



Corporate NO: R036

Report COUNCIL DATE: February 28, 2000

REGULAR COUNCIL

TO: Mayor & Council **DATE: February 23, 2000**

FROM: Manager, Land Development & Transportation
Engineering Department **FILE: 7899-0188-00**

SUBJECT: DCC Reimbursement to TechBC for City Capital Works

RECOMMENDATION

It is recommended that Council:

1. Approve the expenditure of \$2,510,000 from the Arterial Roadway component of the DCC funds for the design and construction of the 102 Avenue realignment between 133A Street and 135 Street, including associated utility relocations and boulevard improvements; and
2. Approve the reimbursement to the developer, through DCC rebates, for the completion of this work as part of the TechBC development.

BACKGROUND

TechBC proposes developing the site over the existing 102 Avenue. As a result, the road and associated utilities need to be relocated before the on-site development can take place.

DISCUSSION

The City's 10 Year Capital Plan includes the extension of 102 Avenue west of 135 Street to align with the current location of 102 Avenue (see attached sketch). The DCC program contains an allowance of \$2,500,000 for this work.

The new location of 102 Avenue will now align with 102A Avenue, thus negating the need to extend it west of

134 Street.

To benefit from the economies of scale, to minimize coordination problems and to expedite the work, it has been proposed that the realignment of this section of 102 Avenue and the associated work be undertaken and completed by TechBC, and that TechBC be reimbursed for the work through the rebate of the Arterial Roadway component of their DCCs as they are paid at the time of building developments on this site. This principal is embodied in the proposed contract between the City and TechBC.

The work involved in relocating this section of 102 Avenue includes:

- realigning 102 Avenue between 133A Street and 135 Street,
- relocating the water mains, sewer mains, storm sewer and B.C. Hydro duct banks to the new road alignment,
- relocating a storm sewer from an easement on private property to 102 Avenue between 135 Street and King George Highway, and
- upgrading the boulevard treatment to City Centre Standards along a section of the West Whalley Ring Road (134A Street).

The completion of this work at this time is supported by the Engineering Department and is not anticipated to impact other works in the area or the cash flow of the Capital Works program as the funding will be through reimbursement of DCCs received from the TechBC development as it proceeds.

The estimated construction cost for the works as described above is \$2,290,000 and the maximum consulting fees have been set at \$220,000 for a total cost of **\$2,510,000**. These budget costs include a 5% contingency allowance. The Engineering Department has reviewed these costs to ensure that they are competitive with similar projects completed through the City's Capital Works program. The construction costs were established through a competitive bidding process. Consulting fees were compared to similar Capital Works projects and found to be slightly lower. This economy of scale is achieved by the work being combined with some of the TechBC on-site works.

The Engineering Department proposes that these works be funded through a rebate of the Arterial Roadway component of the DCCs that will be paid at Building Permit approval. The current estimate of the Arterial Roadway DCCs to be paid for the Phase 1 TechBC development is \$1,838,350. Subsequent phases of the TechBC development will contribute an additional amount of approximately \$12 million in Arterial Roadway DCCs.

CONCLUSION

Providing Council considers it appropriate, from a City perspective, to relocate 102 Avenue between 133A Street and 135 Street, the Engineering Department supports the approach of the adjacent developer completing the works and funding the works through a DCC rebate of the Arterial Roadway component of the DCCs paid by the developer at Building Permit approval.

Jamie Umpleby, P.Eng.

Manager, Land Development & Transportation

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Attachment

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