

**TO:** MUNICIPAL MANAGER  
**DATE:** 1992 07 30  
**FROM:** DIRECTOR ENGINEERING  
**FILE:** 70-04-01  
**SUBJECT:** 1993 LOCAL IMPROVEMENT CONSTRUCTION PROGRAM  
**PURPOSE:** To obtain Council approval of the proposed 1993 Local Improvement construction program.

**RECOMMENDATION:**

1. THAT the 1993 Local Improvement construction program encompassed in this report be approved and the Director Finance submit a cost report in accordance with Section 662 of the Municipal Act.

**REPORT**

**1.0 BACKGROUND**

Council, at its regular meeting of 1991 October 28, received a report from the Director Engineering on the status of the Local Improvement Program (LIP). The report also requested approval to complete the implementation steps necessary to facilitate start of the proposed 1992 LIP construction program in early spring. It was, however, tabled by Council pending a further review of the LIP program. This review was completed by Council at the regular meeting of 1992 January 13 and the following recommendation was adopted:

*"THAT the Director Engineering be authorized to prepare engineering designs and Frontage Tax Assessment Rolls for the Local Improvement Program outlined in the report; and further that following completion of these tasks prior to sending out Notices of Intention for the Local Improvement Program, the Director Engineering report to Council with proposed schedule of construction having due regard to:*

- (a) availability of Capital Budget funding*
- (b) phasing of the construction program*
- (c) prevalent tendering of market conditions*
- (d) seasonal impact on construction"*

Engineering designs and Frontage Tax Assessment Rolls have now been completed and we are in position to proceed with the initiative process with the view of commencing construction in early spring 1993. This report presents a proposed schedule of construction with due regard to the above considerations.

**2.0 PROGRAM COMPOSITION**

The proposed 1993 LIP construction program is comprised of twenty-five (25) street lighting and eleven (11) road paving projects as listed in Appendix A. The total estimated costs of the program is \$3.5 million - \$3.0 million in roadworks and \$0.5 million in street lighting improvements. A review of the lighting program was undertaken during the design process and minor adjustments to project limits were made to more fully utilize existing B.C. Hydro service connections and provide continuity of lighting levels.

Attached as Appendix B is a map showing the location of proposed projects.



### 3.0 PROGRAM IMPLEMENTATION

The Local Improvement process is to be conducted in accordance with the requirements of the Municipal Act which requires significant lead time for the preparation of initiative notices and approvals before construction can commence.

The proposed 1993 LIP program implementation schedule has been prepared with respect to the required process and with due regard to the concerns raised by Council at its meeting of 1992 January 13. A detailed discussion of the concerns and the proposed program implementation is given as follows:

#### 3.1 Capital Budget Funding

The total estimated cost of the proposed program is \$3.5 million - \$3.0 million in paving works plus \$0.5 million in street lighting improvements. The precise level of required funding is not known at the outset because it is contingent on which and how many projects will be approved by the property owners. Recent experience would indicate that an acceptance rate of about 80% could be reasonably expected. Thus initiation of a \$3.5 million program would translate into approximately \$2.8 million construction costs based on the 80% acceptance rate.

There are currently no funds available in the approved 1992 Capital Program for the proposed expenditure. However, an allocation of \$3.5 million is identified under 1993 in the 1992-1996 Capital Budget which could be utilized for construction of the proposed program.

#### 3.2 Construction Program Phasing

LIP roadworks over the past six years (1986-1991) have been on the average \$3.0 million per program while the street lighting program was approximately \$600,000 per program. Since completion of the last program in 1991, 37 road requests and 40 street light requests were received with a total estimated construction cost in excess of \$9.0 million.

The proposed 1993 LIP program expenditure level is in line with past program expenditures. As there are no provisions in the current budget for LIP expenditure, the proposed 1993 program would represent an average \$1.75 million/year expenditure over the 1992-1993 period. The proposed program would also permit a gradual catch-up in the outstanding requests within the financial constraints of the Capital Program.

As indicated earlier, significant lead time is needed for the LIP process. For Council's information, a complete implementation schedule outlining the key dates for the initiative notice, approvals and construction is prepared and included as Appendix C. To meet the target construction dates for optimum timing and contract prices, initiative notices will be mailed to property owners for their approval of the program in early September of this year. Most property owners would have returned from their summer vacation and we would envision maximum participation in the initiative process. The program will be subsequently returned to Council through the Municipal Clerk's certificate of sufficiency for approval to bring down the necessary construction bylaws.

The LIP program will be constructed in two phases. The first phase will involve the street light component followed by the second phase which will include all the roadworks. More discussions are presented in the following sections on optimum construction season and tender prices.

### 3.3 Prevalent Tendering of Market Conditions

Recent past experience on road construction and local improvement contracts indicated that the optimum time for competitive tenders is in late winter/early spring when there is a general slow down in the road construction industry. Summer and winter road construction generally experience a slightly higher prices due to the greater number of projects in the summer and the adverse weather factor in the winter.

For street lights installation which is less susceptible to the weather condition, winter/spring time construction would yield the optimum bid prices as most electrical contractors usually have lower work volumes and more available resources that can be deployed during this period.

### 3.4 Construction Season

The proposed tender dates would enable us to commence street light installation in late February and road construction in 1993 April. Commencing road construction in April not only would provide a competitive price for the contract but would also ensure the final paving and restoration work be completed before the rainy season starts.

Prior to roadworks commencing, Municipal forces would also perform all watermain renewal work required. This would provide a more balanced workload and efficient utilization of the Municipal waterworks crews in the winter months and avoid the summer schedule conflict problem.

For street light installation, it is recognized that the work is less susceptible to the weather and seasonal conditions, however, there is potential benefit to proceed with the street light contract over the winter and spring months to take advantage of the more competitive market condition.

## 4.0 CONCLUSION

The engineering designs and frontage tax assessment rolls for the proposed 1993 LIP program are now complete. Having due regard to the requirements of the Municipal Act on the process and the considerations raised by Council at its 1993 January 13 meeting, a comprehensive program implementation schedule is developed and included as Appendix C.

With the view of accommodating budgetary constraints, achieving optimum time table for competitive construction prices, and meeting increasing demands on local improvement works, staff recommend that the 1993 LIP program as outlined in this report be approved and the Director Finance submit a cost report in accordance with Section 662 of the Municipal Act.

AAS/LSC:jb  
Attach.

cc: Director Finance  
Director Admin. & Community Services  
Municipal Clerk

  
DIRECTOR ENGINEERING

## APPENDIX A

### LOCAL IMPROVEMENT PAVING WORKS Proposed 1993 Construction Program

ITEM 12  
MANAGER'S REPORT NO. 52  
COUNCIL MEETING 92/08/10

137

| STREETS | LIMITS                                                            | DESCRIPTION                                                                                                                                               |
|---------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | Hardwick St<br>Westminster Ave to Canada Way<br>4900-5100 Block   | 8.5m pavement, curbs and walks<br>both sides and trees as req.<br>Street light ducts                                                                      |
| 2       | Watling St<br>Frederick Ave to Gray Ave<br>4500 Block             | 8.5m pavement curb and walks<br>both sides, storm sewer and<br>trees as required                                                                          |
| 3       | Pandora St<br>Carleton Ave to Madison Ave<br>4200 Block           | 8.5m pavement curb both sides<br>separated walk s/side, replacement<br>separated walk n/side, trees as<br>required                                        |
| 4       | Elwell St<br>Colborne Ave to Sperling Ave<br>6400-6600 Blocks     | 8.5m pavement curb and walks<br>both sides and trees as req.<br>Street light ducts                                                                        |
| 5       | Beresford St<br>Hedley Ave to Conway Ave<br>6500 Block south side | 14m pavement curb and walk,<br>Storm sewer, street lights<br>and trees as required                                                                        |
| 6       | Aubrey St<br>Burnwood Dr to Pinehurst Dr<br>7400-7600 Blocks      | 8.5m pavement curb south side,<br>walk north side, storm sewer<br>and trees as required                                                                   |
| 7       | Brantford Ave **                                                  | Imperial St to Oakland St<br>8.5m pavement, curb and<br>sidewalks both sides and<br>trees as required                                                     |
| 8       | Grant St<br>Fell Ave to Kensington Ave<br>6100-6500 Blocks        | 8.5m pavement curb and walks<br>both sides, storm sewer and<br>trees as required<br>Street light ducts                                                    |
| 9       | Sixth St **                                                       | PL 7878 Burreis to Welsley Dr<br>5900-6200 Blocks<br>8.5m pavement, curb and walk<br>on the S/W side, curb only on<br>the N/E side and trees as required. |
| 10      | Venables St<br>Willingdon Ave to Alpha Ave<br>4500 Block          | 8.5m pavement, curb and walk<br>both sides, storm sewer and                                                                                               |
| 11      | Cliff Ave<br>Kitchener St to Halifax St<br>1400-1700 Blocks       | 8.5m pavement, curb and<br>replacement walk on the west<br>side, curb only on the east side,<br>storm sewer and trees as required                         |

\*\* - Denotes Corporation initiative

LOCAL IMPROVEMENT STREETLIGHTING

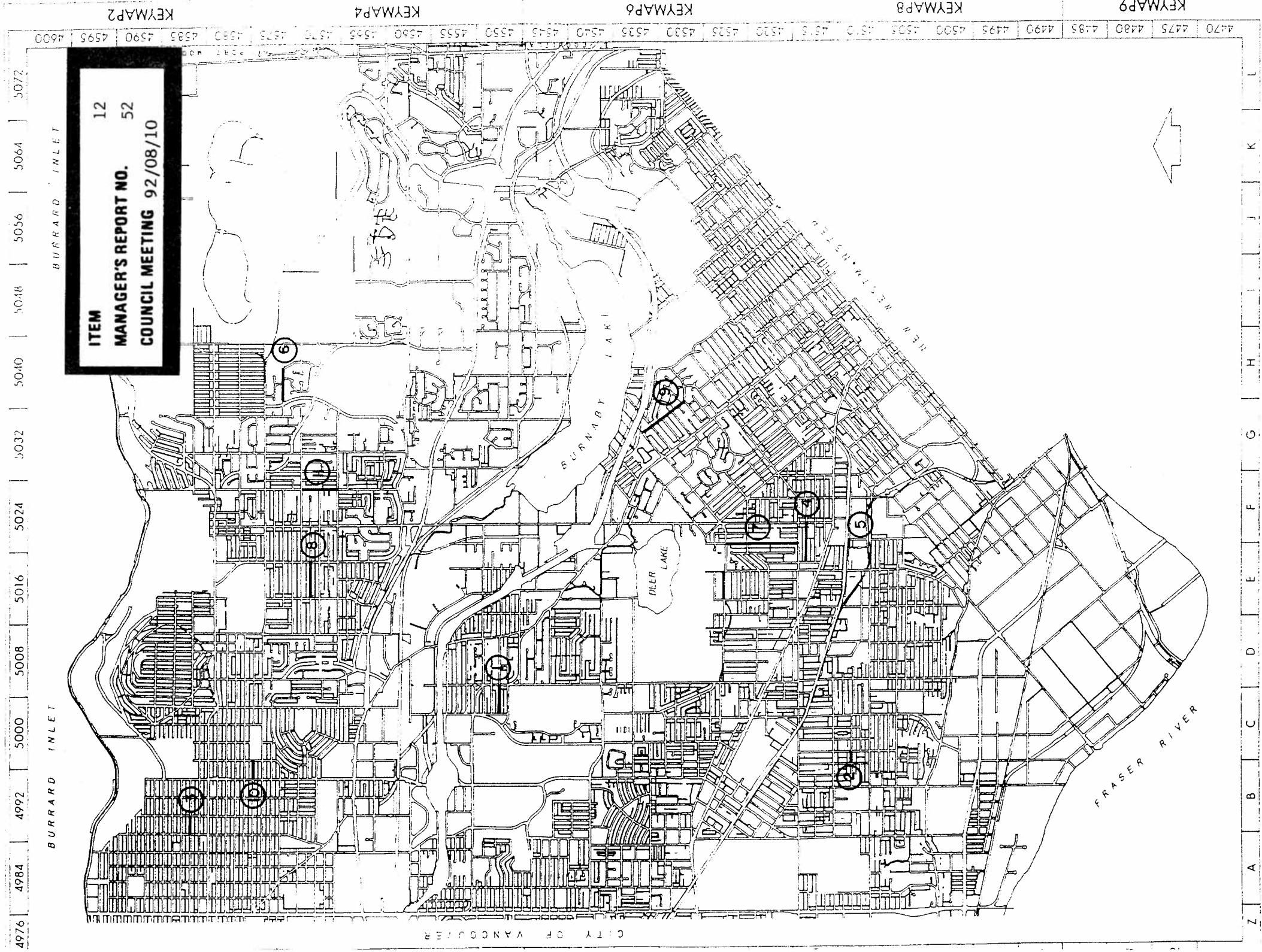
Proposed 1993 Construction Program

| No: | STREET         | LOCATION                          |
|-----|----------------|-----------------------------------|
| 1   | Mary Ave       | Eighteenth Ave to Edmonds         |
| 2   | Nineteenth Ave | Mary Ave to Edmonds School        |
| 3   | Thirteenth Ave | Davies St to EPL 7430 - 13th Ave  |
| 4   | Hedley Ave     | Portland to Clinton               |
| 5   | Oakglen Dr     | Buxton to Royal Oak               |
| 6   | McPherson Ave  | McKee to Carson                   |
| 7   | Sussex Ave     | Buxton to Grafton                 |
| 8   | Barnet Rd      | Bayview to Ridge                  |
| 9   | Watling St     | Sussex to Gray                    |
| 10  | Adair St       | Sperling Avenue to Cliff Avenue   |
| 11  | Dunedin St     | Kensington to Grove               |
| 12  | Bryant St      | Gilley to Lakeview                |
| 13  | Portland St    | Gilley to Hedley                  |
| 14  | Patrick St     | Dead end west of Buller to Gilley |
| 15  | Curtis St      | Holdom to Kensington Avenue       |
| 16  | Broadway       | Sperling to Bainbridge            |
| 17  | McKee St &     | East side of ravine to Gilley     |
|     | Curragh Ave    | McKee to Ewart                    |
| 18  | Grant St       | Fell to Kensington                |
| 19  | Highfield Dr   | Warwick to WPL 5751 Highfield     |
| 20  | Waltham Ave    | Imperial to Service               |
| 21  | Carson St &    | McPherson east to ravine          |
| 22  | Ashworth Ave & | Imperial to Burford               |
|     | Burford St     | Griffiths to Sperling             |
| 23  | McKee St &     | Royal Oak to McPherson            |
|     | Royal Oak      | Portland to McKee                 |
| 24  | Brandon St     | Inman to Patterson                |
| 25  | Napier St      | Sperling to Cliff                 |

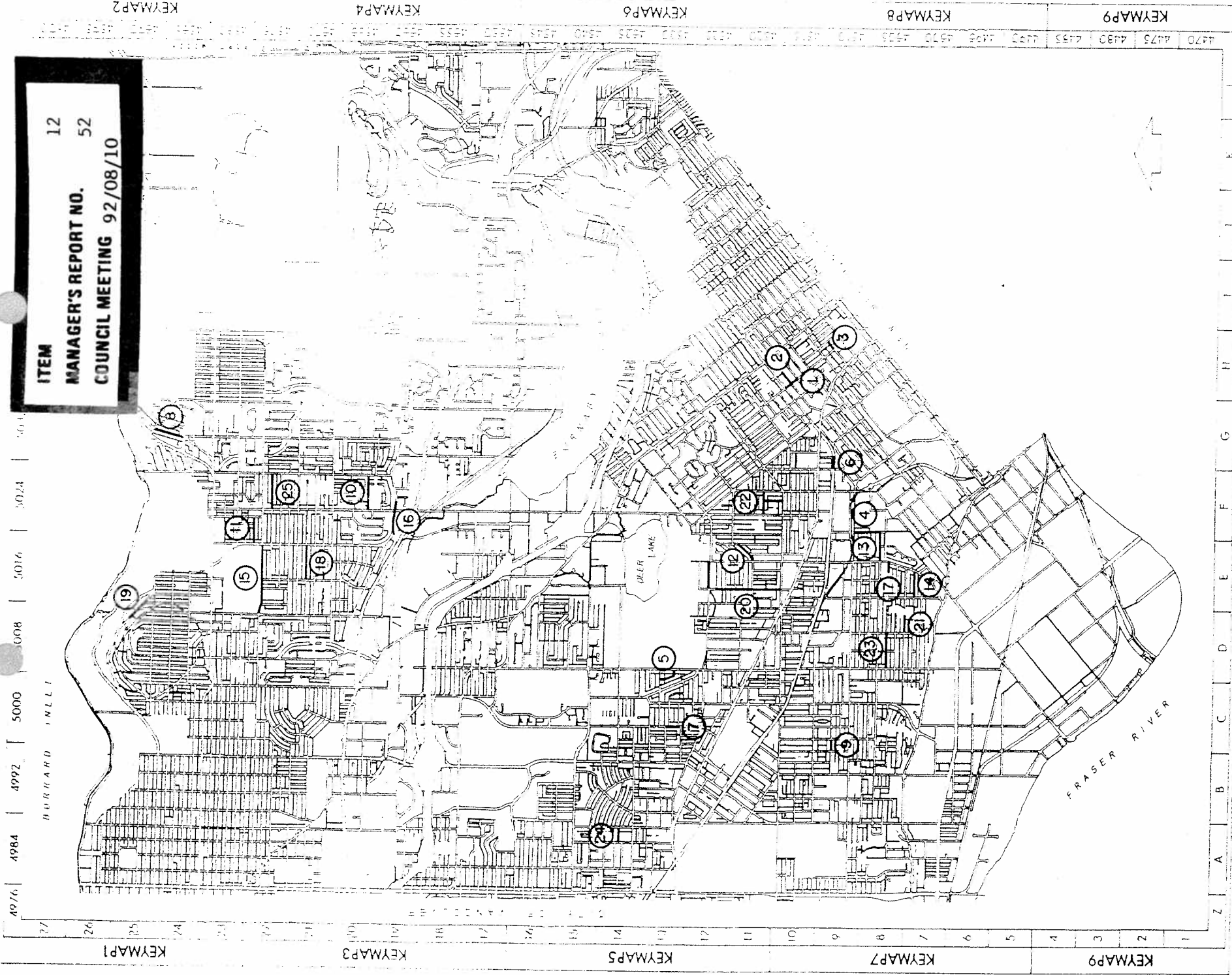
# APPENDIX B

## LOCAL IMPROVEMENT ROADWORKS Proposed 1993 Construction Program

139



B U R R A D I N A B Y



B U R R A D I N L E T

ITEM 12  
 MANAGER'S REPORT NO. 52  
 COUNCIL MEETING 92/08/10

141

**LOCAL IMPROVEMENTS  
 Proposed 1993 Construction Program**

| Task Name                        | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug |
|----------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Program Approval                 | △   |     |     |     |     |     |     |     |     |     |     |     |     |
| 662 Report                       | ■   |     |     |     |     |     |     |     |     |     |     |     |     |
| Prepare Report                   | ■   |     |     |     |     |     |     |     |     |     |     |     |     |
| Council Approval                 | ▽   |     |     |     |     |     |     |     |     |     |     |     |     |
| Initiative Notices               |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Verify Assessment Roll           | ■   |     |     |     |     |     |     |     |     |     |     |     |     |
| Print/Mail Notices               |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Initiative Period                |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Certificate of Sufficiency       |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Construction Bylaws              |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Tendering Process - Streetlights |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Construction - Streetlights      |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Select Consultant - Roadworks    |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Watermain Renewals               |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Tendering Process - Roadworks    |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Construction - Roadworks         |     |     |     |     |     |     |     |     |     |     |     |     |     |

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