



COMMITTEE-OF-THE-WHOLE MEETING OF COUNCIL

AGENDA

DATE: Monday, December 7, 2015
TIME: 4:00 p.m.
LOCATION: Council Chambers, Enderby City Hall

1. APPROVAL OF AGENDA

2. ADOPTION OF MINUTES

[Committee-of-the-Whole Meeting Minutes of November 16, 2015](#)

3. NEW BUSINESS

- a. [Cliff Avenue Concept Design](#) – Memo from Chief Administrative Officer dated December 2, 2015
- b. [Cliff Avenue Capital Funding](#) – memo from Chief Financial Officer dated December 3, 2015

4. ADJOURNMENT

THE CORPORATION OF THE CITY OF ENDERBY

Minutes of a **Committee-of-the-Whole Meeting** of Council held on Monday, November 16, 2015 at 3:30 p.m. in the Council Chambers of City Hall

Present: Mayor Greg McCune
Councillor Tundra Baird
Councillor Brad Case
Councillor Roxanne Davyduke
Councillor Raquel Knust
Councillor Brian Schreiner
Councillor Shawn Shishido

Chief Administrative Officer – Tate Bengtson
Recording Secretary – Bettyann Kennedy
The Press and Public

APPROVAL OF AGENDA

Moved by Councillor Case, seconded by Councillor Shishido that the agenda be approved as circulated.

Carried

ADOPTION OF MINUTES

Committee-of-the-Whole Meeting Minutes of November 2, 2015

Moved by Councillor Baird, seconded by Councillor Schreiner that the minutes of the committee-of-the-whole meeting of November 2, 2015 be adopted as circulated.

Carried

REPORTS

Councillor Schreiner

Conducted 3 more business walks.

Councillor Case

Attended a Truth and Reconciliation Summit with Splatsin.

Councillor Shishido

Attended an Early Years Meeting

Councillor Baird

Reminder that there is a Community Christmas Committee meeting at Hungry Jacks on Thursday at 6:00.

PRESENTATION

Dr. Bell, Executive Medical Director and Dr. Hundal, Community Medical Director for Enderby

Dr. Curtis Bell introduced Dr. Harsh Hundal and his team of the Manager of Community Integration and the Manager of Communications.

Dr. Hundal provided a brief presentation that expounded on the various reasons that rural communities struggle to get and keep physicians. This is an issue everywhere in Canada. It is not just about money. 70 % of International medical students leave rural areas after they put in their minimum commitment. Some of the reasons doctors don't stay in a rural community include:

- Most doctors grow up in larger cities and come from affluent backgrounds. There are very few doctors that come from small towns.
- A doctor's family influences where they locate. A spouse's employment and children's educational needs are factors that often aren't met in a small community.
- Work / life balance – doctors are uprooted from their social and family lives to experience different medical practices and different community life.

4 doctors are required to sustain a "training centre".

In today's environment, the reality is that it takes 2 graduates to replace an older retiring physician.

Some incentives for a doctor to stay include relocation expenses, reduced overhead costs (staff), bonuses, and locums for vacation relief.

How I.H.A. can help Enderby:

- Assist in developing a "compelling" story of Enderby
- Build a retention plan.
- Interview potential candidates together to determine a good fit.

What Council can do:

- Work with Splatsin Health Centre to explore a potential education / training site.
- Have a coordinator to help navigate the family component.
- 1% of separation – spreading the word.
- Develop a retention and recruitment plan.
- Consider scholarship plan for local prospects.
- Avoid a bidding war.

In response to queries from Council:

Where do we go from here to attract doctors?

There are "Practise Ready" assessment candidates ready to be placed for a 3 year commitment. They are qualified doctors from another country. Interviewing is taking place very shortly. It is important to get a good fit for Enderby. Perhaps a member of Council could sit in on the interview. Candidates get to rate each community and decide where they want to go.

What is the level of care for a community such as Enderby?

Typically it would be 1000 – 1,300 patients per physician. Demographics play into it also, such as the number of elderly who may have complex conditions. 500 – 700 patients per nurse practitioner. Enderby currently has 2 physicians, 2 nurse practitioners, plus a private practise with 1 physician. Dr. America will be leaving by the time a replacement arrives, and Dr. Anwar will be leaving shortly thereafter.

Potential of Splatsin Health Centre as a training centre?

It would encompass both communities. Get everyone around the table to discuss. Encourage Splatsin to get involved in the interview process. Interior Health could meet with representatives of both communities and then identify a main contact to guide the physician candidate through the process of acclimatising to the community.

What is Interior Health's relationship with Splatsin? They want to have a doctor on site.

A lot involved in getting a practise set up – cannot place a physician into a practise without appropriate supports and expect success. First Nation Health Authority can “purchase” services from Interior Health.

Doctor/Patient ratio. Dr. America's patients are complex cases and Dr. Anwar is not as busy. Would a 3rd nurse practitioner help?

Enderby is actually lucky to have 2 nurse practitioners.

What about attracting a private practise doctor like Dr. Miller?

For someone to join his practise, Dr. Miller would have to give up some of his existing patient base. Private practises operate under a different model than I.H.A.

Training locals to be doctors has worked in Newfoundland.

Newfoundland has been successful. It is a long journey. 7 – 8 years of education in a city is required and often these trained doctors are not willing to return to a rural life.

How are the upcoming interviews being done?

An Enderby representative would listen in by phone (muted). Interviews are taking place tomorrow and Wednesday. Councillor Schreiner will participate in the interview.

ADJOURNMENT

Moved by Councillor Case, seconded by Councillor Shishido that the committee-of-the-whole meeting adjourn at 4:30 p.m.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

CotW

THE CORPORATION OF THE CITY OF ENDERBY

MEMO

To: Mayor and Council
From: Tate Bengtson, CAO
Date: December 2, 2015
Subject: Cliff Avenue Concept Design

RECOMMENDATION

THAT Council considers the Architectural Design and Civil Design and provides further specification as required;
AND THAT Council approves the Architectural Design as presented, subject to further specification made above;
AND THAT Council provides direction on its preferred surfacing option for the Architectural Design;
AND THAT Council approves the Civil Design as presented, subject to further specification made above;
AND THAT Council provides direction on its preferred funding option;
AND THAT Council directs staff to complete detailed design on the basis of the above direction;
AND THAT, subject to no substantive increase to the project costs emerging during detailed design, Council directs staff to undertake a pre-qualification process and then tender the project to qualified general contractors;
AND FURTHER THAT Council provides direction to staff on its preferred public engagement method.

ALTERNATE RECOMMENDATION

THAT Council postpones the project for additional review, further amassing of surplus and reserves, or to explore other potential funding options.

BACKGROUND

At Council's regular meeting of September 8, 2015, it identified Cliff Avenue from Bawtree Bridge to George Street (Highway 97A) as its major road project for 2016. Council selected this option based upon its consideration of road condition and community economic development.

Further to that meeting, Council walked the proposed site on October 15, 2015 with a civil engineer and architect so that it could provide input in advance of the concept design stage. At this point, Council introduced its wish to explore different layouts and traffic flow patterns in order to ensure the best fit for its vision.

At Council's regular meeting of November 2, 2015, it confirmed its preferred layout design for Cliff Avenue. This option provided for two-way traffic flow with pedestrian-friendly sidewalks, social amenities, gateway features, and an events-ready focal point at the Belvedere-Cliff intersection. Council's decision provided the basis for the civil and architectural concept design, which is now ready for its consideration.

The concept design stage – where we presently are – is the crucial juncture at which Council's policy direction can be incorporated into the design in a way that maintains efficiency and contains costs.

Below is a list describing the attachments to this memorandum, as well as decision points to which Council needs to turn its attention so that the project may advance to detailed design and then tender. Following the list are staff notes with respect to the pre-qualification and public engagement processes.

Architectural Design – design theme is ***Life on the River***, which was developed by the architecture team on the basis of its interaction with the neighbourhood, its assessment of the community's defining features, and Council's vision and priorities.

- **Overall Site Plan** describing design priorities, materials, activities, and green space.
- **Gateway and Rain Garden Concepts** proposing a natural Rain Garden typical design that interacts with social amenities and a distinctive pier-themed Gateway using perforated weathering steel that is backlit in order to provide additional light and playful design intrigue.
- **Intersection Plaza Concept** proposing a raised intersection to promote traffic safety and texture, a large feature tree outside of the Library, and relaxed lounge seating. The pier-themed structures will be used at the Intersection Plaza in order to connect it with the Gateways at the eastern and western extents of the project.
- **Paving Option A: Deck and Paving Option B: River Band** proposes two design options for the surfacing of parts of the street. Both are viable and there is likely to be minimal cost difference between the two. However, the surfacing will be critical to expressing the *Life on the River* theme. The design team is seeking Council's preference.

Civil Design

- **Surface Works** describes the above-grade layer of hard infrastructure, and flows from the layout design that Council chose in September.
- **Composite Utility** describes the below-grade layers of hard infrastructure. This is based on current and future infrastructure needs and has been reviewed in conjunction with the City's long-range infrastructure plans and its hydraulic model.

Financial Implications

- **Memorandum from Chief Financial Officer** describing funding options, which may offer a blend of taxation, reserves, surplus, and Community Works (Gas Tax) Funds.
- **Total Project Costs** detailing the preliminary estimate.
- **Summary of Project Costs** (note that Tender Price is equivalent to the "Construction Contract" value specified in **Total Project Costs**, above).
- **Schedule of Quantities and Preliminary Estimate**.

Other Notes

- The geotechnical report (currently at draft stage) recommends that full road reconstruction is required.
- The raised Intersection Plaza at Cliff and Belvedere could be constructed out of asphalt rather than concrete, which would save approximately \$23,000. Staff recommend that the advantages and disadvantages of this approach be discussed between Council and the design team at the meeting.
- The existing water mains are asbestos concrete (AC), which are of an unknown age. However, given the era when AC pipe was commonly used, it is estimated that the pipes are approaching an age when they will be likely to fail before Cliff Avenue is reconstructed again. The new PVC lines (which have a much longer lifespan) will decrease the likelihood of breaks in the future. Notwithstanding the infrastructure management aspect, the water mains would need to be realigned to provide room for some of the civil and architectural design requirements.
- Storm sewer needs to be added between Belvedere Street and George Street to provide for adequate drainage. Some storm works between Maud Street and the Bawtree Bridge may also need to be provided, and has been included in the estimate (it will be tendered as an optional item, pending further analysis).
- Street lights will have the same body as the lights on Mill Avenue and Belvedere Street, although with a different luminaire that compliments the other design elements.
- The budget includes \$30,000 that may be required to remove and replace some of the brick facades of adjacent buildings, as many have a zero setback from the sidewalk and are in varying states of repair. Unfortunately, it is unlikely that the sidewalk can be removed and replaced without some of the facades sustaining damage for which the City would normally be responsible to repair.
- The nature of reconstructing Cliff Avenue – a busy street with buildings at zero setback, and a lot of operational challenges – has led the engineer to recommend a contingency of 15% rather than 10% to manage costs that may arise from the added risk.

Pre-Qualification

Given the technical difficulty, level of risk, and high profile nature of the works, it is critical that the City ensures that general contractors bidding on the project are well qualified. For that reason, the engineer has recommended a pre-qualification process. This will ensure that those parties bidding on the work have already demonstrated their ability to deliver projects of this

nature. The qualified bidders will then be invited to tender, which will ensure that a competitive process remains in place to assure the best value-for-money for the City.

Public Engagement

For a project of this magnitude, engagement with the public, and particularly adjacent properties, can be helpful in fostering an accurate understanding of all aspects of the work. There are a variety of ways in which public engagement may be accomplished. This could include:

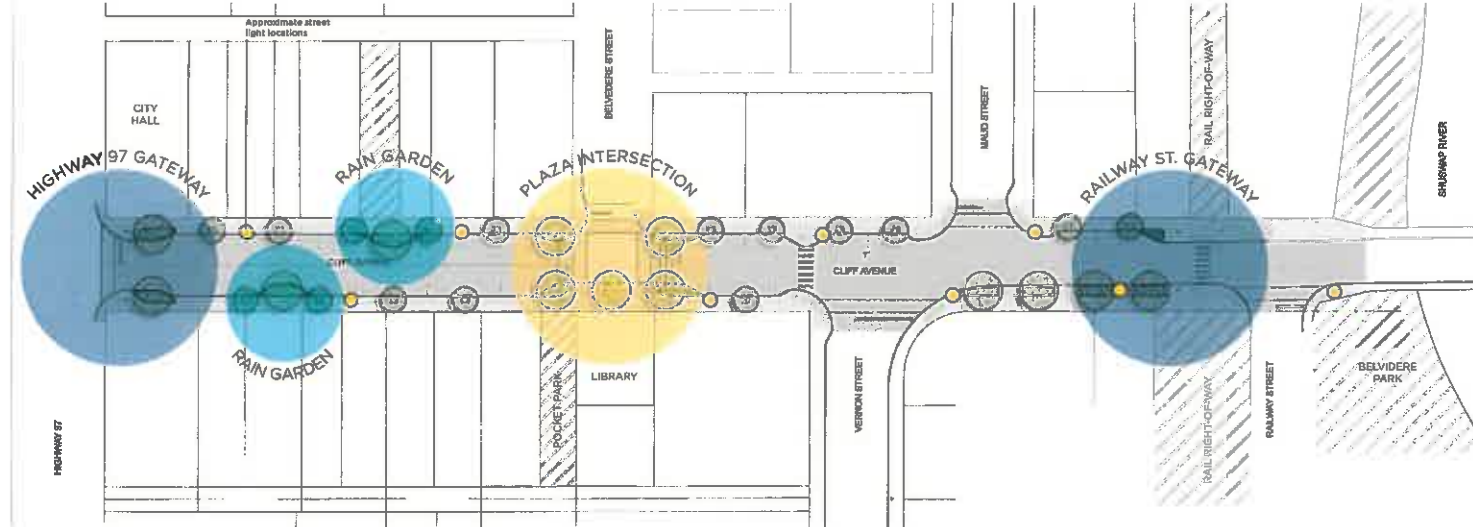
- 1) An Open House available to the public, with invitations delivered to each adjacent business. The downside to this process is that it is labour and cost intensive while being difficult to schedule so that all businesses are able to attend. For instance, the open house held in the evening for Vernon Street was attended by two businesses. Any other businesses with concerns contacted staff or engineers directly, which they found more convenient. The upside to this process is that it provides a better opportunity to respond to technical inquiries in a group setting.
- 2) A post on the City's website showing the plans and providing the ability for public comment and contact information. The advantage to this process is that the public can review the plans at their convenience and post comments that would receive written replies from staff, Council, and even other members of the public. As it is more convenient, it is more likely to receive broader interest from the business community. Follow up meetings can be arranged with individual property owners who have site specific concerns or require further explanation. The downside to this process is that some common technical inquiries may need to be repeated rather than addressed to a group.

Respectfully submitted,



Tate Bengtson
Chief Administrative Officer

LIFE ON THE RIVER



EXISTING ASSETS

- : SHUSWAP RIVER AS RECREATIONAL AMENITY AND TOURISM GENERATOR
- : HISTORIC AND COMPACT DOWNTOWN
- : LIBRARY LANDMARK BUILDING AND CENTRAL POSITIONING FOR PLAZA
- : RIVER WALK AND BELVIDERE PARK

OPPORTUNITIES

- : RAILWAY RIGHT-OF-WAY MULTI-USE CORRIDOR POTENTIAL
- : PEDESTRIAN-ORIENTED MAIN STREET FOR FARMERS' MARKET, EVENTS, CELEBRATIONS
- : FRAMING DOWNTOWN CORE WITH GATEWAYS: OPPORTUNITIES FOR MARKETING, VISUAL IDENTITY, AND PEDESTRIAN AND VEHICLE SAFETY IMPROVEMENTS

CONSTRAINTS

- : HIGHWAY 97 DISCONNECTS DOWNTOWN FROM WEST NEIGHBOURHOOD
- : RIVER WALK INTERRUPTED BY CLIFF AVE. BRIDGE RAMP
- : LACK OF VISUAL PRESENCE OR IDENTITY AT HIGHWAY 97 AND CLIFF AVE. INTERSECTION

DESIGN PRIORITIES

CELEBRATING THE RIVER



Shuswap River

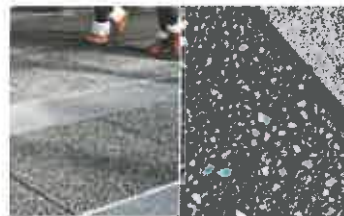


River movement and eddies

USING QUALITY, COST-EFFECTIVE MATERIALS



in place concrete



Exposed aggregate

SUPPORTING VIBRANT STREET ACTIVITIES



Community events



Farmers' market

INCORPORATING RAIN GARDENS AND HEALTHY STREET TREES



Rain garden swale



Stone infiltration bed and rain garden plantings



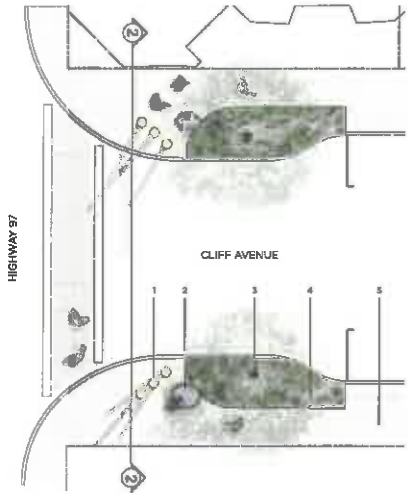
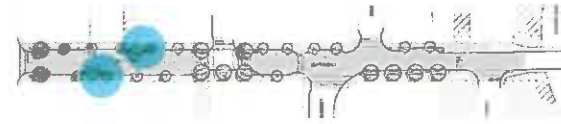
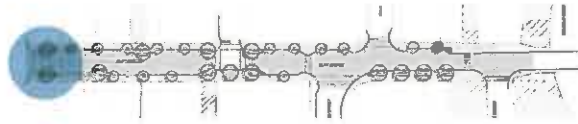
Mature street trees



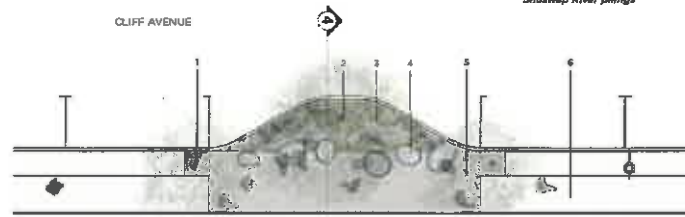
OVERALL SITE PLAN

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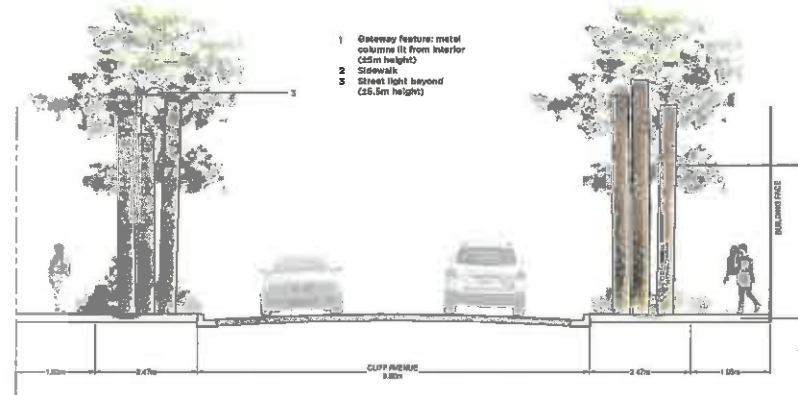




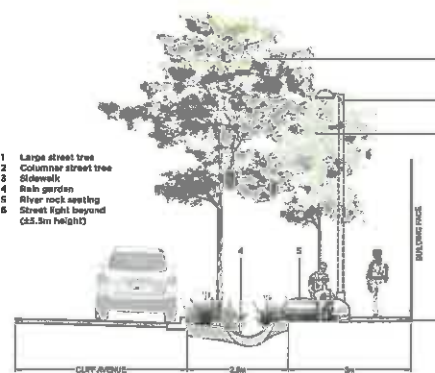
1 HIGHWAY 97 GATEWAY PLAN
1:100



3 TYPICAL RAIN GARDEN PLAN
1:100



2 HIGHWAY 97 GATEWAY SECTION
1:50



4 TYPICAL RAIN GARDEN SECTION
1:50



Shuswap River piling



North Okanagan forest



Shuswap sternwheeler

LIFE ON THE RIVER

: THE SHUSWAP RIVER GREATLY INFLUENCES ENDERBY'S CHARACTER. THIS CONCEPT CELEBRATES PAST AND PRESENT RIVER ACTIVITIES, FROM FORESTRY AND TRANSPORTATION TO RIVER FLOATING AND LEISURE ACTIVITIES.

: DISTINCTIVE LIGHT COLUMNS WELCOME VISITORS AT EITHER END OF CLIFF AVENUE. REMINISCENT OF RIVER PILING AND TOWERING TREES, THESE PERFORATED WEATHERING-STEEL STRUCTURES ARE LIT FROM THE INTERIOR TO CREATE LIGHT PATTERNS ACROSS THE PAVEMENT. SMALLER VERSIONS OF THE LIGHT COLUMNS DEMARCATATE THE INTERSECTION PLAZA, LENDING A FESTIVE AND UNIQUE FEEL.

: CUSTOM SEATING, SUGGESTIVE OF RIVER ROCKS OR SUMMER RIVER FLOATING, ADDS A PLAYFUL ELEMENT TO THE STREETScape, MAKING DOWNTOWN ENDERBY UNIQUE YET COMFORTABLE.

: A RAISED INTERSECTION AT CLIFF AVE. AND BELVEDERE ST. ENHANCES PEDESTRIAN SAFETY AND FACILITATES COMMUNITY ACTIVITIES. THIS INTERSECTION PLAZA, LEVEL WITH THE ADJACENT SIDEWALKS, CREATES A PEDESTRIAN-PRIORITY AREA THAT EXTENDS THE PUBLIC SPACE IN FRONT OF THE LIBRARY AND SUGGESTS STREET MARKETS, MUSICAL PERFORMANCES, COMMUNITY DINNERS, AND FESTIVALS.

: PLANTING AREAS SOFTEN AND BEAUTIFY THE STREETScape WHILE DOING DOUBLE DUTY AS RAIN GARDENS. ROADWAY STORM WATER IS DIRECTED INTO ROCK BEDS PLANTED WITH TOUGH PERENNIALS, GRASSES, AND SEDGES THAT CAN TOLERATE XERIC AND WET CONDITIONS.

: A COMBINATION OF COLUMNAR AND BROAD-CANOPY STREET TREES WILL CREATE A CONTINUOUS CANOPY ON CLIFF AVENUE. IN COMBINATION WITH WIDENED SIDEWALKS AND NEW SEATING, THESE TREES WILL CREATE A COMFORTABLE PEDESTRIAN ENVIRONMENT FOR DECADES TO COME. CONTINUOUS SOIL TRENCHES BENEATH THE SIDEWALK WILL MAINTAIN TREE HEALTH, PREVENT SIDEWALK CRACKING AND HEAVING, AND ENCOURAGE A LONG-LIVED AND BEAUTIFUL URBAN FOREST.



Perforated weathering steel



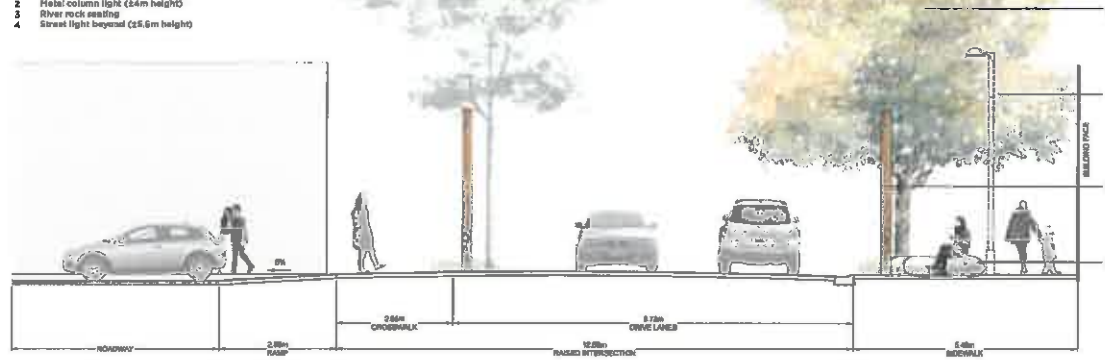
GATEWAY AND RAIN GARDEN CONCEPTS



Floating down the Shuswap

Precast concrete seating

- 1 Feature tree
- 2 Metal column light (2.4m height)
- 3 River rock seating
- 4 Street light beyond (5.6m height)



2 INTERSECTION PLAZA SECTION: LOOKING EAST

1:50

- 1 Raised intersection
- 2 Crosswalk to opposite colour
- 3 Metal column light feature
- 4 Large street tree
- 5 Rain garden
- 6 Asphalt roadway
- 7 Feature tree
- 8 River rock seating
- 9 Street light beyond (5.6m height)



1 INTERSECTION PLAZA PLAN

1:100



3 INTERSECTION PLAZA SECTION: LOOKING SOUTH

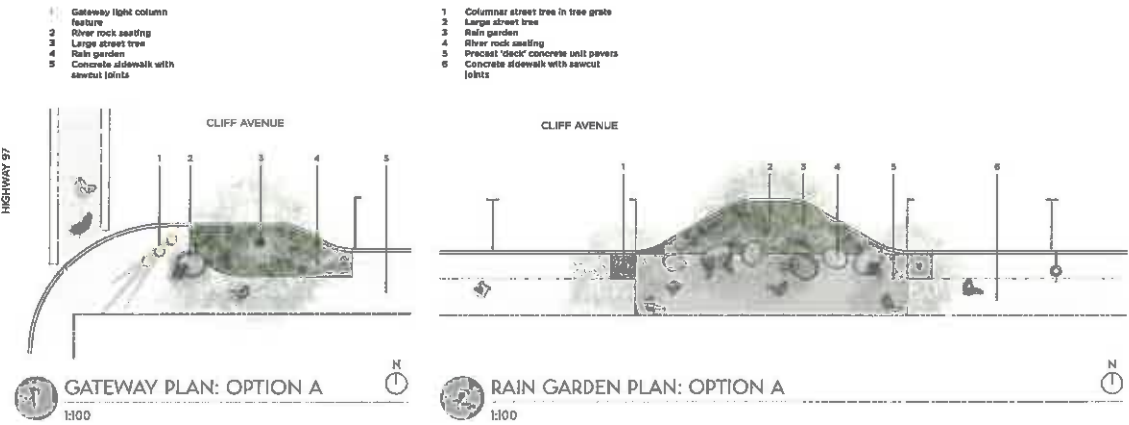
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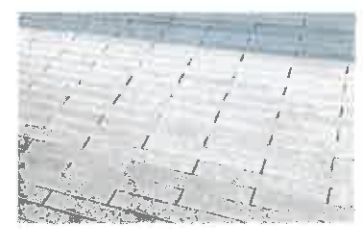
INTERSECTION PLAZA CONCEPT

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Cast-in-place concrete with sawcut joints



Long rectangular concrete unit pavers



Deck- or dock-style paving surfaces



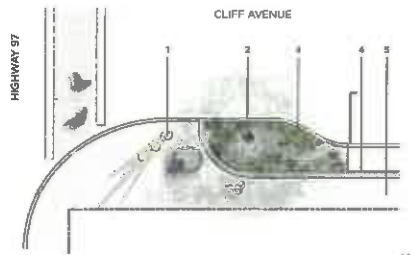
PAVING OPTION A: DECK

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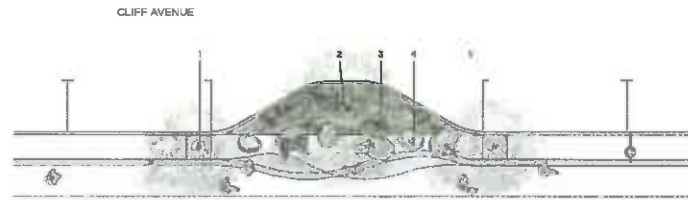


- 1 Gateway feature: steel light column
- 2 Large street tree
- 3 Rain garden
- 4 Exposed aggregate 'river' band
- 5 Sidewalk

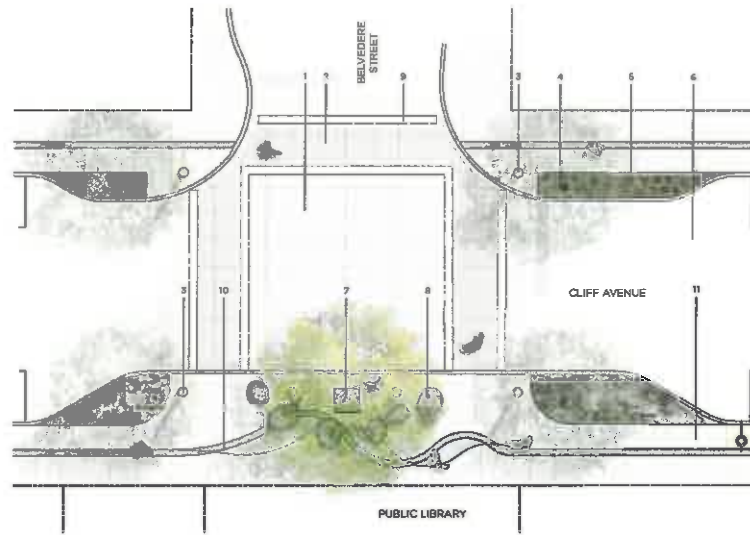
- 1 Columnar street tree in tree grate
- 2 Large street tree
- 3 Rain garden
- 4 River rock seating
- 5 Contrast exposed aggregate 'river' band
- 6 Standard concrete sidewalk



GATEWAY PLAN: OPTION B
1:100



RAIN GARDEN PLAN: OPTION B
1:100



INTERSECTION PLAZA PLAN: OPTION B
1:300

- 1 Raised intersection
- 2 Crosswalk in contrast colour
- 3 Metal column light feature
- 4 Large street tree
- 5 Rain garden
- 6 Asphalt roadway
- 7 Feature tree
- 8 River rock seating
- 9 Painted crosswalk lines
- 10 Decorative exposed aggregate 'river' paving band
- Cast in place concrete sidewalk with sawcut joints



Cast in-place concrete with sawcut joints



Exposed aggregate river sand accents



Shuswap River meandering oxbow



PAVING OPTION B: RIVER BAND

CLIFF AVENUE REVITALIZATION | ENDERBY BC | NOVEMBER 27, 2015



THE CORPORATION OF THE CITY OF ENDERBY

MEMO

To: Tate Bengtson, CAO
From: Jennifer Bellamy, CFO
Date: December 3, 2015
Subject: Cliff Avenue Capital Funding

Recommendation:

THAT Council directs staff to include funding Option 2(a)(ii) in the 2016 budget.

OR

THAT Council provides staff with further direction.

Background:

The Cliff Avenue Revitalization project has a total cost estimate of \$1,894,340.38 excluding GST. \$278,400 of this amount would be for water upgrades and could be funded through frontage tax and water reserves. The remaining \$1,615,941 will need to be funded through the General fund.

There are a few options available to fund the remaining \$1,615,941, each with their own implications. There is currently \$177,747 generated each year from taxation that is put towards capital projects. This leaves \$1,438,000 to be funded through either the use of reserves, Community Works Fund (CWF) and surplus, borrowing, or a combination.

1. Use of Reserves, Community Works Fund (CWF) and Surplus
 - a. The project could be completely funded through the use of reserves, CWF and surplus. This option would fully deplete our reserves and the CWF. Future capital projects would need to be put on hold for several years in order to allow our reserves to build back up or otherwise borrow for these projects in its entirety. This option would result in an approximate 0.5% tax increase to make up for lost interest revenue on the use of surplus funds. The City also relies on its surplus to fund its operating costs each year until property taxes are collected in July. The use of surplus funds could result in the need for revenue anticipation borrowing which would also impact the tax increase.
2. Use of Reserves, CWF and Borrowing
 - a. The City currently has \$4.6 million available for borrowing. There are also different options as to how much needs to be borrowed to fund the project.
 - i. \$489,800 - Under this option, \$489,800 would be borrowed instead of using surplus funds. The annual borrowing costs would result in a 2.6% tax increase. Reserves and CWF would be fully depleted.

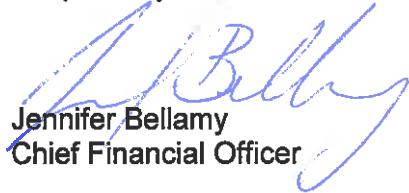
- ii. \$650,000 - This option would require a 3.5% taxation increase to service the debt. Reserves would still be depleted but no surplus funds would be needed and \$160,220 would remain in the CWF. This option also provides more of a balance between the different sources of funding and the required tax increase.
- iii. \$1,158,155 - Borrowing this amount would replace the use of surplus funds and the use of the CWF but would require a 6.2% tax increase to service the debt.
- iv. \$1,438,000 - Borrowing the full amount would require a 7.7% tax increase to service the debt.

Borrowing to fund all or a portion of the project would leave the City's reserves at a higher level to allow for capital projects in the near future; however, this would require higher tax increases.

Attached is a summary of the City's reserves and surplus balances along with a summary of the borrowing implications. Note that the 2016 reserve contributions include a 1% taxation increase for asset management. This amount would be in addition to the option Council chooses. Any special projects outside of regular operating expenses and inflationary pressures resulting in budget increases would be over and above the capital project increase as well.

During the 2016 budget process staff may be able to identify projects or other cost savings that may slightly decrease the tax implication.

Respectfully Submitted



Jennifer Bellamy
Chief Financial Officer

City of Enderby
2016 Capital Project Funding

Reserve Balances:	General Reserves	General Surplus	Water Reserves	Water Surplus	CWF
Opening Available	33,402	2,090,220	549,000	490,944	492,190
2016 Contributions	246,637		155,890		176,185
20% operating contingency		- 602,000		- 98,000	
2016 Funds Available	280,039	1,488,220	704,890	392,944	668,375

Possible Funding for Cliff Ave:

	Funds		
	General	Water	Total
Taxation	177,747	15,265	193,012
Reserves	280,039	263,135	543,174
Gas Tax	668,375		668,375
Surplus	489,780		489,780
Total Project Cost	1,615,941	278,400	1,894,341

Borrowing Implications:

Borrowing Available 4,600,000

	Full Cost Less Taxation	Full Cost Less Taxation /Reserves	Full cost less Taxation / Reserves / CWF	Full cost less Taxation / Reserves / Partial CWF
Amount Borrowed	1,438,000	1,158,155	489,800	650,000
Annual debt servicing	102,617	82,636	34,953	46,385
Taxation Increase	7.7%	6.2%	2.6%	3.5%

Taxation Increases:

General - 1% increase to generate an extra \$13,248
 Water - 1% increase to frontage tax to generate \$2,320

*Note - use of surplus funds will have a taxation impact due to less funds available to earn interest

MEACL Project # 1584.14
 City of Enderby

Total Project Costs (Preliminary Estimate)
Cliff Avenue Revitalization
December 2, 2015

Item	Estimated Cost
Design and Tendering	
Civil	\$ 30,000.00
Landscape Architectural	\$ 25,000.00
Electrical	\$ 3,000.00
Structural	\$ 7,500.00
Geotechnical	\$ 15,000.00
Subtotal	\$ 80,500.00
Outside Utility Costs (Hydro)	\$ 10,000.00
Construction Costs	
Construction Contract	\$ 1,310,567.50
Engineering Pre-Construction Services	\$ 2,500.00
Owner Supplied Street Lights	\$ 48,685.00
Engineering & Architectural Const. Services (20 weeks)	\$ 175,000.00
Geotech Q/A Allowance	\$ 10,000.00
Subtotal	\$ 1,546,752.50
Post Construction Costs	
Record Drawings	\$ 5,000.00
Substantial and Total Performance	\$ 2,500.00
Project Certification	\$ 2,500.00
Subtotal	\$ 10,000.00
Subtotal	\$ 1,647,252.50
Contingency (15%)	\$ 247,087.88
TOTAL	\$ 1,894,340.38
GST	\$ 94,717.02
Total Project Including GST	\$ 1,989,057.39

**Cliff Avenue Revitalization
City of Enderby
December 2, 2015**

(All prices and Quotations including the Contract Price shall include all Taxes, but shall not include GST. GST shall be shown separately.)

SUMMARY SHEET

	Preliminary Estimate
ROADWORKS	\$ 343,750.00
CURBS & SIDEWALKS	\$ 252,605.00
WATERWORKS	\$ 202,915.00
STORM SEWER	\$ 115,450.00
LANDSCAPING	\$ 128,497.50
FURNITURE & FEATURES	\$ 92,000.00
STREET LIGHTS & ELECTRICAL	\$ 106,400.00
MISCELLANEOUS	\$ 68,950.00

TENDER PRICE	\$ 1,310,567.50
STREET LIGHTS (Owner Supplied)	\$ 48,685.00
BC HYDRO (Relocations)	\$ 10,000.00
SUBTOTAL	\$ 1,369,252.50
CONTINGENCY (15%)	\$ 205,387.88
TOTAL CONSTRUCTION PRICE	\$ 1,574,640.38
GST @ 5%	\$ 78,732.02
TOTAL CONSTRUCTION PRICE (including GST)	\$ 1,653,372.39

**Cliff Avenue Revitalization
City of Enderby
December 2, 2015**

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MMCD REF.	DESCRIPTION	Unit	Quantity	Preliminary Estimate	
				Unit Price	Amount
ROADWORKS					
<i>02224 – Roadway Excavation, Embankment and Compaction:</i>					
02224 1.8.4	Remove existing asphalt or concrete pavements, curbs and gutters, bollards, walls, sidewalks and driveways as a separate operation (up to and including 150mm thickness)	sq.m.	4600	\$6.50	\$29,900.00
02224 1.8.4	Remove existing asphalt or concrete pavements, sidewalks and driveways as a separate operation (extra-over for greater than 150mm thickness)	sq.m.	3000	\$4.50	\$13,500.00
02224 1.8.5	Common excavation , off-site disposal	cu.m.	2200	\$16.00	\$35,200.00
02224 1.8.9	Subgrade preparation	sq.m.	4600	\$1.50	\$6,900.00
02224 1.8.10	Remove and replace unsuitable subgrade	cu.m.	450	\$50.00	\$22,500.00
<i>02233 – Granular Base:</i>					
02233 1.4.1	Granular base - 200mm thickness for road (Vernon Street to Bridge)	sq.m.	1500	\$10.00	\$15,000.00
02233 1.4.1/2	Granular base - 150mm thickness for road (George Street to Vernon Street)	sq.m.	1650	\$8.50	\$14,025.00
<i>02234 - Granular Sub-base:</i>					
02234 1.4.1	Granular sub-base - 300mm thickness for road	sq.m.	3250	\$13.50	\$43,875.00
02234 1.4.2	Granular sub-base - 300mm thickness for sidewalk	sq.m.	1350	\$15.00	\$20,250.00
<i>02498 – Geosynthetics:</i>					
02498 1.6.1	Geosynthetics - Tensar Type 1 - Biaxial Grid	sq.m.	4400	\$2.50	\$11,000.00
<i>02512 – Hot Mix Asphalt Concrete Paving:</i>					
02512 1.5.1/2	Asphaltic concrete paving for streets - upper course #1 - 50mm thickness	sq.m.	2750	\$21.00	\$57,750.00
02512 1.5.1/2	Asphaltic concrete paving for streets - lower course #1 - 50mm thickness	sq.m.	2750	\$21.00	\$57,750.00
02512 1.5.3	Asphaltic concrete driveway 75mm thick	sq.m.	50	\$50.00	\$2,500.00
02512 1.5.7	Saw cut asphaltic or concrete pavements	lin.m.	600	\$10.00	\$6,000.00
02523 1.4.8	Adjust frames, covers and lids for valve and junction boxes, catch basins and inspection chambers	each	6	\$350.00	\$2,100.00
<i>02580 - Painted Pavement Marking:</i>					
02580 1.5.2	Permanent painted pavement marking	LS	1	\$5,500.00	\$5,500.00
Sub-Total ROADWORKS					\$343,750.00

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CURBS & SIDEWALKS					
<i>02523 - Concrete Walks, Curbs and Gutters:</i>					
02523 1.4.3	Curb and gutter (vertical curb)	lin.m.	505	\$95.00	\$47,975.00
	Thickened edge along curb (for tree pit structural sidewalk slab)	lin.m.	210	\$40.00	\$8,400.00
02523 1.4.5	Sidewalk, or walkway including ramps, 100mm thick, c/w granular base (Entrances to existing buildings) - Standard Concrete	sq.m.	30	\$120.00	\$3,600.00
02523 1.4.5	Sidewalk, or walkway including ramps, 100mm thick, c/w granular base - Standard Concrete c/w Decorative Saw Cuts	sq.m.	950	\$95.00	\$90,250.00
	Thickened edge along sidewalk (for tree pit structural sidewalk slab)	lin.m.	210	\$60.00	\$12,600.00
02523 1.4.5	Sidewalk, or walkway including ramps, over tree pits, 180mm thick, c/w 15M rebar and wire mesh - Standard Concrete c/w Decorative Saw Cuts	sq.m.	225	\$200.00	\$45,000.00
02523 1.4.5	Plaza Intersection, 150mm thick, c/w 15M rebar - Standard Concrete c/w Decorative Saw Cuts	sq.m.	168	\$120.00	\$20,160.00
02523 1.4.5	Plaza Intersection, 150mm thick, c/w 15M rebar - Coloured Concrete c/w Decorative Saw Cuts	sq.m.	103	\$140.00	\$14,420.00
02523 1.4.5	Exposed aggregates concrete sidewalk 100mm thick, complete with granular base (at River Walk watermain Tie-in)	LS	1	\$5,000.00	\$5,000.00
02523 1.4.6	Driveway crossing including ramps, 150mm thick, complete with granular base and 15M rebar @300mm EW- Standard Concrete c/w Decorative Saw cuts	each	40	\$130.00	\$5,200.00
Sub-Total CURBS & SIDEWALKS					\$252,605.00

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MMCD REF.	DESCRIPTION	Unit	Quantity	Preliminary Estimate	
				Unit Price	Amount
WATERWORKS					
<i>02666 – Waterworks:</i>					
02666 1.8.1/2	Pipe - 300mm diam (PVC C900), imported backfill c/w joint restraints	lin.m.	25	\$350.00	\$8,750.00
02666 1.8.1/2	Pipe - 250mm diam (PVC C900), imported backfill	lin.m.	25	\$280.00	\$7,000.00
02666 1.8.1/2	Pipe - 200mm diam (PVC C900), imported backfill	lin.m.	470	\$200.00	\$94,000.00
02666 1.8.1/2	Pipe - 150mm diam (PVC C900), imported backfill	lin.m.	30	\$190.00	\$5,700.00
02666 1.8.3	Gate valve - 300mm	each	3	\$2,500.00	\$7,500.00
02666 1.8.3	Gate valve - 200mm	each	8	\$1,500.00	\$12,000.00
02666 1.8.3	Gate valve - 150mm	each	3	\$1,100.00	\$3,300.00
02666 1.8.3	Tee - 300 x 300 x 200	each	2	\$1,100.00	\$2,200.00
02666 1.8.3	Tee - 200 x 200 x 200	each	1	\$850.00	\$850.00
02666 1.8.3	Tee - 200 x 200 x 150	each	3	\$800.00	\$2,400.00
02666 1.8.3	Bends - 300mm diam.	each	5	\$1,000.00	\$5,000.00
02666 1.8.3	Bends - 200mm diam.	each	6	\$750.00	\$4,500.00
02666 1.8.3	Bends - 150mm diam.	each	4	\$600.00	\$2,400.00
02666 1.8.3	Reducer - 300mm x 250mm diam.	each	2	\$600.00	\$1,200.00
02666 1.8.3	Reducer - 300mm x 150mm diam.	each	1	\$65.00	\$65.00
02666 1.8.3	Reducer - 200mm x 150mm diam.	each	2	\$500.00	\$1,000.00
02666 1.8.3	Reducer - 150mm x 100mm diam.	each	1	\$450.00	\$450.00
02666 1.8.3	Cap - 250mm	each	2	\$450.00	\$900.00
	Relocate existing Hydrant assembly (gate valve and lead to be paid separately)	each	2	\$1,500.00	\$3,000.00
	Joint Restraints (200mm main)	lin.m.	36	\$50.00	\$1,800.00
	Joint Restraints (150mm main)	lin.m.	30	\$35.00	\$1,050.00
02666 1.8.5	Service connection - 38mm diam c/w corp stop, curb stop assembly, piping, and connection to existing service	each	2	\$1,800.00	\$3,600.00
02666 1.8.14	Tie-in - (200x200) to be totally performed by Contractor (c/w bends, fittings, couplers and cap existing mains to be abandoned) for temporary tie-ins between phases	each	4	\$3,500.00	\$14,000.00
02666 1.8.14	Tie-in - Hot Tap proposed 250mm to existing 300mm PVC, to be totally performed by Contractor (c/w 300x250 tapping saddle)	LS	1	\$6,500.00	\$6,500.00
02666 1.8.14	Tie-in - (2~200x200; 1~200x150; 1~150x100; & 1~150x150) to be totally performed by Contractor (c/w cap existing mains to be abandoned)	each	5	\$2,750.00	\$13,750.00
Sub-Total WATERWORKS					\$202,915.00

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MMCD REF.	DESCRIPTION	Unit	Quantity	Preliminary Estimate	
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STORM SEWER					
<i>02721 – Storm Sewer:</i>					
02721 1.6.1/2	Pipe - 250mm diam. (UR PVC), imported backfill. (Optional Work) - STM east of Vernon St.	lin.m.	50	\$220.00	\$11,000.00
02721 1.6.1/2	Pipe - 250mm diam. (UR PVC), imported backfill.	lin.m.	95	\$220.00	\$20,900.00
02721 1.6.5	Catch basin lead - 200mm diam.	lin.m.	130	\$160.00	\$20,800.00
02721 1.6.5	Catch basin lead - 250mm diam. (PVC SDR35)	lin.m.	6	\$200.00	\$1,200.00
02721 1.6.5	Lawn drain lead - 100mm diam.	lin.m.	15	\$130.00	\$1,950.00
02721 1.6.9	Tie-in - 200 and/or 250mm diam. CB lead into existing manhole	each	4	\$1,000.00	\$4,000.00
02721 1.6.9	Tie-in - 200mm diam. CB lead into existing sewer	each	3	\$1,000.00	\$3,000.00
02721 1.6.9	Tie-in - 250mm diam. pipe into existing 200mm diam. Sewer or manhole	each	1	\$1,500.00	\$1,500.00
02721 1.6.9	Tie-in - 250mm diam. pipe into existing 450mm diam. Sewer or manhole	each	1	\$1,500.00	\$1,500.00
<i>02725 – Manholes and Catch basins:</i>					
02725 1.5.1.1	Manhole base, lid, slab, cover and frame - 1050mm diam.	each	2	\$2,500.00	\$5,000.00
02725 1.5.1.2	Manhole riser section - 1050mm diam.	vert.m.	3	\$600.00	\$1,800.00
02725 1.5.1.4	Re-bench existing manhole	each	2	\$1,500.00	\$3,000.00
02725 1.5.2	Catch basin – top inlet	each	9	\$1,600.00	\$14,400.00
02725 1.5.2	Catch basin - Side inlet	each	8	\$2,000.00	\$16,000.00
02725 1.5.2	Lawn drain - Std Dwg. S12	each	1	\$400.00	\$400.00
02725 1.5.4	Remove existing catch basins, lawn drains, cleanouts, inspection chambers	each	20	\$450.00	\$9,000.00
Sub-Total STORM SEWER					\$115,450.00

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MMCD REF.	DESCRIPTION	Unit	Quantity	Preliminary Estimate	
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LANDSCAPING					
<i>02111 - Clearing and Grubbing:</i>					
02111 1.4.1/2	Isolated tree clearing and grubbing	each	21	\$500.00	\$10,500.00
<i>02921 - Topsoil and Finish Grading:</i>					
02921 1.4.1	Imported topsoil, shrub beds (300mm thick)	cu.m.	33	\$55.00	\$1,815.00
02921 1.4.1	Imported topsoil, tree pits and trees in bulb outs (900mm thick)	cu.m.	190	\$50.00	\$9,500.00
02921 1.4.1	Growing medium, infiltration beds (300mm thick)	cu.m.	18	\$55.00	\$990.00
	Ogogrow (50mm thick)	sq.m.	120	\$10.00	\$1,200.00
<i>02950 - Planting of Trees, Shrubs and Ground Covers:</i>					
02950 1.9.1	Trees (8 cm cal. standard deciduous)	each	12	\$750.00	\$9,000.00
02950 1.9.1	Trees (8 cm cal. columnar deciduous)	each	16	\$650.00	\$10,400.00
02950 1.9.1	Trees (12 cm cal. specimen standard deciduous)	each	1	\$1,200.00	\$1,200.00
02950 1.9.1	#2 pot shrubs	each	12	\$45.00	\$540.00
02950 1.9.1	#1 pot perennials	each	103	\$15.00	\$1,545.00
02950 1.9.1	#1 pot grasses	each	46	\$20.00	\$920.00
	Root Barrier	lin.m.	420	\$50.00	\$21,000.00
	R&R existing unit pavers, c/w additional base gravel to raise grade	sq.m.	40	\$70.00	\$2,800.00
	Supply and install Deck Style concrete unit pavers	sq.m.	200	\$125.00	\$25,000.00
<i>Decorative Rock</i>					
	River rock (75 to 200mm diameter)	cu.m.	60	\$75.00	\$4,500.00
	Boulders (450 to 900mm diameter)	each	10	\$200.00	\$2,000.00
<i>Irrigation</i>					
	Irrigation control system (c/w with connections)	LS	1	\$5,000.00	\$5,000.00
	Connect to irrigation water service (c/w backflow preventer)	each	2	\$2,500.00	\$5,000.00
	Irrigation Mainline piping (all sizes) c/w fittings	lin.m.	500	\$20.00	\$10,000.00
	Shrub bed irrigation (heads, pipes, and valves)	sq.m.	110	\$15.00	\$1,650.00
	Street tree irrigation system (bubblers, emitters, pipes, and valves)	sq.m.	225	\$17.50	\$3,937.50
Sub-Total LANDSCAPING					\$128,497.50

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FURNITURE & FEATURES					
	Gateway Feature Columns (3 columns each)	each	4	\$9,000.00	\$36,000.00
	Intersection Feature Columns	each	5	\$2,250.00	\$11,250.00
	River rock seating	each	26	\$750.00	\$19,500.00
02950 1.9.2	Tree grate	each	17	\$750.00	\$12,750.00
	Bike racks	each	10	\$750.00	\$7,500.00
	Trash receptacles	each	5	\$1,000.00	\$5,000.00
Sub-Total FURNITURE & FEATURES					\$92,000.00
STREET LIGHTS & ELECTRICAL					
	Install owner supplied street lights	each	13	\$650.00	\$8,450.00
	Remove existing street lights (deliver to City Works Yard)	each	13	\$450.00	\$5,850.00
	Supply and install C2 street light base and E3.1 junction box	each	13	\$1,200.00	\$15,600.00
	Supply and install cast-in-place base for Gateway Feature Columns (3 columns per base)	each	4	\$4,000.00	\$16,000.00
	Supply and install cast-in-place base for Intersection Feature Columns	each	5	\$1,200.00	\$6,000.00
	Supply and install LED lighting in Feature Columns	each	17	\$1,000.00	\$17,000.00
	Supply and install kiosk/power supply @ Plaza	each	1	\$5,000.00	\$5,000.00
	Supply and install electrical ducting (2-53mm RPVC conduit) for street lights and Feature Columns c/w wiring, trench excavation, bedding and backfill.	lin.m.	500	\$65.00	\$32,500.00
Sub-Total STREET LIGHTS & ELECTRICAL					\$106,400.00
MISCELLANEOUS					
	Supply and install street signs c/w base and post	each	6	\$450.00	\$2,700.00
	Remove and reinstall street signs c/w base and post	each	10	\$300.00	\$3,000.00
	Trench over-excavation including pea gravel backfilling	cu.m.	50	\$60.00	\$3,000.00
	Saw cut and remove sidewalk along building frontages <i>(Optional Work)</i>	LS	1	\$10,000.00	\$10,000.00
	Supply & install irrigation sleeves (1-100mm) c/w excavation, bedding and backfill - outside of tree pits.	lin.m.	300	\$50.00	\$15,000.00
	Supply & install irrigation sleeves (1-100mm & 1-50mm) c/w excavation backfill - within tree pits.	lin.m.	210	\$25.00	\$5,250.00
	Remove and reinstate brick façades <i>(Optional Work)</i>	LS	1	\$30,000.00	\$30,000.00
Sub-Total MISCELLANEOUS					\$68,950.00