

Report to Council



Date: March 14, 2016
File: 0920-40
To: City Manager
From: Development Technician
Subject: Mayfair Road Extension / Off-site

Recommendation:

THAT Council receives, for information, the Report from the Development Engineering Manager dated March 14, 2016 with respect to a City-pay portion of the Mayfair Road Extension south of Stremel Road;

AND THAT the 2016 Financial Plan be amended by \$100,000 funded from the Off-site and Oversize reserve.

Purpose:

To reimburse stakeholders of Stremel Joint Ventures for off-site improvements to Mayfair Road that were completed beyond the limits of their property frontage.

Background:

Owners of the property at 1211 Mayfair Road applied for subdivision and redevelopment in 2010. The 2010 northern extents of Mayfair Road terminated at a cul-de-sac approximately 50m south of the subject property limits. A requirement of this application was to dedicate, design and construct the extension of Mayfair Road going north to intersect with Stremel Road. The Servicing Agreement states that the developer would be financially responsible only for the portion of Mayfair Road improvements directly fronting the subject property and the City of Kelowna would reimburse the developer for off-site works upon substantial completion of the project.

The Mayfair Road Extension has been constructed to a fully urbanized standard appropriate for Industrial land use complete with sidewalk on both sides.

Attachment 1 Arial Image Off-site works: delineates the off-site, City-pay portion of the Mayfair Road Extension from the developer-pay portion, subject property frontage improvements.

Attachment 2 Construction Costs: outlines the actual construction cost for the City-pay portion of the Mayfair Road Extension for a total of \$117,022.05.

Financial/Budgetary Considerations:

The full amount required to honour the City's cost share commitment for the extension of Mayfair Road to the Stremel Road intersection is not part of the City's current financial Plan. The 2016 financial plan will require an addition of \$100,000 funded from the Off-site and Oversize Reserve with the remaining \$17,022.05 funded by the current budget for Off-site and Oversize account.

Internal Circulation:

Divisional Director, Community Planning & Real Estate
Divisional Director, Communications & Information Services
Financial Planning Manager
Financial Services Manager
Development Services Manager

Considerations not applicable to this report:

Personnel Implications
External Agency/Public Comments
Communications Comments
Alternate Recommendation
Legal/Statutory Authority
Legal/Statutory Procedural Requirements
Existing Policy

Submitted by: Jason Ough, Development Technician

Approved for inclusion:



M. Bayat, Development Services Director

Attachments 2: Arial Image Off-site works
Construction Costs

cc: Infrastructure Divisional Director
Acting/Divisional Director, Communications & Information Service
Acting/Divisional Director, Corporate & Protective Services
Infrastructure Administration Manager
Infrastructure Planning Department Manager
Infrastructure Delivery Department Manager

Attachment 1 Aerial Image Off-site works



Attachment 2: Construction Costs

| MAYFAIR ROAD EXTENSION | | | | | |
|--|--|-------|----------|------------|---------------------|
| R & L Construction Costs for | | | | | Project No.12064 |
| Mayfair Road Extension from Station 0+750 to 0+837 | | | | | Date: 2015-07-07 |
| Item | Description | Units | Quantity | Unit Price | Amount |
| 1.0 | Site Preparation | | | | |
| 1.1 | Clearing and Grubbing | sqm | 545.2 | \$0.75 | \$408.90 |
| 1.2 | Earth Excavation - Load, Haul and Stockpile Onsite (Soft Spot) | cum | 50 | \$5.05 | \$252.50 |
| 1.3 | Import Granular Base (Soft Spot) | cum | 50 | \$6.78 | \$339.00 |
| 1.4 | Strip and stockpile topsoil | sqm | 545.2 | \$1.50 | \$817.80 |
| | Sub Total | | | | \$1,818.20 |
| 2.0 | Roads | | | | |
| 2.1 | Subgrade Preparation | sqm | 1521 | \$0.10 | \$152.10 |
| 2.2 | Subbase Gravel - 150mm minus, 200mm depth | sqm | 1396 | \$6.78 | \$9,464.88 |
| 2.3 | Base Gravel 19mm minus, 75mm depth | sqm | 1396 | \$4.20 | \$5,863.20 |
| 2.4 | Base Gravel 19mm minus, 150mm depth, Driveway Tie-ins | sqm | 46.3 | \$8.07 | \$373.64 |
| 2.5 | Asphalt (100mm thick) | sqm | 1050 | \$25.20 | \$26,460.00 |
| 2.6 | Asphalt (50mm thick) driveway and s/w ramp | sqm | 46.3 | \$25.00 | \$1,157.50 |
| 2.7 | Barrier Curb (MMCD C2) | m | 148 | \$78.00 | \$11,544.00 |
| 2.8 | Sidewalk - 1.50m wide c/w base gravels and prep. | lm | 132 | \$89.80 | \$11,853.60 |
| 2.9 | Commercial Driveway Crossing (City of Kelowna SS-C7) - 200mm depth | lm | 16 | \$161.25 | \$2,580.00 |
| 2.10 | Removal of existing asphalt | sqm | 975.8 | \$6.00 | \$5,854.80 |
| | | | | | \$76,303.72 |
| 3.0 | Storm Sewer | | | | |
| 3.1 | 200mm storm sewer (CB leads) | m | 4.5 | \$85.00 | \$382.50 |
| 3.2 | Relocate existing CB to match new curb. | ea | 1 | \$600.00 | \$600.00 |
| 3.3 | Replace top inlet CB grate with side inlet (city of Kelowna SS-S11b) | ea | 1 | \$2,425.00 | \$2,425.00 |
| 3.4 | Re-bench Existing Manhole - sta 0+778 | ea | 1 | \$700.00 | \$700.00 |
| 3.5 | Adjust Existing Manhole at 0+773 Mayfair Rd | ea | 1 | \$100.00 | \$100.00 |
| 3.6 | Adjust Existing Catchbasin Mayfair Rd | ea | 1 | \$100.00 | \$100.00 |
| | Sub Total | | | | \$4,307.50 |
| 4.0 | Sanitary Sewer | | | | |
| 4.1 | 250mm sanitary sewer | lm | 56 | \$108.75 | \$5,978.00 |
| 4.2 | Sanitary Tie-In | ea | 1 | \$400.00 | \$400.00 |
| | Sub Total | | | | \$6,378.00 |
| 5.0 | Shallow Utilities | | | | |
| 5.1 | Hydro, Tel, Cable TV Ducting | lm | 40 | \$235.00 | \$9,400.00 |
| 5.2 | Lamp Standard Bases, Ducting, lamps & wiring | ea | 1 | \$425.00 | \$425.00 |
| 5.3 | Gas main | lm | 39.2 | \$150.00 | \$5,880.00 |
| 5.4 | Adjust existing utility boxes to suit final grade. | ls | 1 | \$1,000.00 | \$1,000.00 |
| 5.5 | CO # 4.1 Re and Re Street light base | ls | 1 | \$675.00 | \$675.00 |
| 5.6 | FORTIS BC invoice 2559670 Street Light | ls | 1 | \$2,362.15 | \$2,362.15 |
| | Sub Total | | | | \$19,742.15 |
| 6.0 | Landscaping | | | | |
| 6.1 | Remove existing lock-block wall | ls | 1 | \$300.00 | \$300.00 |
| 6.2 | Match blvd to existing landscaping at removed cul-de-sac. | ls | 1 | \$3,600.00 | \$3,600.00 |
| | Sub Total | | | | \$3,900.00 |
| | OFFSITE TOTAL (Excludes GST) | | | | \$111,449.57 |
| | GST (5%) | | | | \$5,572.48 |
| | TOTAL (Includes GST) | | | | \$117,022.05 |