

NO: R019

COUNCIL DATE: February 6, 2017

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **February 1, 2017**

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

SUBJECT: **Local Area Service – Construction of Southbound Left-turn Bay on 140 Street at 82 Avenue – Final Costs and Apportionment – Bylaw No. 18092**

RECOMMENDATION

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

1. Approve amendments to *Local Area Service Left-turn Bay Construction [Project #5012-1010-00] Bylaw, 2013, No. 18092* to reflect the final costs of construction covered by the Bylaw and the apportionment thereof across the benefitting 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 Left-turn Bay Construction [Project #5012-1010-00] Bylaw, 2013, No. 18092* and to obtain Council approval to forward an amendment Bylaw to apportion the final costs of construction of the project across the benefitting properties.

DISCUSSION

At its Regular Council meeting on October 7, 2013, Council approved the recommendations of Corporate Report No. R195;2013, thereby approving the use of a Local Area Service (LAS) initiative as the means by which to finance the construction of a southbound left-turn bay on 140 Street to 82 Avenue to service the lots fronting 82 Avenue between 14008 – 82 Avenue and 14098 – 82 Avenue, 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. R13-2175. Subsequently, *Local Area Service Left-turn Bay Construction [Project #5012-1010-00] Bylaw, 2013, No. 18092* was given the required readings.

The final project costs of the works were tendered above the estimate that was originally provided to the owners of the properties within the benefitting area. As per City practice, if tender prices are in excess of 110% of the original estimate, the owners of the properties within the benefitting area must be re-petitioned. In this instance, the owners were not re-petitioned, as the project was considered to have benefits to drivers on 140 Street who are not subject to the benefitting area, and it was decided that the project should proceed at the original cost levels. As a result, the original breakdown of costs (in accordance with the City's LAS Practice) was revised from 100% of the works to 59% so that the owners' share would remain the same; the City's contribution to the project is now \$41,122.

Based on the Completion Certificate, included in Appendix "IV" to this report, the works authorized under Bylaw No. 18092 are set at a cost of \$59,032.51.

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

SUSTAINABILITY CONSIDERATIONS

This project supports the objectives of the City's Sustainability Charter. In particular, the southbound left-turn bay on 140 Street at 82 Avenue 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; and
- All Infrastructure DO2: Infrastructure systems provide safe, reliable and affordable services.

CONCLUSION

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

- Approve amendments to *Local Area Service Left-turn Bay Construction [Project #5012-1010-00] Bylaw, 2013, No. 18092* to reflect the final costs of construction covered by the Bylaw and the apportionment thereof across the benefitting properties all as detailed in Appendix "II" attached to this report; and
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Fraser Smith, P.Eng., MBA
General Manager,
Engineering

Vivienne Wilke, CPA, CGA
General Manager,
Finance & Technology

DM/clr

Appendix "I" - Bylaw No. 19103 that will act to amend *Local Area Service Left-turn Bay Construction [Project #5012-1010-00] Bylaw, 2013, No. 18092*

Appendix "II" - Cost Apportionment Report

Appendix "III"- Local Area Service Map

Appendix "IV"- Completion Certificate

CITY OF SURREY

BYLAW NO. 19103

A Bylaw to amend the provisions of "Local Area Service Left-turn Bay Construction [Project #5012-1010-00] Bylaw, 2013, No. 18092"
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The Council of the City of Surrey, ENACTS AS FOLLOWS:

- 1. "Local Area Service Left-turn Bay Construction [Project #5012-1010-00] Bylaw, 2013, No. 18092" is hereby amended as follows:
 - a. 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 Left-turn Bay Construction [Project #5012-1010-00] Bylaw, 2013, No. 18092, Amendment Bylaw, 2017, No. 19103".

PASSED FIRST READING on the ____ day of _____, 2017.

PASSED SECOND READING on the ____ day of _____, 2017.

PASSED THIRD READING on the ____ day of _____, 2017.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the ____ day of _____, 2017.

_____MAYOR

_____CLERK

SCHEDULE B**CITY OF SURREY**

**ENGINEER'S REPORT- FINAL COSTS & APPORTIONMENT
LOCAL AREA SERVICE – LEFT TURN BAY CONSTRUCTION
By FORMAL PETITION**

Pursuant to Section 11 of the Local Area Service – Construction of Southbound Left-turn Bay on 140 Street at 82 Avenue – Final Costs and Apportionment – Bylaw No. 18092, the following provides the final cost and apportionment thereof

Works:	Left Turn Bay Construction
Location:	Southbound 140 Street at 82 Avenue

Total Cost	\$100,154.76
Total Lot Area of the Properties in the Local Service Area	13,767 m ²
Cost Per Square Metre of Lot Area for the LAS Cost Share	\$4.29
Number of existing lots in the Local Service Area	16
Owners' portion of the costs	59.0%
Amortization Period	15 years
Annual Interest Rate	5.40%

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			
8212	140 Street	025-107-178	700	\$3,001.58	\$297.05
14008	82 Avenue	025-107-321	924	\$3,962.09	\$392.11
14009	82 Avenue	025-107-186	700	\$3,001.58	\$297.05
14015	82 Avenue	025-107-194	700	\$3,001.58	\$297.05
14018	82 Avenue	025-107-313	930	\$3,987.81	\$394.65
14019	82 Avenue	025-107-208	700	\$3,001.58	\$297.05
14023	82 Avenue	025-107-216	700	\$3,001.58	\$297.05
14027	82 Avenue	025-107-224	700	\$3,001.58	\$297.05
14028	82 Avenue	025-107-305	930	\$3,987.81	\$394.65
14033	82 Avenue	025-107-232	710	\$3,044.46	\$301.29
14038	82 Avenue	025-107-291	930	\$3,987.81	\$394.65
14058	82 Avenue	025-107-283	930	\$3,987.81	\$394.65
14068	82 Avenue	025-107-275	930	\$3,987.81	\$394.65
14078	82 Avenue	025-107-267	945	\$4,052.13	\$401.02
14088	82 Avenue	025-107-259	1,020	\$4,373.73	\$432.84
14098	82 Avenue	025-107-241	1,318	\$5,651.55	\$559.30
			13,767	\$59,032.51	

CITY OF SURREY
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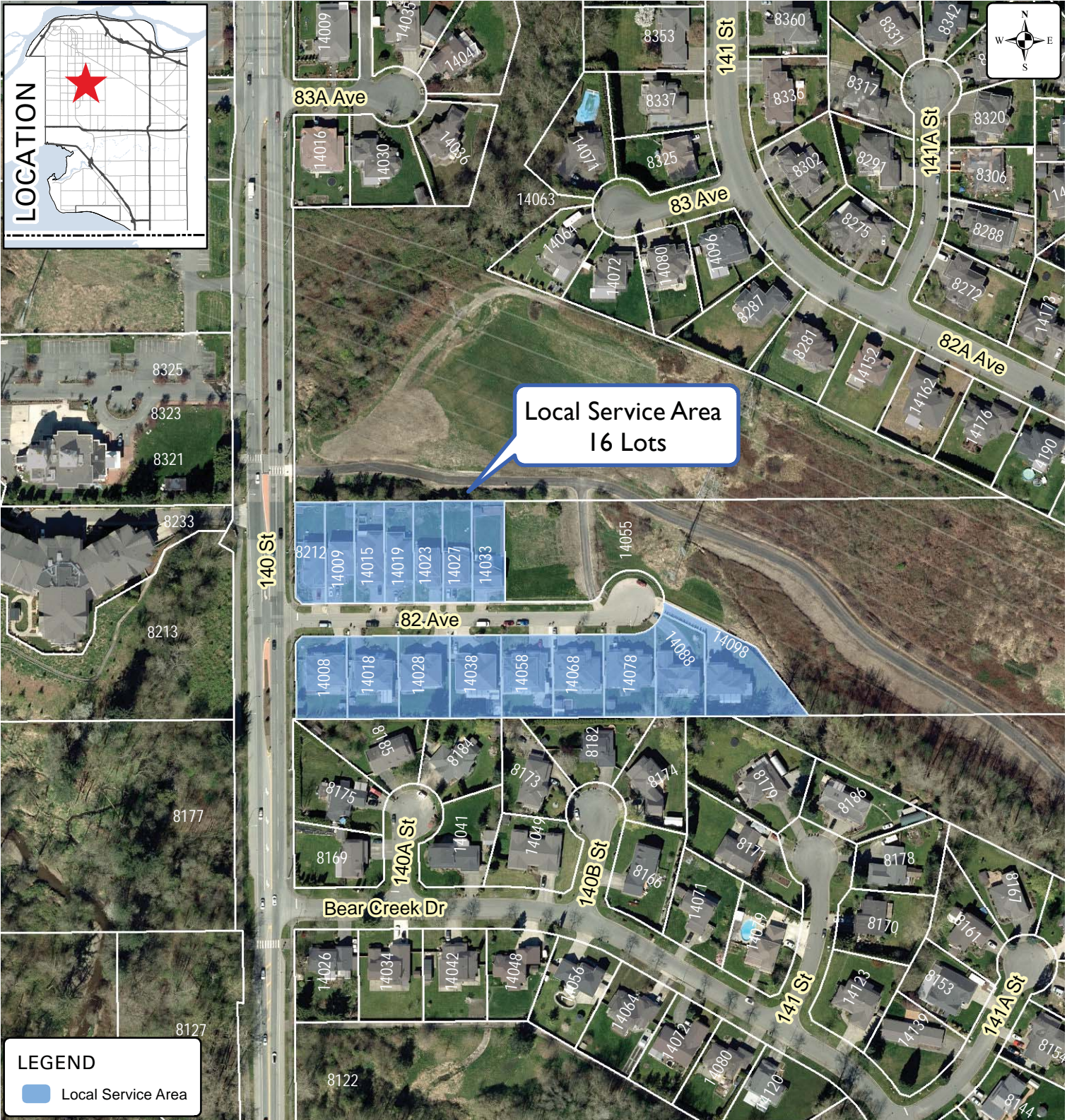
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AERIAL PHOTOGRAPH OF SITE



Local Service Area
16 Lots

LEGEND

Local Service Area

Produced by GIS Section: 13-Jan-2017, C9W

Date of Aerial Photograph: March 30, 2016

Scale: 1:2,500 0 20 M



Local Area Service
Left Turn Bay
140 Street & 82 Avenue
(5012-1010-00)

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.

APPENDIX "IV"



COMPLETION CERTIFICATE

Date: January 2017

File: 5012-1010

This is to certify that the Works authorized under the "Local Area Service Left-turn Bay Construction [Project #5012-1010-00] Bylaw, 2013, No. 18092", are complete.

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

As required under the "Local Area Service Left-turn Bay Construction [Project #5012-1010-00] Bylaw, 2013, No. 18092", I hereby certify that the final cost of the Works has amounted to \$100,154.76, of which \$59,032.51 is the final LAS tax component.

Vivienne Wilke, CPA, CGA
General Manager,
Finance & Technology

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