



STAFF REPORT ACTION REQUIRED

Portia Street Reconstruction to be Completed with New Road Construction by Developer

Date:	March 7, 2007
To:	Public Works and Infrastructure Committee
From:	William G. Crowther, Executive Director, Technical Services
Wards:	Ward 43 Scarborough East
Reference Number:	P:\2007\Wes\Tec\Mar\pw07009

SUMMARY

The purpose of this report is to coordinate road construction efforts on Portia Street for rehabilitation of the existing local road by the City and the proposed road extension by the developer. It is suggested that all road construction activities, including the rehabilitation, on Portia Street be completed by the developer's contractors and the City provide financial compensation to the developer for work completed on the existing roadway.

Council authorization is required to enable the City to enter into an Agreement with Sentex Properties Ltd. (the Owner) to undertake the reconstruction of Portia Street and include the Portia Street reconstruction project in the City's Local Road Reconstruction Program. The work is intended to be funded from the Transportation Services Capital Budget and Toronto Water District Watermain Replacement Program to be completed as a sole source contract under the Purchasing By-law.

RECOMMENDATIONS

It is recommended that:

1. the City enter into a financially secured Agreement with the Owner to provide the reconstruction of Portia Street and Engineering Drawings accepted by Technical Services;
2. the terms of the agreement between the City and the Owner be to the satisfaction of the Executive Director, Technical Services and the City Solicitor;
3. the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto;

4. the City provide funding to the owner for the City share of the owner's reconstruction in the amount of \$250,000 from Transportation Services Capital Budget; and
5. the City provide funding to the owner for the City share of the watermain replacement in the amount of \$90,000.00 from Toronto Water's District Watermain Replacement account CPW542-01.

Implementation Points

Administration of the financial and contractual obligations of the developer for reconstruction of Portia Street will require that the City enter into an agreement with the owner. Since the owner is proceeding with approval of a plan of subdivision one of the conditions already requires the owner to enter into a standard residential subdivision agreement with the City. It would be practical to include the obligations for reconstruction of Portia Street within the same agreement.

The City's contribution toward reconstruction of Portia Street estimated to be approximately \$250,000.00 will be funded through the Transportation Services Capital Budget and payment of the City share of the cost is to be provided under the sole source requirements of the Purchasing By-law. Funding for the replacement of the existing Portia Street watermain estimated to be approximately \$90,000.00 will be through Toronto Water's District Watermain Replacement Account (CPW542-01).

The final cost of reconstruction of the road and watermain replacement is to be certified by the Consulting Engineer and verified by the Executive Director of Technical Services in conjunction with the General Manager of Transportation Services. The Consultant is to provide to the Executive Director of Technical Services the following information:

- a. copy of the Construction Tender Documents as well as a certificate that the construction contract has been awarded through an open competitive and fair tendering process;
- b. a written notification of any cost increase during construction, along with a description of the nature and justification of the same; and
- c. a copy of the final quantities and unit prices of the construction of the municipal road for review. This document is to be certified by the Consulting Engineer.

Financial Impact

Funding for the reconstruction of the existing section of Portia Street will be funded through the Transportation Services Capital Budget. Funding for the replacement of trees within or adjacent to the existing Portia Street right-of-way should also be made available through the same budget.

Replacement of the existing watermain would similarly be undertaken by the developer and paid for by the City through Toronto Water's District Watermain Replacement Account.

Any service connections required to service new lots on Portia Street may be constructed by the developer as part of the road reconstruction but will not be eligible for City funding.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

A draft plan of subdivision application was received for the lands known as 90 Morningside Avenue which abuts the eastern end of Portia Street and is the subject of a Community Planning staff report to the February 13, 2007, Scarborough Community Council Meeting. The development proposal will extend the existing local road and create 8 new lots on the north side of Portia Street (see Attachment 1). The developer is required to construct approximately 100 metres of new road including a turning circle at the end to service the new lots. The same developer also assembled land and received approval to redevelop all of the existing properties on Portia Street into 9 new lots, through severance applications.

Portia Street was originally identified for reconstruction and had been placed in Transportation's 2006 Capital Budget Program but the project was subsequently deferred due to the redevelopment activity anticipated on the road.

Through discussions with staff in Community Planning, Technical Services, and Transportation Services, the developer has agreed, subject to funding by the City, to undertake the work during construction the Portia Street extension which is anticipated to start in the fall of 2007.

Toronto Water has reviewed the proposal and recommended that the existing transite watermain be replaced with PVC pipe during the road reconstruction. The replacement is recommended to avoid breaks in the pipe during the installation of 9 new service connections. Due to the material of the existing pipe there is a greater potential for breaks when excavating surrounding soil of the watermain for installation of the sanitary leads and water service connections.

ISSUE BACKGROUND

It is important that Council confirm the funding in the Transportation Services Capital Budget and authorize staff to enter into an agreement for construction administration and financial reimbursement of reconstruction work to be completed by the developer.

COMMENTS

To simplify road construction activities on Portia Street between a City contractor and the developer's contractor, it is recommended that the same contractor be used through a financially secured agreement with the developer to complete all of the work on Portia Street. This will eliminate the potential conflict between two contractors working in the same area and having a newly constructed road being damaged by housing or road construction.

Approximately 120 m of Portia Street will need to be reconstructed by the City due to the poor condition of the road surface. The timing of the road reconstruction would ideally occur after new service connections are provided to the 9 newly created severed lots and all construction activity associated with the 8 lot subdivision is completed. The use of a single contractor should also offer some efficiency in mobilization, quality control, inspection, project management, and construction costs.

Parks, Forestry and Recreation has identified that some mature trees within the existing Portia Street right-of-way could be impacted by grading work associated with the construction of the road. If the trees cannot be preserved then they will be replaced accordingly. Sufficient funds should be made available from the Transportation Services Capital Program to comply with the City's Tree policy.

CONTACT

Lawrence Shintani, P.Eng.
Senior Engineer, Development Engineering
Scarborough District
Phone: 416-396-7390
Fax: 416-396-5681
Email: lshint@toronto.ca

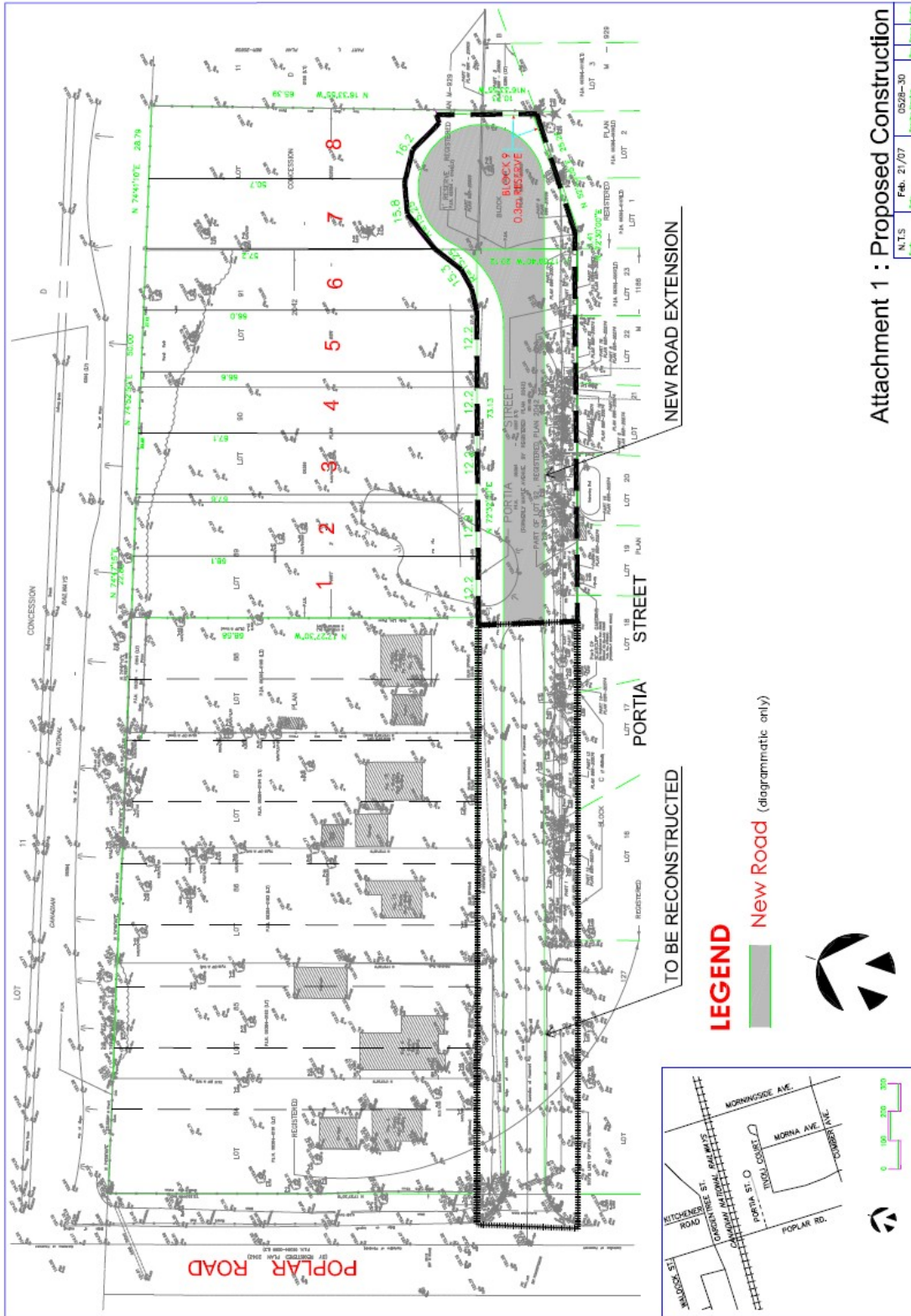
Ashraf Hanna, P.Eng.
Manager, Development Engineering
Scarborough District
Phone: 416-396-7353
Fax: 416-396-5681
Email: ahanna@toronto.ca

SIGNATURE

William G. Crowther, P.Eng.
Executive Director, Technical Services

ATTACHMENT

Attachment 1: Proposed Construction Diagram



Attachment 1 : Proposed Construction

N.T.S. Feb. 21/07 0529-30