

To: Mayor and Members of Council

May 30, 2011

Re: Great Plains Leasehold's Subdivisions – Asphalt Repair

### **Background**

The Subdivisions of Bower Estates, Fairway East and Emerald Creek are subdivisions that are still the ownership of the Developer, Great Plains Leaseholds. This year has presented a number of pavement deficiencies. Since these subdivisions have not been taken over by the Town yet, due to some outstanding pavement concerns, it is the responsibility of the Developer to repair the deficiencies.

### **Discussion**

Harry Baytalan, on behalf of Great Plains Leaseholds has prepared a report listing the deficiencies in each of the subdivisions. Included in this listing is some normal wear and tear (cracking), that is not a deficiency of the pavement, therefore would be the responsibility of the Town to repair.

The overall **estimated** cost to have all of the work completed, both the deficiencies and the crack repair, is expected to be in the amount of \$157,000 plus the engineering costs of approximately \$23,000. The Town portion would be approximately \$25,000 plus engineering costs.

The Developer will be tendering the work to be completed this year. If the Town agrees to complete their portion of the work, we may be able to get a better rate.

Administration is asking Council to consider including this maintenance work in the 2011 budget.

### **Budget Implications**

If Council approves to complete this work in 2011, the road maintenance budget will have to be increased by \$25,000.

### **Conclusion**

The work that is proposed is normal maintenance, and the Town does usually perform crack sealing to prevent further deterioration of the roads. However the process that is proposed is slightly different that what the Town currently does for crack sealing. The Town could contract this work out, or we could purchase equipment to do the work ourselves. I do not have any prices of equipment to consider at this time.

## Recommendation

Administration recommends that Council approve to complete the repairs to the areas as identified by Harry Baytalan, from Associated Engineering.

Respectfully submitted,



Shauna Bzdel,  
Town Manager

Great Plains Leaseholds Ltd.  
 White City Subdivisions  
 Proposed Asphalt Repairs for FAC

Preliminary Cost Estimate  
 Proposed Asphalt Repairs  
 Project: 2007-4229-030  
 File:

Contractor:  
 Construction Completion Date:

Date: 2011-May-18  
 Estimated By: H. A. Baylalan

Item	Street	Description	Failure Dimensions L x W (m)	Saw Cut 50mm D (m)	150mm Base 50 HMA (m <sup>2</sup> )	Medium Wt Woven Geotextile (m <sup>2</sup> )	HMA Overlay (m <sup>2</sup> )	HMA Patch (m <sup>2</sup> )	Slurry Seal (m <sup>2</sup> )	Longitudinal Crack (m) Town	Transverse Crack (m) Town
------	--------	-------------	---------------------------------	--------------------------	---	---	-------------------------------------	-----------------------------------	-------------------------------------	-----------------------------------	---------------------------------

**White City Addition - Phase 4 - (Emerald Creek & Fairway East Subdivisions)**

1	Fairway Road Tie-ins	Premature Surface Wear & Tear - Apply Slurry Seal	6.5 x 7.4						48.10		
		a) Fairway Crescent E/Leg Connection	4.7 x 7.4						34.78		
		b) Fairway Bay Connection	6.9 x 7.4						51.06		
		c) Fairway Place Connection	60.0 x 7.4						444.00		
		d) Fairway Crescent W/Leg Connection	(8) x 9.35 m <sup>2</sup>						74.80		
		e) Radial at Above Intersections - (8) Radial									

2	38 Lott Road	First vacant lot S/O 38 Lott Road Asphalt Settlement Due to Water Service Repair	9.5 x 2.5	14.5	23.75	23.75		4.00			
		Gouged Asphalt ~ 9.0m N/O Settlement	2.0 x 2.0					9.00			
		Gouged Asphalt ~ 9.0m S/O Settlement	3.0 x 3.0								
3	#4 Emerald Creek Dr	Asphalt Failure Due to Leaking Water Connection	11.0 x 7.5	15.0	82.50	82.50					

**White City Addition - Emerald Vista Subdivision**

1	Emerald Gate East	Adjacent #12 & #14 Emerald Gate East Original Pavement Failures & Overlay Failures	56.1 x 7.5	15.0	420.75	420.75					
2	Emerald Vista Subdivision	Transverse Cracks	(8) x 7.5								60.0
		a) Emerald Vista Transverse Crack Repairs	(5) x 7.5								37.5
		b) Emerald Gate East Transverse Crack Repairs	(7) x 7.5								52.5
		c) White City Drive Transverse Crack Repairs									

**White City Addition - Bower Acreages**

1	Bower Bay - S/O Hwy	Minor Cracks & Weak Pavement Structure	7.0 x 2.0					14.00			
		a) At Transition to Bulb Longitudinal Crack - Northbound Lane - (1) Crack								10.0	8.0
		b) At Transition to Bulb Crack Repair Across Entrance to Bay - (1) Crack									9.0
		c) Transverse Crack Crack Repair - W/ Side of Bulb - (1) Crack									
		d) Transverse Crack									
2	49 Fernwood Street	Depressed Crown Adjacent 49 Fernwood Str Starting ~ 7m W/O Kennedy Rd ROW - Going West (Pavement Width 7.7m - Overlay 5.7 Width)	16.0 x 5.7					91.20			
3	47 Fernwood Street	Failure Adjacent Gravel Driveway	13.8 x 4.1	22.8	56.58	56.58					

Great Plains Leaseholds Ltd.  
 White City Subdivisions  
 Proposed Asphalt Repairs for FAC

Preliminary Cost Estimate  
 Proposed Asphalt Repairs  
 Project: 2007-4229-030

Contractor:  
 Construction Completion Date:

Estimated By: H. A. Baylisan  
 Date: 2011-May-18

Item	Street	Description	Failure Dimensions L x W (m)	Saw Cut 50mm D (m)	R & R 150mm Base 50 HMAC (m <sup>2</sup> )	Medium Wt Woven Geotextile (m <sup>2</sup> )	HMAC Overlay (m <sup>2</sup> )	HMAC Patch (m <sup>2</sup> )	Slurry Seal (m <sup>2</sup> )	Longitudinal Crack (m) Town Funded	Transverse Crack (m) Town Funded
4	47 Fernwood Street	Failure - Starting 7m E/o W Property Line	11.0 x 4.4	19.8	48.40	48.40					
5	45 Fernwood Street	Depressed Crown Adjacent East Gravel Driveway (Pavement Width 7.7m - Overlay 5.7 Width)	19.3 x 5.7				110.01			3.0	
6	Fernwood Street	At Entrance to Fernwood Place (Failure - Irregular Area Along Westbound Lane)	12.0 x 4.2 11.8 x 3.0 Plus (A=4.2)	40.8	90.00	85.80					5.5
7	Fernwood Place	Transverse Crack at W/End of Above Repair Tie-in to Fernwood Street at Above Failure (Failure Along Southbound Lane)	16.3 x 3.9	20.2	63.57	63.57					
8	Fernwood Place	Mid Block - Just North of Mailbox (Failure Along Northbound Lane)	7.5 x 3.9	15.3	29.25	29.25					
9	Fernwood Place	North Bulb Minor Cracks & Weak Pavement Structure Overlay Width - 5m E & 6m W of Centre Seam	23.5 x 11.0 Plus (A=22.0)				280.50				
10	Fernwood Street	On PL Between 37 & 39 Fernwood Street (Failure Along Centre & Westbound Lane)	28.7 x 3.7	64.8	106.19	106.19					
11	37 Fernwood Street	Between Horseshoe Driveway	8.4 x 1.5	19.8	12.60	12.60					
12	Bower Acreages a) Fernwood Street	Transverse Cracks Transverse Crack Repairs - (12) Cracks	(12) x 7.8								93.6
<b>White City Addition - Bower Grove Subdivision</b>											
1	20 Fernwood Street	Starting 6m N/o S PL to CL of Asphalt Driveway	14.3 x 7.9	15.3	112.97	112.97					
2	Fernwood Street	On PL Between 18 & 20 Fernwood Street (Failure Along Northbound Lane)	20.0 x 4.2	24.1	84.00	84.00					
3	Fernwood Street	Roadway Fronting 16 & 18 Fernwood Street	44.0 x 7.9	7.0	347.60	347.60					
4	Fernwood Street	Northbound Lane at Aspen Place Intersection	13.8 x 4.6	25.4	63.48	63.48					
5	Fernwood Street	Immediately N/o Aspen Place									

Great Plains Leaseholds Ltd.  
 White City Subdivisions  
 Proposed Asphalt Repairs for FAC

Preliminary Cost Estimate  
 Proposed Asphalt Repairs  
 Project: 2007-4229-030  
 File:

Contractor:  
 Construction Completion Date:

Estimated By: H. A. Bayzian  
 Date: 2011-May-18

Item	Street	Description	Failure Dimensions L x W (m)	Saw Cut 50mm D (m)	R & R 150mm Base 50 HMAc (m <sup>2</sup> )	Medium Wt Woven Geotextile (m <sup>2</sup> )	HMAc Overlay (m <sup>2</sup> )	HMAc Patch (m <sup>2</sup> )	Slurry Seal (m <sup>2</sup> )	Longitudinal Crack (m) Town Funded	Transverse Crack (m) Town Funded
Series of Cracks ~ 10m N/O Intersection											
6	2 Aspen Place	Failure Along Eastbound Lane & Centreline (Fronting Driveway & Extending ~ 9m Past E/Edge Longitudinal Crack Extending 7.5m East of Above	14.4 x 2.3	33.4	33.12	33.12				7.5	26.0
7	20 Aspen Place	Failure Along Concrete Driveway	6.0 x 1.2	8.4	7.20						
8	21 Fernwood Bay	Asphalt Depression at CL of Eastbound Lane a) Service Connection Settlement b) Along Front of Driveway - 100mm Gap	2.0 x 1.0 4.3 x 0.1					2.00 0.40			
9	24 Fernwood Bay	Asphalt Depression at CL of Eastbound Lane a) Service Connection Settlement	3.0 x 1.0					3.00			
10	Fernwood Bay - Bulb	a) Asphalt Settlement Around Manhole b) Minor Cracks at N/End of Existing Patch c) Seal Joint Around Existing Patch	R = 2.0m 1.8 x 2.2 5.7 x 2.2					12.50 3.96 12.54			
11	136 Meadow Road	From Centre of Asphalt Driveway Extending South Longitudinal Crack Extending 5m South of Above	8.5 x 7.9	19.5	66.30	66.30				5.0	
12	163 Meadow Road	Failure From E/Edge of Driveway to Fernwood St. Transverse Crack 2m From W/End of Above Repair	10.4 x 2.2 9.6 x 7.7 9.2 x 2.4	12.6 10.8 21.2	22.88 73.92 22.08	22.88 73.92 22.08					5.5
13	Bower Grove Subdivisor	Transverse Cracks a) Fernwood Street b) Aspen Place c) Willow Bay d) Meadow Road	(3) x 7.8 (7) x 7.7 8m + 3m (4) x 7.7 (19) x 7.7								23.4 53.9 11.0 30.8 146.3

Great Plains Leaseholds Ltd.  
 White City Subdivisions  
 Proposed Asphalt Repairs for FAC

Preliminary Cost Estimate  
 Proposed Asphalt Repairs  
 Project: 2007-4229-030  
 File:

Contractor: \_\_\_\_\_ Estimated By: H. A. Baylalan  
 Construction Completion Date: \_\_\_\_\_ Date: 2011-May-18

Item	Street	Description	Failure Dimensions L x W (m)	Saw Cut 50mm D (m)	R & R			Slurry Seal (m <sup>2</sup> )	Longitudinal Crack (m) Town Funded	Transverse Crack (m) Town Funded
					150mm Base 50 HMAc (m <sup>2</sup> )	Medium Wt Woven Geotextile (m <sup>2</sup> )	HMAc Overlay (m <sup>2</sup> )			

**NOTES:**

- 1 This cost estimate includes work subject to the issuance of the Final Acceptance Certificate for White City Addition - Phase 4, inclusive of asphalt surface slurry sealing of connections to Fairway Road and the repair of asphalt failures noted.
- 2 The estimated cost for asphalt failure repairs is based on the supply of all labour, equipment and materials required to repair the areas noted, inclusive of saw cutting, excavating, asphalt removal and disposal, reinstatement with medium weight woven geotextile fabric, compacted 150mm granular base and 50mm HMAc structure, and to provide all traffic accommodation needed to complete the work.
- 3 The estimated cost for crack repairs is based on the supply of all labour, equipment and materials required to mill a 400mm wide x 25mm deep strip along the centre of the crack and to clean, tack, and reinstate the milled cross section with compacted HMAc.
- 4 The costs for longitudinal and transverse crack repairs shall be the responsibility of the Town, as these are not considered to be deficiency related and are typically recognized as maintenance items.