

THE CORPORATION OF THE DISTRICT OF BURNABY

1 September 1967.

REPORT NO. 55. 1967.

His Worship, the Reeve,
and Members of the Council..

Gentlemen:

Your Manager reports as follows:

1. Re: Accelerated Sewer Construction Program - 1964-1967.

With the completion of the Oakalla Sewer Project in June of 1967 the accelerated sewer construction program accepted in 1964 has been completed. Associated Engineering Services Ltd. was commissioned to do the engineering on this special program.

Preliminary estimating for the program was based on anticipated "cost-per-acre" at that time. Construction costs by contract reached a peak in 1966 and through the program the average cost per foot ranged from as low as \$8.51 per foot on the South Slope IV Contract (which was the first one in a series of 18 projects) to as high as \$14.40 per foot for the Oakalla Area.

The original estimates totalled \$5,965,000. and the total final cost is \$7,109,098. - an increase of \$1,144,098. over the acreage calculation. As there are three work orders still open, this figure will likely increase slightly. This increase in actual over estimated costs does not take any account of winter works recovery or benefits obtained through use of the Municipal Development Loan Act, though these two features were largely responsible for the decision to accelerate the program in the manner in which it was done.

The initial agreement with Associated Engineering Services Ltd. provided that the fee for Engineering Design should be based on per diem rates, the total cost of which should not exceed the minimum percentage fee (Curve 'A') as set forth in the Schedule of Minimum Fees published by the Association of Professional Engineers of B. C., and this figure was confirmed by letter at 3.66%. Design costs were based on a program of \$5,608,411.00 and on this basis the actual percentage paid to Associated Engineering Services Ltd. works out to 3.71%, or .05% in excess of the minimum curve figure.

The reasons for the small percentage increase, which represents \$2,800.00 in cost, are quite valid and include, for example, the break-down of the Royal Oak/Douglas Road Area from a single project into two projects by re-design because the prices received on the single contract were too high. There was a significant decrease in cost when the project was divided. Another factor was the supply of detailed drawings of easements, and this element of the work, for which there was no indication of quantity in 1964, turned out to be a large undertaking involving approximately 1000 drawings.

Under these conditions it is unrealistic to consider any further increase in unfi-nanced works at this time. While the amount respecting the Sewer Utility is relatively modest, it must be looked at in conjunction with the temporary financing of Local Improvement works which will represent some \$2,000,000. by the year and if construction works proceed as planned, of which \$1,000,000. must be by General Fund.

In round figures, when present commitments are taken into consideration, the Utility will have \$1,500,000. for future programs.

Of the areas previously reported to Council for consideration these have not yet been approved:

Project #2	- 19th Street	-	\$ 40,000.	
#3	- Deer Lake	-	7,500.	
#6	- Hillview	-	30,000.	
#7	- Copley #3	-	220,000.	
#8	- Aubrey Street	-	190,000.	
#9	- 4700 Block Cambridge-	-	28,000.	\$ 515,500.

(... ?)

(Item 1.....re Accelerated Sewer Program...continued)

Completion of the above would leave \$1,000,000. for a further program.

Since the programs embarked upon to date have all been designed to provide the greatest number of services consistent with cost, it follows that generally speaking the areas which would not be served are those which are more sparsely settled, and in which the subdivision pattern is only now starting to evolve to any extent. It would therefore seem logical to examine the possibilities of providing the necessary "spine" sewer into those areas to encourage subdivision and to make it possible for these new subdivisions to be sewerred.

With the concurrence of Council this approach will be taken. This in itself will mean expense for Design but this should be accepted in the interests of having projects designed for the time when it is appropriate again to embark on a construction program.

Council may be assured that close attention is being paid to any reasonable possibility of permanent financing.

There is only one additional project now in hand and that is the Stanley #4 Project at an estimated cost of \$140,000.00. This is being designed by the Engineering Department, and it will soon be ready to go to tender.

Of the "ready-use" fund of \$125,000. established by Council earlier this year there is a balance of only approximately \$20,000. to meet demands for sewer extensions for new subdivisions justifying such extensions. This amount might prove adequate, depending upon the demands on it.

The projected balance of temporary financing at the year-end is now \$403,000. compared with the \$360,000. predicted in the Report received by Council in June, 1967.

There has been no improvement in the bond market for municipal debentures. Even prime credits are rated at about 7 1/4%, if buyers can be found and there is absolutely no indication of improvement. It is reported in newspapers that the City of Vancouver will explore the U.S. Market with a coupon rate of 6 1/2% to 6 5/8%.

2. Re: Street Lights.

Submitted herewith is the Municipal Engineer's report covering requests received for street lights.

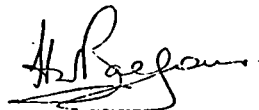
It is recommended the installations be approved.

3. Re: Estimates.

Submitted herewith is the Municipal Engineer's report covering estimates of work in the total amount of \$134,300.

It is recommended the estimates be approved as submitted.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER.

4. Re: Sanitary Sewer Service -
Lot 9, Block 44, D. L. 122/3/4, Plan 1543,
1221 Delta Avenue.

This lot is on the south-west corner of Fairlawn and Delta. It is not served by sanitary sewer in the Brentwood area because of the natural topography.

The new owner of the property apparently purchased it with the intention of building a house on it and subsequently discovered, upon making an enquiry, that the property is not served by sanitary sewer. He apparently complained to His Worship, the Reeve, who directed that a report be made.

It is possible to serve Lot 9 by means of a long connection which would cross the front portion of the next lot to the west, Lot 15. The owner of Lot 15 would have to agree to an easement to contain the connection. There is a twin stone retaining wall at Lot 15 and an estimate has been provided of \$1,500.00 to install the connection if it is possible to tunnel under the twin retaining wall without damage to it. The Greater Vancouver Sewer District is reluctant to extend the Glenbrook Area to include Lot 9 because of existing capacity deficiency in rainy seasons and would only grant permission on condition that Lot 9 redirect its connection to Delta when sewer construction proceeds on Delta.

There is an alternative method to serve Lot 9 and that is to extend the sanitary sewer from Westlawn to Fairlawn on Delta at an estimated cost of \$2,750.00. It is anticipated that this will have to be done in 1968 before Stage II of the Local Improvement Programme is carried out. This extension would also serve two properties on the north side of Fairlawn by an extension into the lane between Fairlawn and Westlawn.

5. Re: Rosewood - Wedgewood Lane,
6th Street to Grandview-Douglas Highway.

Council directed that an examination be made of the practicability of construction of a portion of this lane utilizing existing allowance or widening not inconformance with the original alignment.

This problem was re-checked in the field by Mr. Olson, Mr. Kennedy and Mr. Walters of the Engineering Department. The unanimous decision was that because of drainage problems which would be created it is impractical to consider construction of only a portion of this lane.

There is no effective compromise based on partial construction.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER.

HB:eb