apportion the final costs of construction of the project across the benefitting properties.

DISCUSSION

At its Regular Meeting on March 12, 2012 Council approved the recommendations of Corporate Report No. R041;2012 thereby approving the use of a Local Area Service (LAS) initiative as the means by which to finance the construction of a sanitary sewer main extension across the frontage of lots fronting Abbey Drive and 174 Street as illustrated specifically in Appendix III attached to this report.

Following a successful property owner petitioning process, which is a necessary part of the LAS procedure, Council approved the LAS by way of Council Resolution No. R12-586. Subsequently, “Local Area Service (LAS) Sanitary Sewer Extension (Project # 4711-903) By - law, 2012, No. 17599” was given the required readings. The construction work has now been completed and final costs of construction have been determined. The final cost of the works was approximately 6% lower than the estimate that was originally provided to the owners of the properties within the benefiting areas.

Based on the Completion Certificate, included in Appendix IV to this report, the works authorized under By-law No. 17599 were completed at a cost of \$181,958.49.

Appendix II attached to this report details the apportionment of the final costs of the project to the benefitting properties.

CONCLUSION

Based on the above discussion, it is recommended that Council:

- Approve amendments to “Local Area Service (LAS) Sanitary Sewer Extension (Project # 4711-903) By - law, 2012, No. 17599” to reflect the final costs of construction of the works covered by the By-law and the apportionment thereof across the benefitting property all as detailed in Appendix II attached to this report; and
- Authorize the City Clerk to bring forward the necessary amendment By - law, a copy of which is attached as Appendix I to this report, for the required readings and final adoption.

Fraser Smith, P.Eng., MBA
General Manager,
Engineering

Vivienne Wilke, CGA
General Manager,
Finance & Technology

Appendix I - Bylaw No. 17599 that will act to amend “Local Area Service Sanitary Sewer Extension (Project # 4711-903) By-law, 2012, No. 17599”

Appendix II - Cost Apportionment Report

Appendix III - Local Area Service Map

Appendix IV - Completion Certificate

APPENDIX I

CITY OF SURREY

BYLAW NO.17599

A by law to amend the provisions of "Local Area Service Sewer Main Extension (Project # 4711-903) By-law, 2012, No. 17599".

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The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. "Local Area Service Sewer Main Extension (Project # 4711-903) By-law, 2012, No. 17599" is hereby amended as follows:

Schedule B is deleted in its entirety and new Appendix II Engineer's Report, Final Costs & Apportionment, attached hereto and forming a part of this bylaw is inserted in its place.

- 2. This Bylaw shall be cited for all purposes as "Local Area Service Sewer Main Extension (Project # 4711-903) By-law, 2012, No. 17599, Amendment Bylaw, 2014, No. XXXXX".

PASSED FIRST READING on the _____ day of _____, 2014.

PASSED SECOND READING on the _____ day of _____, 2014.

PASSED THIRD READING on the _____ day of _____, 2014.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ day of _____, 2014.

_____ MAYOR

_____ CLERK

CITY OF SURREY
ENGINEER'S REPORT (*)
LOCAL AREA SERVICE – SANITARY SEWER MAIN EXTENSION
By FORMAL PETITION

Pursuant to Section 212 of the Community Charter, I wish to advise in regard to the following work resolved to be undertaken as a Local Area Service.

Location: Sanitary Sewer Main Extension along Abbey Drive from the western property line of #17386 to 174A Street and in the 174 Street cul-de-sac, as shown in Schedule A.

Total Estimated Cost	\$ 206,000(*)
Estimated Service Connection Cost per property	\$4,000(*)
Total Frontage of the Properties in the Local Service Area	431.70 m
Cost Per Linear Metre for the LAS Cost Share	\$403.06(*)
Amortization Period	15 years
Annual Interest Rate	5.75%(*)

Cost Distribution

Address			Adjusted Frontage (m)	Total Costs Per Lot	Annual payment over 15 years
House	Road	PID			
17386	Abbey Drive	002-128-161	51.70	\$ 24,838.08	\$ 2,515.79
10179	174 Street	002-129-094	50.00	\$ 24,152.88	\$ 2,446.39
10159	174 Street	002-128-489	50.00	\$ 24,152.88	\$ 2,446.39
10156	174 Street	002-128-667	50.00	\$ 24,152.88	\$ 2,446.39
10176	174 Street	000-514-438	50.00	\$ 24,152.88	\$ 2,446.39
17420	Abbey Drive	002-128-594	50.00	\$ 24,152.88	\$ 2,446.39
17393	Abbey Drive	000-622-427	50.00	\$ 24,152.88	\$ 2,446.39
17425	Abbey Drive	002-127-695	80.00	\$ 36,244.61	\$ 3,671.13
			431.70	\$ 206,000.00	

(*) All costs are estimates only. A revised Engineer's Report with the actual final cost and the appropriate interest rate for amortization will be prepared upon completion of the work.



ENGINEER'S REPORT - FINAL COST & APPORTIONMENT

LOCAL AREA SERVICE

SANITARY SEWER EXTENSION

PROJECT 4711-903

By Formal Petition

Pursuant to Section 11 of the 'Local Area Service Sanitary Sewer Extension along Abbey Drive from the western property line of #17386 to 174A Street and in the 174 Street cul-de-sac (Project # 4711-903) By - law, 2012, No. 17599', the following provides the final costs and apportionment thereof.

Works:	Sanitary Sewer Extension along Abbey Drive from the western property line of #17386 to 174A Street and in the 174 Street cul-de-sac.
Location:	Abbey Drive from the western property line of #17386 to 174A Street and 174 Street cul-de-sac as shown in Appendix III.

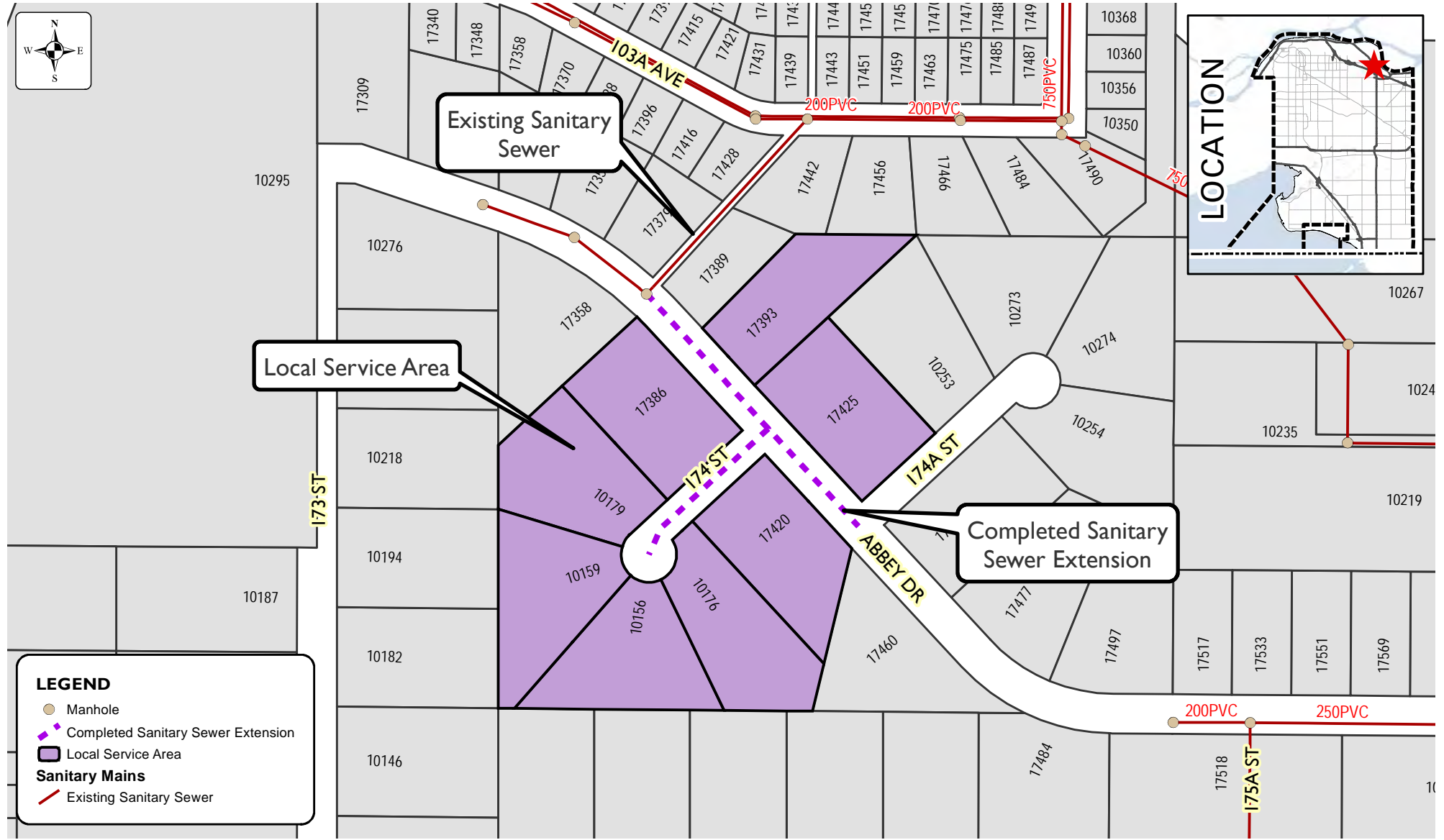
Total cost of the Works	\$181,985.49
Total frontage of the properties in the Local Service Area (l.m.)	431.70
Cost for sanitary sewer main extension per linear metre of frontage	\$330.22
Total Cost for Service Connections	\$4,928.55
Number of existing lots in the Local Service Area	8
Owners' portion of the costs	100%
Amortization period	15 years
Interest rate	5.40%

Cost Distribution

Address			Adjusted Frontage(*) l.m.	Total Costs Per Lot	Annual payment over a 15-year Term
House	Road	PID			
17386	Abbey Drive	002-128-161	51.70	\$ 22,001.05	\$ 2,177.33
10179	174 Street	002-129-094	50.00	\$ 21,439.68	\$ 2,121.77
10159	174 Street	002-128-489	50.00	\$ 21,439.68	\$ 2,121.77
10156	174 Street	002-128-667	50.00	\$ 21,439.68	\$ 2,121.77
10176	174 Street	000-514-438	50.00	\$ 21,439.68	\$ 2,121.77
17420	Abbey Drive	002-128-594	50.00	\$ 21,439.68	\$ 2,121.77
17393	Abbey Drive	000-622-427	50.00	\$ 21,439.68	\$ 2,121.77
17425	Abbey Drive	002-127-695	80.00	\$ 31,346.36	\$ 3,102.18
			431.7	\$181,985.49	

^(*) According to the City's LAS Policy, a minimum adjusted frontage of 50.00m is applied in accordance with the Zoning By-Law No. 12000 for the One-Acre Residential zoned lots

APPENDIX III PROJECT 4711-903



LEGEND

- Manhole
- Completed Sanitary Sewer Extension
- Local Service Area

Sanitary Mains

- Existing Sanitary Sewer

Produced by GIS Section: December 13, 2011, AW8



SANITARY SEWER EXTENSION ON ABBEY DR FROM 17386 TO 174A ST AND IN THE 174 ST CUL-DE-SAC

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only.
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.



COMPLETION CERTIFICATE

Date: September 20, 2014

File: 4711-903

This is to certify that the Works authorized under the "Local Area Service (LAS) Sanitary Sewer Extension along Abbey Drive from the western property line of #17386 to 174A Street and in the 174 Street cul-de-sac (Project # 4711-903) By - law, 2012, No. 17599 are complete.

A handwritten signature in blue ink, appearing to read "Fraser Smith", is positioned above the printed name.

Fraser Smith, P.Eng, MBA
General Manager, Engineering

As required under the 'Local Area Service (LAS) Sanitary Sewer Extension along Abbey Drive from the western property line of #17386 to 174A Street and in the 174 Street cul-de-sac (Project # 4711-903) By - law, 2012, No. 17599', I hereby certify that the final cost of the Works has amounted to \$181,985.49.

A handwritten signature in blue ink, appearing to read "Vivienne Wilke", is positioned above the printed name.

Vivienne Wilke, C.G.A.
General Manager,
Finance & Technology

- c.c. - City Clerk
- Property Tax Manager
- Local Area Service Clerk