

NO: R202

COUNCIL DATE: September 12, 2016

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **August 12, 2016**

FROM: **General Manager, Engineering** FILE: **5012-1010**
General Manager, Finance & Technology

SUBJECT: **Local Area Service – Sanitary Sewer Extension on 133 Street from
5729 - 133 Street to 5785 - 133 Street – Final Costs and Apportionment –
Bylaw No. 18294**

RECOMMENDATIONS

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

1. Approve amendments to *Local Area Service Sanitary Sewer Main Extension [Project # 4714-902] Bylaw, 2014, No.18294* to reflect the final costs of construction covered by the Bylaw and the apportionment thereof across the benefiting properties all as detailed in Appendix “II” attached to this report; and
2. Authorize the City Clerk to bring forward the necessary amendment Bylaw, 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 cost related to *Local Area Service Sanitary Sewer Main Extension [Project # 4714-902] Bylaw, 2014, No.18294* and to obtain Council approval to bring forward an amendment Bylaw to ensure the cost apportionment across the benefiting properties reflects the final costs of construction of the project.

DISCUSSION

At its Regular meeting on September 8, 2014, Council approved the recommendations of Corporate Report No. R149;2014, 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 to provide service to the lots fronting 133 Street between 5729 - 133 Street and 5785 - 133 Street, as illustrated 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. R14-1599. Subsequently, *Local Area Service Sanitary Sewer Main Extension [Project # 4714-902] Bylaw, 2014, No.18294* was given the required readings.

The construction work has now been completed and final costs of the construction have been determined. The final cost of the works is approximately 7.3% below the estimate that was originally provided to the owners of the properties within the benefiting area.

Based on the Completion Certificate, which is included as Appendix “IV” attached to this report, the works authorized under Bylaw No. 18294 were completed at a cost of \$179,805.00.

Appendix “II” attached to this report details the apportionment of the final costs of the project to the benefiting properties.

SUSTAINABILITY CONSIDERATIONS

This project supports the objectives of the City’s Sustainability Charter. In particular, the sanitary sewer main extension on 133 Street relates to the Sustainability Charter theme of Infrastructure. Specifically, this project supports the following Desired Outcomes:

- All Infrastructure DO1: City facilities and infrastructure systems are well managed, adaptable and long lasting, and are effectively integrated into regional systems;
- All Infrastructure DO2: Infrastructure systems provide safe, reliable and affordable services; and
- All Infrastructure DO3: Infrastructure systems are designed to protect human health, preserve environmental integrity, and be adaptable to climate change impacts.

CONCLUSION

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

- Approve amendments to *Local Area Service Sanitary Sewer Main Extension [Project # 4714-902] Bylaw, 2014, No.18294* to reflect the final costs of construction covered by the Bylaw and the apportionment thereof across the benefiting properties all as detailed in Appendix “II” attached to this report; and
- Authorize the City Clerk to bring forward the necessary amendment Bylaw, 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

JA/SLW/clr

Appendix “I” - Bylaw No. 18827 that will act to amend *Local Area Service Sanitary Sewer Main Extension [Project # 4714-902] Bylaw, 2014, No.18294*

Appendix “II” - Cost Apportionment Report

Appendix “III” - Local Area Service Map

Appendix “IV” - Completion Certificate

APPENDIX "I"

CITY OF SURREY

BYLAW NO 18827

A bylaw to amend the provisions of "Local Area Service Sanitary Sewer Main Extension [Project # 4714-902] Bylaw, 2014, No. 18294"

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The Council of the City of Surrey, ENACTS AS FOLLOWS:

- 1. "Local Area Service Sanitary Sewer Main Extension [Project # 4714-902] Bylaw, 2014, No. 18294" is hereby amended as follows:

Schedule B is deleted in its entirety and replaced with a new Schedule B Engineer's Report - Final Costs & Apportionment, attached hereto and forming part of this bylaw.

- 2. This Bylaw shall be cited for all purposes as "Local Area Service Sanitary Sewer Main Extension [Project # 4714-902] Bylaw, 2014, No. 18294, Amendment Bylaw, 2016, No. 18827"

PASSED FIRST READING on the ____ day of _____, 2016.

PASSED SECOND READING on the ____ day of _____, 2016.

PASSED THIRD READING on the ____ day of _____, 2016.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the ____ day of _____, 2016.

_____MAYOR

_____CLERK

SCHEDULE B**CITY OF SURREY****ENGINEER'S REPORT – FINAL COSTS & APPORTIONMENT****LOCAL AREA SERVICE – SANITARY SEWER CONSTRUCTION
By FORMAL PETITION**

Pursuant to Section 11 of the Local Area Service Sanitary Sewer Main Extension [Project # 4714-902] Bylaw, 2014, No. 18294, the following provides the final cost and apportionment thereof

Works: Sanitary Sewer Main Extension
Location: 133 Street from 5729 - 133 Street to 5785 - 133 Street

| | |
|---|--------------|
| Total Cost | \$179,805.00 |
| Service Connection Cost Per Property | \$3,350.00 |
| Total Lot Frontage of the Properties in the Local Service Area (An adjusted frontage of 50.00m is applied as a minimum frontage for the RA zoned lots in accordance with the Zoning Bylaw No.12000 and the City's LAS Policy.) | 500.00 m |
| Cost Per Linear Metre of Frontage for the LAS Cost Share | \$292.61 |
| Number of existing lots in the Local Service Area | 10 |
| Owners' portion of the costs | 100% |
| Amortization Period | 15 years |
| Annual Interest Rate | 4.90% |

Annual Payment is to be calculated on individual owners' share amortized over 15 years

Cost Distribution

| Address | | | Frontage (m) | Total Costs Per Lot | Annual payment over 15 years |
|---------|------------|-------------|--------------|---------------------|------------------------------|
| House | Road | PID | | | |
| 5729 | 133 Street | 004-365-569 | 50.0 | \$17,980.50 | \$1,720.59 |
| 5732 | 133 Street | 010-454-535 | 50.0 | \$17,980.50 | \$1,720.59 |
| 5741 | 133 Street | 010-217-649 | 50.0 | \$17,980.50 | \$1,720.59 |
| 5742 | 133 Street | 005-825-601 | 50.0 | \$17,980.50 | \$1,720.59 |
| 5758 | 133 Street | 005-825-597 | 50.0 | \$17,980.50 | \$1,720.59 |
| 5759 | 133 Street | 010-217-614 | 50.0 | \$17,980.50 | \$1,720.59 |
| 5766 | 133 Street | 007-536-054 | 50.0 | \$17,980.50 | \$1,720.59 |
| 5775 | 133 Street | 010-217-525 | 50.0 | \$17,980.50 | \$1,720.59 |
| 5784 | 133 Street | 009-609-164 | 50.0 | \$17,980.50 | \$1,720.59 |
| 5785 | 133 Street | 010-217-517 | 50.0 | \$17,980.50 | \$1,720.59 |
| | | | 500.0 | \$179,805.00 | |

APPENDIX “II”

CITY OF SURREY

ENGINEER’S REPORT – FINAL COSTS & APPORTIONMENT

**LOCAL AREA SERVICE – SANITARY SEWER CONSTRUCTION
By FORMAL PETITION**

Pursuant to Section 11 of the Local Area Service Sanitary Sewer Main Extension [Project # 4714-902] Bylaw, 2014, No.18294, the following provides the final cost and apportionment thereof

| | | |
|-----------|--|--|
| Works: | Sanitary Sewer Main Extension | |
| Location: | 133 Street from 5729 - 133 Street to 5785 - 133 Street | |

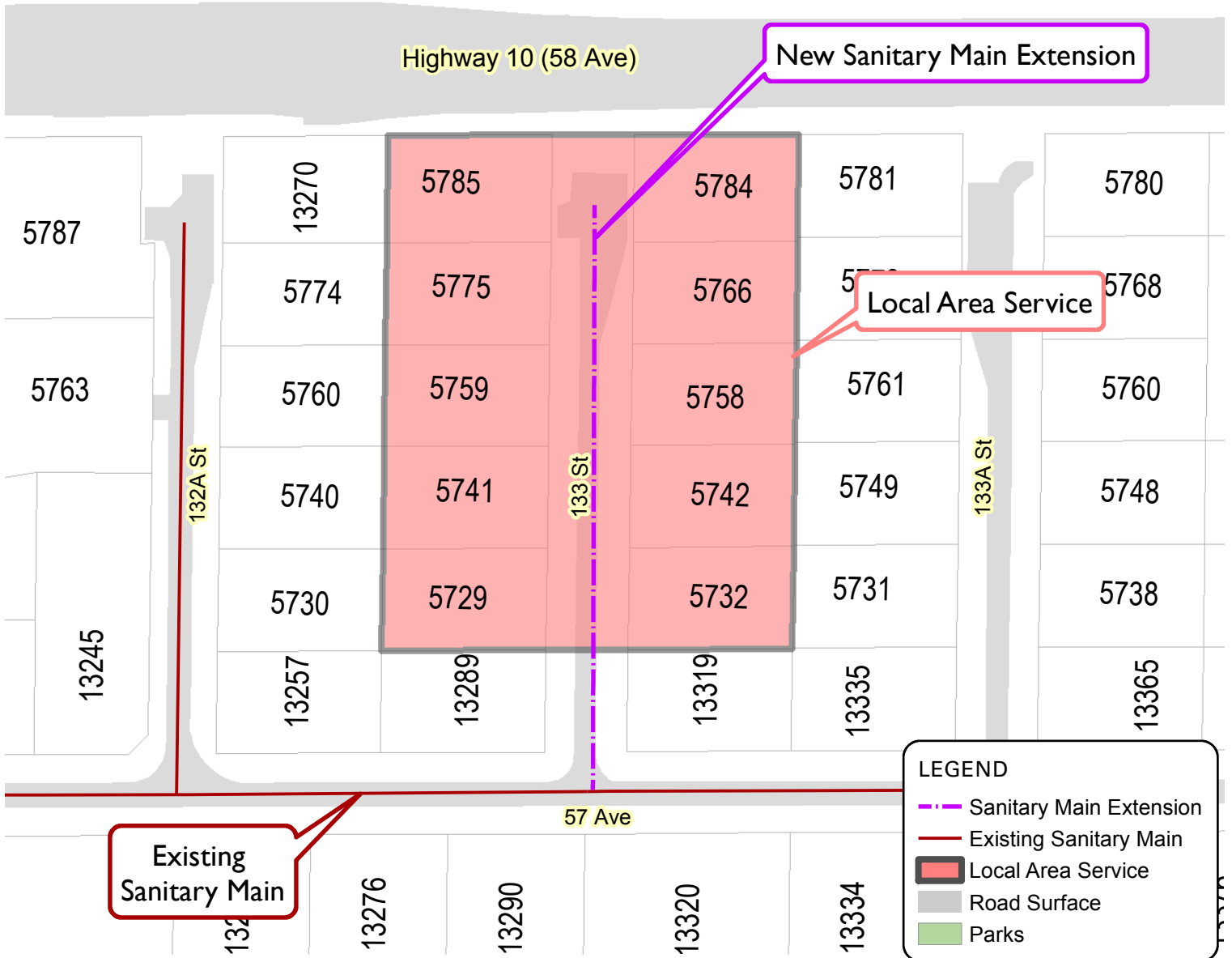
| | |
|---|--------------|
| Total Cost | \$179,805.00 |
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| Cost Per Linear Metre of Frontage for the LAS Cost Share | \$292.61 |
| Number of existing lots in the Local Service Area | 10 |
| Owners’ portion of the costs | 100% |
| Amortization Period | 15 years |
| Annual Interest Rate | 4.90% |

Annual Payment is to be calculated on individual owners’ share amortized over 15 years

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| 5784 | 133 Street | 009-609-164 | 50.0 | \$17,980.50 | \$1,720.59 |
| 5785 | 133 Street | 010-217-517 | 50.0 | \$17,980.50 | \$1,720.59 |
| | | | 500.0 | \$179,805.00 | |

PROJECT 4714-902



LEGEND

- - - Sanitary Main Extension
- Existing Sanitary Main
- Local Area Service
- Road Surface
- Parks

Existing Sanitary Main

Produced by GIS Section: 28-Jul-2016, C9W



Local Service Area 4714 - 902
Sanitary Extension on
133 Street from #5729 to #5785

ENGINEERING
DEPARTMENT

APPENDIX “IV”



COMPLETION CERTIFICATE

Date: August 8, 2016

File: 4714-902

This is to certify that the Works authorized under the “Local Area Service Sanitary Sewer Main Extension [Project # 4714-902] Bylaw, 2014, No.18294”, are complete.

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

As required under the “Local Area Service Sanitary Sewer Main Extension [Project # 4714-902] Bylaw, 2014, No.18294”, I hereby certify that the final cost of the Works has amounted to \$179,805.00, of which \$179,805.00 is the final LAS tax component.

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

- c.c. - City Clerk
- Property Tax Manager
- Local Improvement Clerk