



Staff Report

Operations

Report To: COW-Operations, Planning and Development Services
Meeting Date: June 6, 2023
Report Number: CSOPS.23.032
Title: Addition of Elma Street to Thornbury West Phase 1A
Prepared by: Shawn Carey, Director of Operations

A. Recommendations

THAT Council receive Staff Report CSOPS.23.032, entitled "Addition of Elma Street to Thornbury West Phase 1A";

AND THAT Council approve increasing the value of the existing Thornbury West Reconstruction - Phase 1A Contract by \$1,350,000 from the approved Capital Budget;

AND THAT Council approve increasing the value of the existing Thornbury West Phase 1 Engineering Contract by \$9,000 from the approved Capital Budget.

B. Overview

The Town's contractor for Thornbury West Phase 1A, Arnott Construction Ltd., has capacity to add a portion of Elma Street South to their current contract. The work would see Elma Street South reconstructed from Louisa Street West to Arthur Street (Highway 26 Connecting Link).

C. Background

The Thornbury West Phase 1 project was expected to be a two-year project when a pre-qualification process was conducted in 2021. Concerns with tree removals on the heavily treed sections of Elma Street, Alice Street and Louisa Street caused the project to be broken into Phase 1A and Phase 1B. See Attachment 1 to see the streets to be reconstructed in the two phases.

When the project was divided into Phase 1A and 1B the Town suggested this short section of Elma Street be included in Phase 1A. At that time Tatham Engineering, the Town's consultant, reported a grade issue that would not allow the road segment constructed without including more of Elma Street south of Louisa Street. As the design has evolved in the past year and a half, changes to sidewalk locations and curb type have resulted in the grade issue being resolved. Tatham Engineering are now recommending the road section be added.

D. Analysis

While reviewing the design and coordinating the remaining portion of Phase 1A, Tatham Engineering identified a potential opportunity to add the short section of Elma Street between Louisa Street and Arthur Street to Phase 1A. The work could be completed with minimal temporary work and will address some challenges in the 2024 Phase 1B Contract. The key benefits of completing this short section of Elma Street this year, in the Phase 1A works include:

- Looping 150mm watermain from Louisa Street to Arthur Street to improve redundancy and provide better pressures, especially during Phase 1B construction;
- Reducing volume of work in 2024, improving schedule and increasing likelihood it can be completed in one construction season;
- Improve construction traffic operation for residents in Phase 1B;
- Increase efficiency of contractor remobilization for 2023 works; and,
- Provide a year for property owners on Elma Street to connect their plumbing to the new services to be provided on Elma Street.

Staff recommend increasing the existing Thornbury West Reconstruction – Phase 1A Contract by \$1,350,000 from the approved Capital Budget and increasing the existing Thornbury West Phase 1 Engineering Contract by \$9,000 from the approved Capital Budget.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders.

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

N/A

G. Financial Impacts

The Thornbury West Road Reconstruction project (now split into Phases 1A and 1B) was approved for \$13,104,400 however, this amount was increased by \$5,750,000 in the 2023 Capital Budget. This project now has an approved budget of \$18,854,400. The works included in this report will be funded through this budget.

H. In Consultation With

Allison Kershaw, Manager of Water and Wastewater Services

Jim McCannell, Manager of Roads and Drainage

Michael Campbell, Senior Infrastructure Capital Project Coordinator

Sam Dinsmore, Deputy Treasurer / Manager of Accounting and Budgets

Serena Wilgress, Manager of Purchasing and Risk Management

Jason Petznick, Communications Coordinator.

I. Public Engagement

An email regarding this Staff Report has been sent to 110 contacts on the Town's Thornbury West Reconstruction Phase 1 project email list. In addition, printed letters regarding the subject of this Staff Report were mailed and hand-delivered to residents and property owners within the boundaries of the proposed work area on Elma Street South. If approved, the Town will produce and distribute a supplementary Construction Notice to residents and property owners in the area with more information on construction timelines and impacts.

The topic of this Staff Report has been the subject of numerous Public Meeting and/or Public Information Centres. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report. Any comments regarding this report should be submitted to Shawn Carey, Director of Operations directorops@thebluemountains.ca.

J. Attached

1. Attachment 1 Map of Project Area Thornbury West Reconstruction

Respectfully submitted,

Shawn Carey
Director of Operations

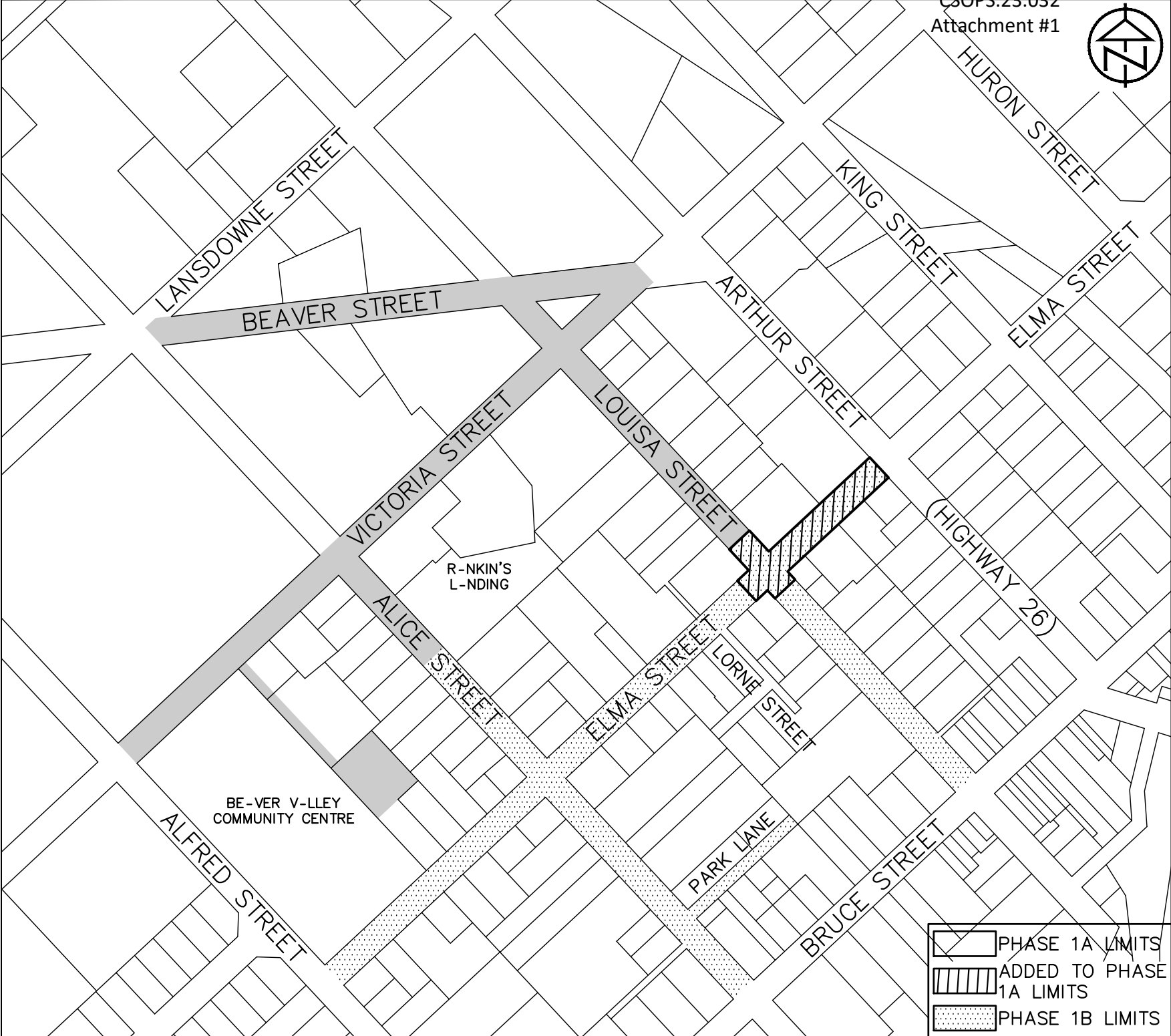
For more information, please contact:
Shawn Carey, Director of Operations
directorops@thebluemountains.ca
519-599-3131 extension 260

Report Approval Details

Document Title:	CSOPS.23.32 Addition of Elma Street To Thornbury West Phase 1A.docx
Attachments:	- Attachment 1 Map of Project Area Thornbury West Reconstruction.pdf
Final Approval Date:	May 18, 2023

This report and all of its attachments were approved and signed as outlined below:

Shawn Carey - May 18, 2023 - 8:17 PM



LANSDOWNE STREET

BEAVER STREET

VICTORIA STREET

ALICE STREET

ALFRED STREET

BE-VER V-LLEY
COMMUNITY CENTRE

R-NKIN'S
L-NDING

LOUISA STREET

ELMA STREET

PARK LANE

LORNE STREET

BRUCE STREET




ARTHUR STREET

KING STREET

(HIGHWAY 26)

HURON STREET

ELMA STREET

-  PHASE 1A LIMITS
-  ADDED TO PHASE 1A LIMITS
-  PHASE 1B LIMITS