

ITEM	11
MANAGER'S REPORT NO.	41
COUNCIL MEETING	1979 06 11

RE: ENGINEERING SERVICES FOR THE SERVICING OF A MUNICIPAL SUBDIVISION
AT KITCHENER AND BURNWOOD

Following is a report from the Municipal Engineer regarding proposals for engineering services.

RECOMMENDATION:

1. THAT the recommendation of the Municipal Engineer be adopted.

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TO: MUNICIPAL MANAGER 79 06 06
FROM: MUNICIPAL ENGINEER
SUBJECT: ENGINEERING SERVICES FOR THE SERVICING OF A MUNICIPAL
SUBDIVISION AT KITCHENER AND BURNWOOD

RECOMMENDATION:

1. THAT the Corporation of Burnaby enter into an Engineering Agreement with Phoenix Engineering Services Ltd., for the provision of engineering services to service the Municipal subdivision at Kitchener and Burnwood for a fixed fee in the amount of \$25,213 as per the terms of reference outlined in the Municipal Engineer's letter dated 1979 05 25 and the consultant's proposal dated 1979 06 04.

REPORT

In accordance with Council's adoption of a recommendation to authorize Municipal staff to initiate the servicing and subdivision of the Corporation lands immediately adjacent to Subdivision Reference #52/78 - D.L. 138, the Engineering Department invited proposals for engineering services to complete the servicing and registration of the subject Municipal subdivision from a total of seven consulting firms whom we consider to be competent in this field of work. We are in receipt of proposals from each of the seven consulting firms and upon careful examination we have concluded that each of the consulting firms has adequately addressed themselves to the terms of reference as specified in the Municipal Engineer's letter dated 1979 05 25 (copy attached)

(cont'd)

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Our review also concludes that it would be in the Corporation's **130** best interest to accept the proposal as submitted by Phoenix Engineering Services Ltd. as their total fixed fee in the amount of \$25,213 is significantly less than the next proposal. A general tabulation of the proposals including the fees is as follows:

1. Phoenix Engineering Services Ltd. Fixed Fee	\$25,213.00
2. Aplin & Martin Engineering Ltd. Estimated Fee	\$37,307.00
3. Vector Engineering Services Ltd. Estimated Fee	\$39,567.95
4. Hunter, Laird Engineering Ltd. Estimated Fee	\$43,842.80
5. Allan and Ashford Ltd. Estimated Fee	\$54,062.00
6. McElhanney Surveying & Engineering Ltd. Estimated Fee	\$57,600.00
5. Peter Hogan & Associates Ltd. Estimated Fee	\$59,450.00

E.E. Okon
MUNICIPAL ENGINEER

VNW/ch

Atts.

- c.c. () Municipal Treasurer
() Director of Planning
() Municipal Solicitor

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79 05 25

Phoenix Engineering Services Ltd.
1850 Hillside
Coquitlam, B.C.

Dear Sirs:

Re: ENGINEERING SERVICES FOR THE SERVICING OF MUNICIPAL
SUBDIVISION AT KITCHENER AND PHILLIPS/BURNWOOD CONNECTOR

As part of the Corporation of Burnaby's 1979 Land Assembly and Development Program we are hereby inviting you to submit a proposal for your engineering services to complete the layout, registration, and servicing of a Municipal subdivision located in the general area of Kitchener Street, Graystone Drive and the Phillips/Burnwood Connector. The details regarding type and extent of servicing are outlined on the attached schedule of improvements. Preliminary plans of the subdivision including preliminary layout of proposed servicing are also enclosed.

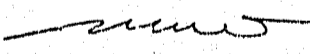
I would emphasize that the terms of reference include all design, contract preparation, contract supervision, resident field inspection, preparation of "As Built" drawings, and all legal plans requisite to registration.

Our experience of late, indicates that a project of this scope and diversity requires some form of standardization for the submission of proposals. In this regard we have developed the enclosed form entitled "Engineering Consultant Services Estimate Sheet" and would respectfully request that a completed copy of this form be an integral part of your proposal. I would also advise that this work will be done under a standard engineering agreement as per the copy attached.

As time is of the essence, I would request the submission of your proposal to us on or prior to 1979 June 05.

Yours truly,

E.E. Olson, P. Eng.
MUNICIPAL ENGINEER


by: V.N. Wiebe, P. Eng.
DESIGN ENGINEER

VNW/ch

SCHEDULE OF IMPROVEMENTS FOR MUNICIPAL SUBDIVISION
AT KITCHENER STREET AND PHILLIPS-BURNWOOD CONNECTOR

Please refer to the attached sketches for street names and preliminary servicing layouts.

A. STREETS

Design finished pavement with curbs and gutters on both sides including boulevard grassing and tree planting for the following streets:

8.5 metre wide standard

1. Road "E" from Road "G" to Road "H".
2. Road "H" from Road "I" to Road "K".
3. Road "G" - boulevard grassing and tree planting on south side only.
4. Road "I" - complete construction of cul-de-sac plus boulevard grassing and tree planting on south side only.
5. Road "B" from Road "A" to end of cul-de-sac south.
6. Road "A" - boulevard grassing and tree planting on south side only.
7. Kitchener Street from Road "A" to Ednor Crescent - complete road construction on both sides with boulevard grassing and trees on the north side only.
8. Marsden Court - complete road construction on both sides with boulevard grassing and trees on the east side only.
9. Ednor Crescent - complete road construction on both sides with boulevard grassing and trees on the north side only.

Divided roadway standard with 7 metre pavements and a 4.5 metre median.

1. Road "K" from Road "C" (Phillips-Burnwood Connector) to Road "H" - design complete standard for this portion of Greystone Drive with the understanding that only the north roadway will be constructed at this time.

B. SIDEWALKS

All sidewalks to be 1.5 metres in width and located as follows:

1. Road "E" - separated sidewalk on the west and south side.
2. Road "H" - curb sidewalk on the west side.

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3. Kitchener Street - separated sidewalk on the north side.

C. WATERWORKS

Design a water distribution network to serve all of the proposed lots including adequate fire protection for the entire area. See enclosed sketches for preliminary layout.

D. SANITARY SEWERS AND DRAINAGE WORKS

Design storm and sanitary sewer systems to serve all of the proposed lots. See enclosed sketches for preliminary layout. Also include a channel lining of the watercourse crossing Road "K" and Road "E", including any possible relocation in order that the finished watercourse corresponds as closely as possible to the future lot lines and falls within the park area immediately north of Road "K". Please note that the watercourse extending to the north of this subdivision has been designed to carry a minimal volume of water with the peak flows having been diverted into an underground system. The layout of this subdivision may dictate that we follow a similar procedure between Road "E" and the park strip connecting Road "G" and Road "I". Also note that some of the facilities within the proposed easement have already been designed by the private subdivision to the north and will be constructed by the private developer.

E. ORNAMENTAL STREET LIGHTING

Design ornamental street lighting for all the streets listed in Section A above.

F. R.C. HYDRO POWER & GAS AND B.C. TELEPHONE

The design of these facilities will be done by the respective utility companies upon request from the Corporation of Burnaby. It will be the Design Consultant's responsibility to coordinate his design with that of the utility company's.

G. EASEMENTS AND LEGAL SURVEY

All legal survey work and plan preparation for subdivision, road dedication and easement registration will be the responsibility of the Consultant. The Approving Officer of the Corporation will be responsible for approving the subdivision and ensuring that the proper plans and documentation are registered.

H. GENERAL

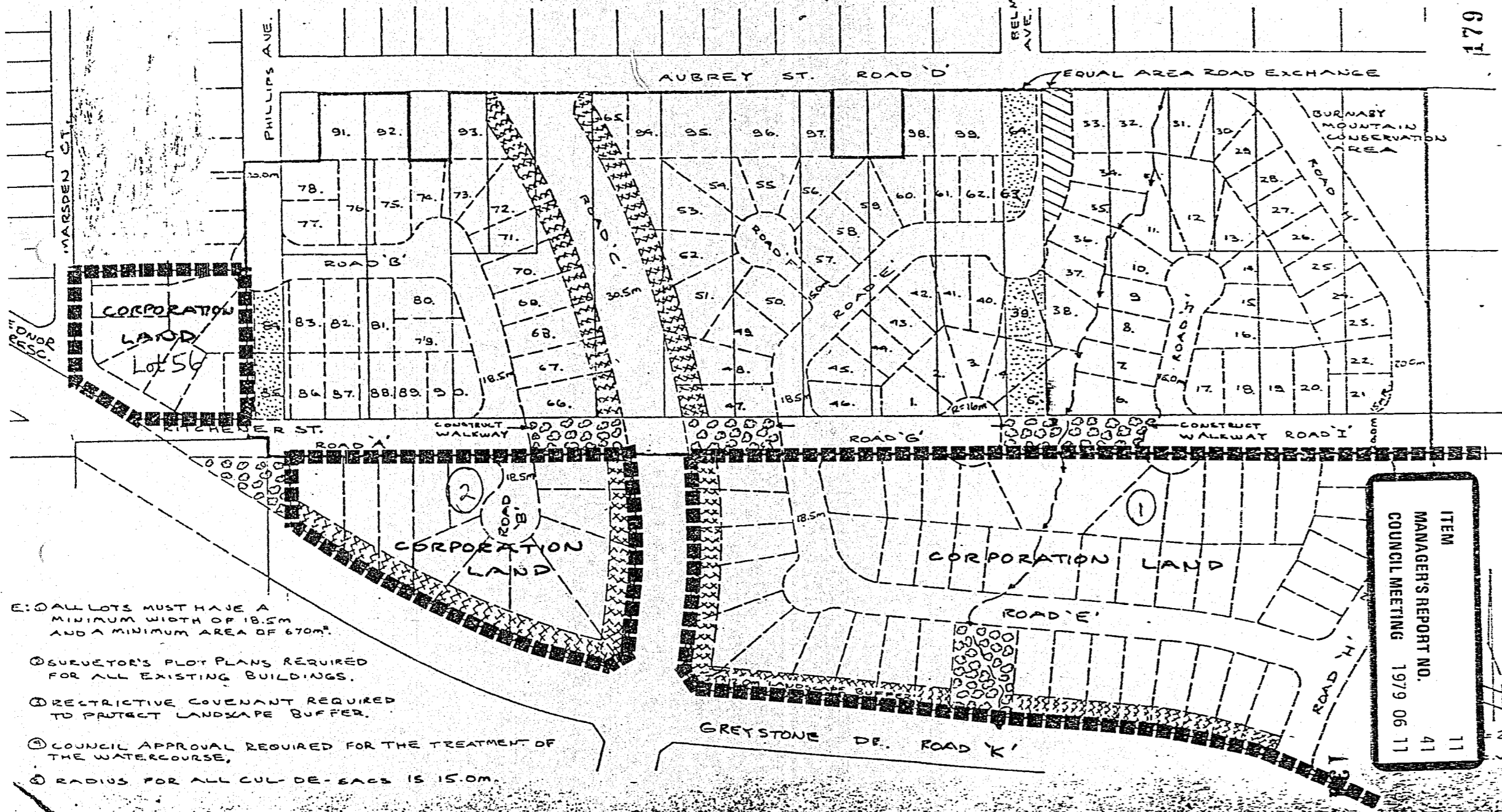
This project shall include all the necessary field survey, drafting, quantity take-off, contract preparation, contract supervision, resident field inspection and preparation of all the necessary as built drawings.

D.L. 138

S.D. REF. # 52/78 X REF. Z.Z. REF. # 11/78

PROPOSED ZONING: R2

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- E: ① ALL LOTS MUST HAVE A MINIMUM WIDTH OF 18.5M AND A MINIMUM AREA OF 670M².
- ② SURVEYOR'S PLOT PLANS REQUIRED FOR ALL EXISTING BUILDINGS.
- ③ RESTRICTIVE COVENANT REQUIRED TO PROTECT LANDSCAPE BUFFER.
- ④ COUNCIL APPROVAL REQUIRED FOR THE TREATMENT OF THE WATERCOURSE.
- ⑤ RADIUS FOR ALL CUL-DE-SACS IS 15.0M.

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