

East Ridge Business Park Expansion: Servicing

COUNCIL PRESENTATION MARCH 9, 2021

Agenda

- ▶ Overview of Master Plan: Preferred servicing strategy
- ▶ What has changed?
- ▶ Stormwater Management (SWM), grading & drainage
- ▶ Wastewater servicing
- ▶ Water servicing
- ▶ Utilities
- ▶ Phasing
- ▶ Estimated costs
- ▶ Next steps



East Ridge Business Park



MUNICIPALITY OF BROCKTON
 EAST RIDGE BUSINESS PARK (WALKERTON)
 SERVICING MASTER PLAN
 STUDY AREA LOCATION

DATE June 2019	PROJECT No. 12154
SCALE AS SHOWN	FIGURE No. 2.2

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PREFERRED ALTERNATIVE



MUNICIPALITY OF BROCKTON
 EAST RIDGE BUSINESS PARK (WALKERTON)
 SERVICING MASTER PLAN
 PREFERRED ALTERNATIVE - MUNICIPAL SERVICING

DATE
 June 2019

PROJECT No.
 12154

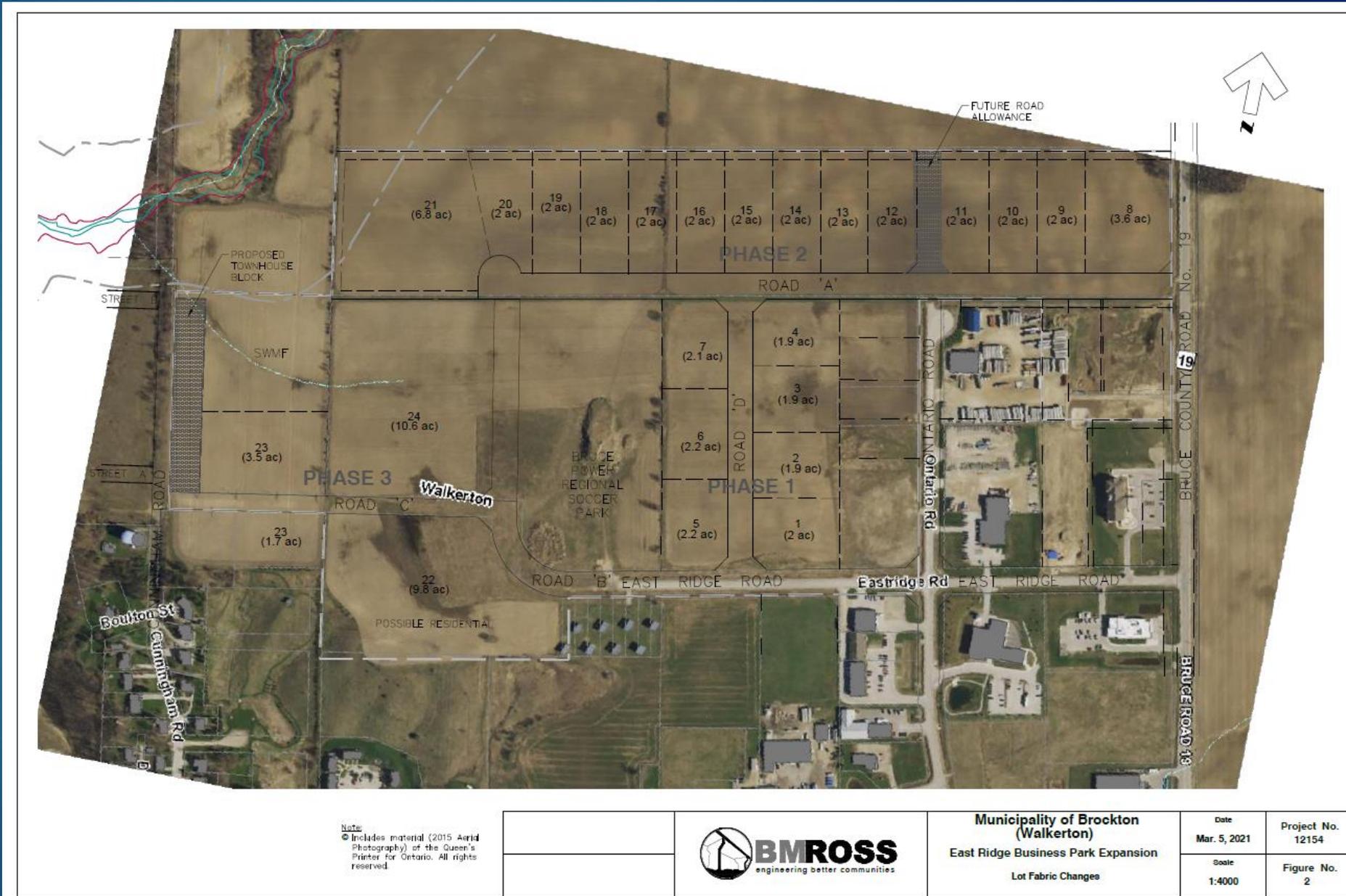
SCALE
 AS SHOWN

FIGURE No.
 11.1

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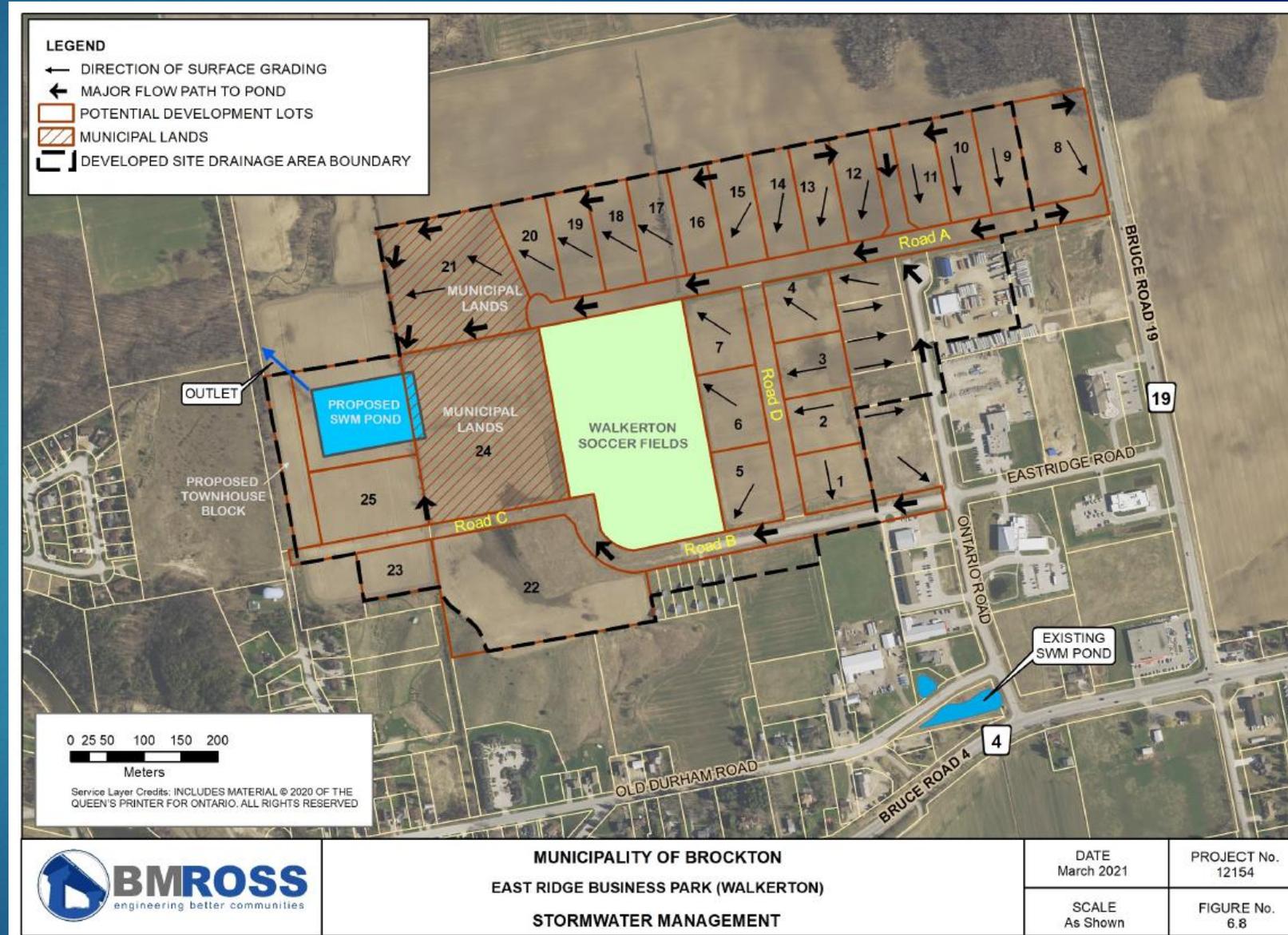
What has changed?

- ▶ Future road allowance for extension of Ontario Road
- ▶ Townhouses proposed along an extension of Cunningham Road
- ▶ Lot 1 sold and servicing from East Ridge Road
- ▶ Lot 22 being considered for residential use
- ▶ Note: lot fabric shown simply based on 2 acre parcels (actual sizes sold will vary)



SWM

- ▶ Lot 8 drains to Bruce Road 19
- ▶ Rest of expansion area to drain to the SWM Block
- ▶ Roads A, B & D ditches
- ▶ Regrading portion of East Ridge Road ditch
- ▶ Road C storm sewer
- ▶ Perimeter ditch along north sides Lots 9 to 21
- ▶ Reduced SWM Block size
- ▶ Evaluating options to keep SWM pond cut within SWM Block or expand to south into Lot 25
- ▶ Evaluating impact on design for servicing townhouses and extension of Cunningham Road



Sanitary Sewer

- ▶ New gravity sewer:
 - ▶ Road D
 - ▶ Portion of Road A to Road D
 - ▶ Portion of Road A to Ontario Road
- ▶ Low pressure sewer on Road A west of Road D (grinder pumps)
- ▶ Road B: Extend sewer to the west, if needed.
- ▶ Road C: New sewer (requires outlet through proposed subdivision)



MUNICIPALITY OF BROCKTON
 EAST RIDGE BUSINESS PARK (WALKERTON)
 WASTEWATER SERVICING

DATE March 2021	PROJECT No. 12154
SCALE AS SHOWN	FIGURE No. 6.7

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Watermain

- ▶ New 250 or 300mm dia. on Road A & Road D
- ▶ New 200mm dia. loop connections to both ends of the Road A watermain



MUNICIPALITY OF BROCKTON
EAST RIDGE BUSINESS PARK (WALKERTON)
WATER SERVICING

DATE
March 2021

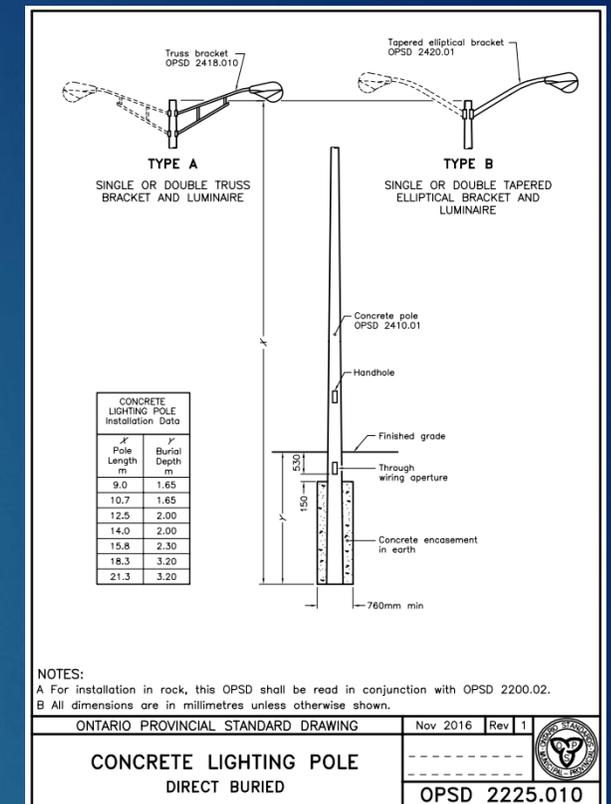
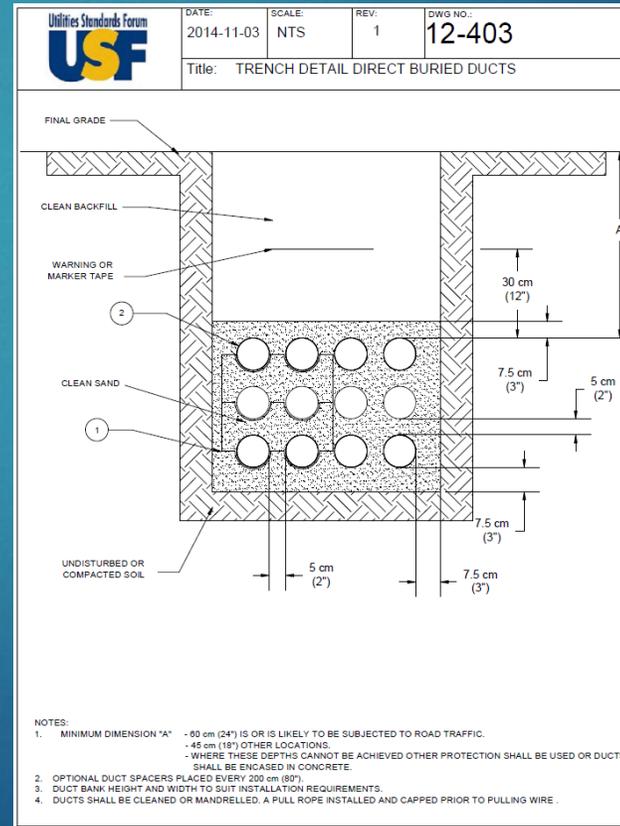
PROJECT No.
12154

SCALE
AS SHOWN

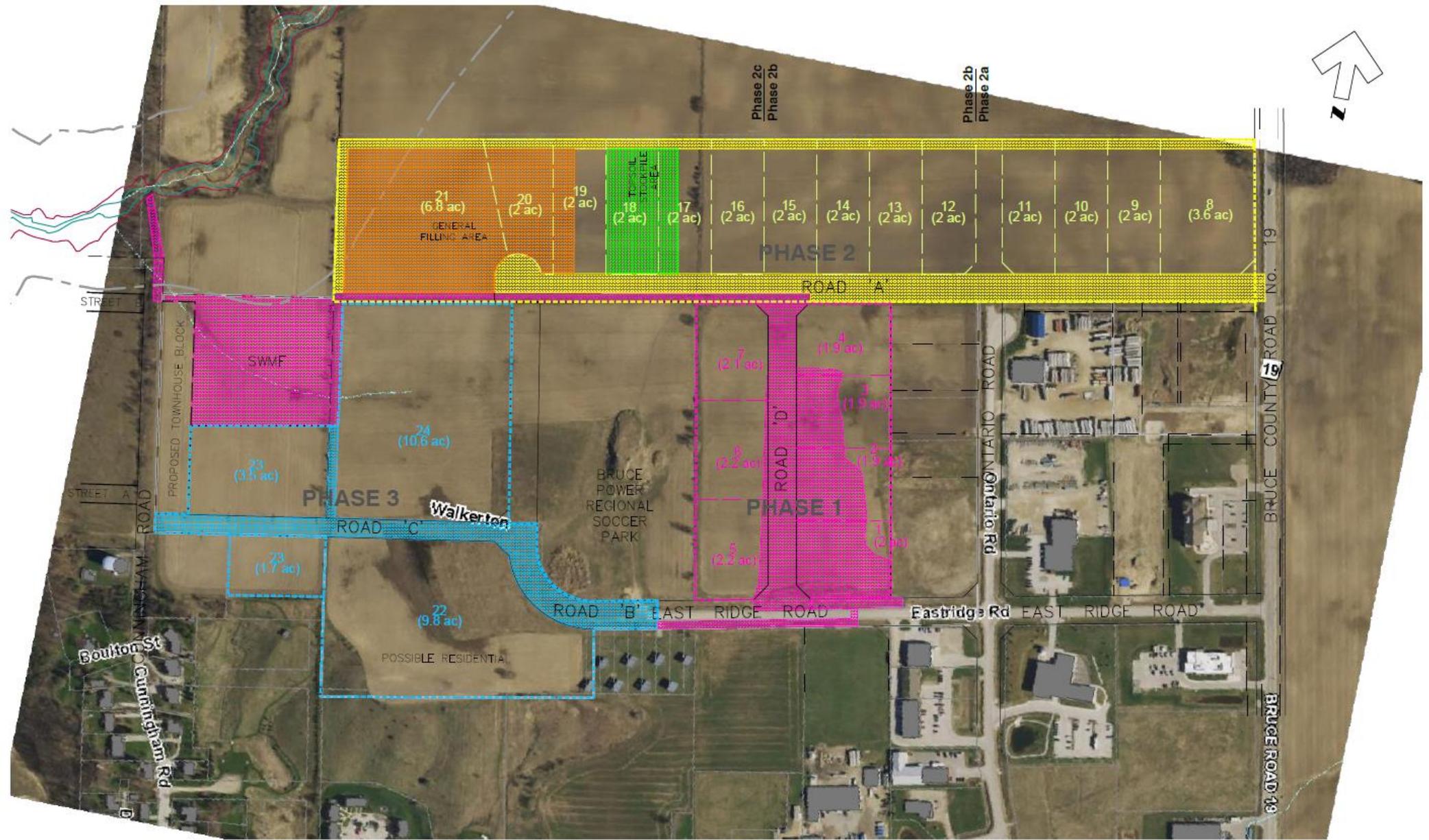
FIGURE No.
6.6

Utilities

- ▶ Electrical
 - ▶ Exists along Road B and Road C
 - ▶ Required along Road A and Road D
- ▶ Street lighting
- ▶ Natural gas (Enbridge)
- ▶ Communications



PHASING



LEGEND:

- PHASE 1
- PHASE 2
- PHASE 3

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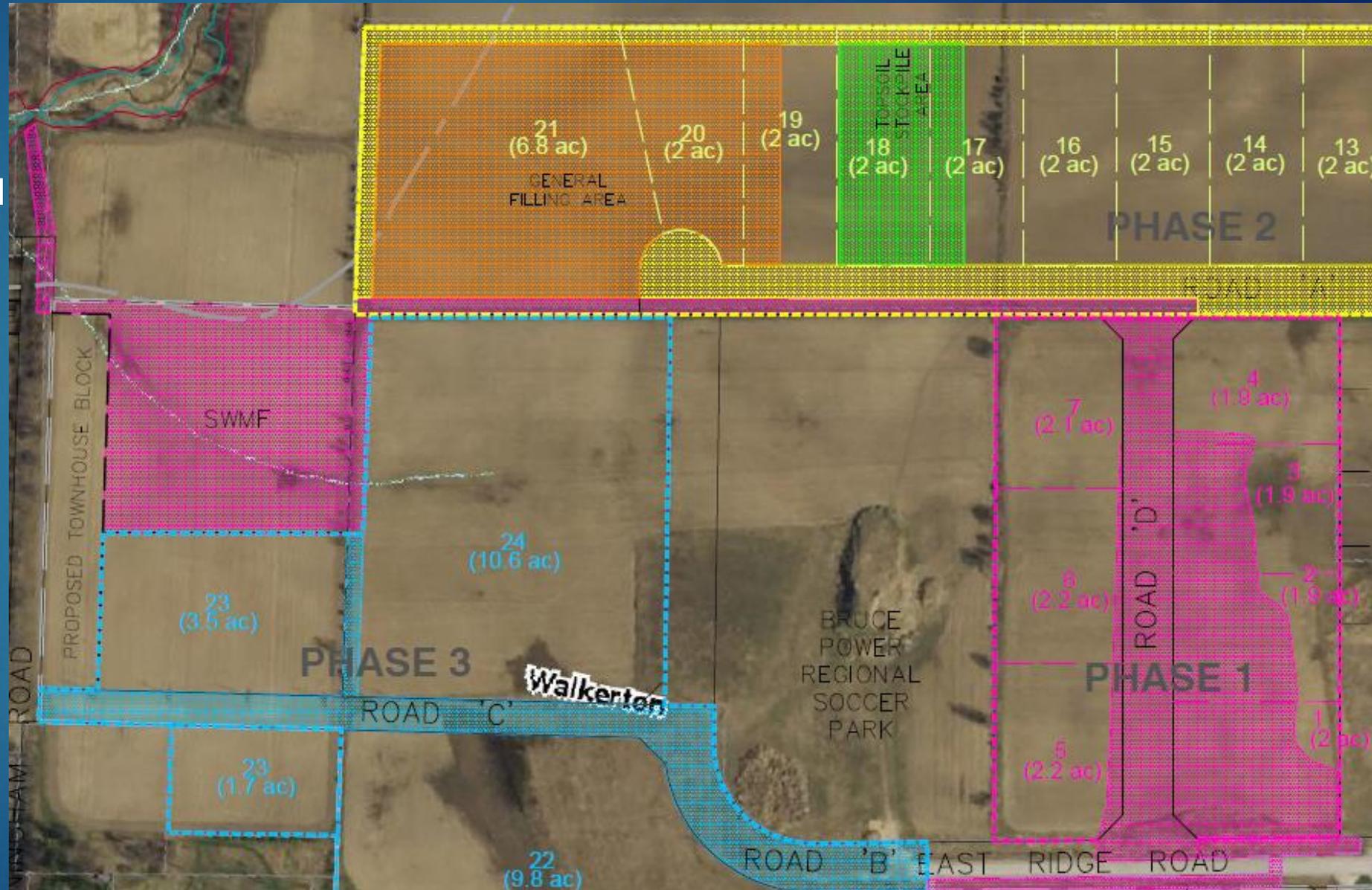


**Municipality of Brockton
 (Walkerton)**
East Ridge Business Park Expansion
 Construction Phasing
 (Preliminary)

Date Mar. 5, 2021	Project No. 12154
Scale 1:4000	Figure No. 1

Phase 1

- ▶ SWMF including outlet sewer/ditch to tributary
- ▶ Pre-grading work of Road D and adjacent lots, including
 - ▶ Filling of Lots 19-21
 - ▶ Topsoil stockpile
- ▶ Road D, including:
 - ▶ Ditches
 - ▶ Regrading East Ridge Road ditch
 - ▶ Ditch to SWM
 - ▶ Sanitary sewer
 - ▶ Watermain
 - ▶ Utilities, including street lighting
- ▶ 12.2 acres + sold lot



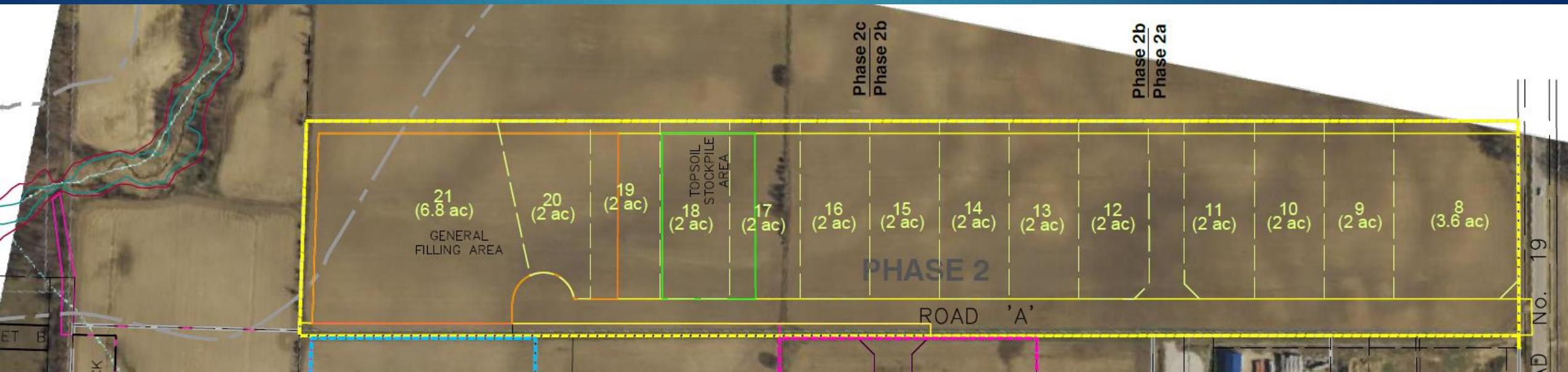
Phase 2

- ▶ Could split into 3 sub-phases:

- ▶ Phase 2a (east): Ontario Road to Bruce Road 19 (9.6 acres)
- ▶ Phase 2b (central): Road D to Ontario Road (8 acres)
- ▶ Phase 2c (west): west of Road D (16.8 acres)

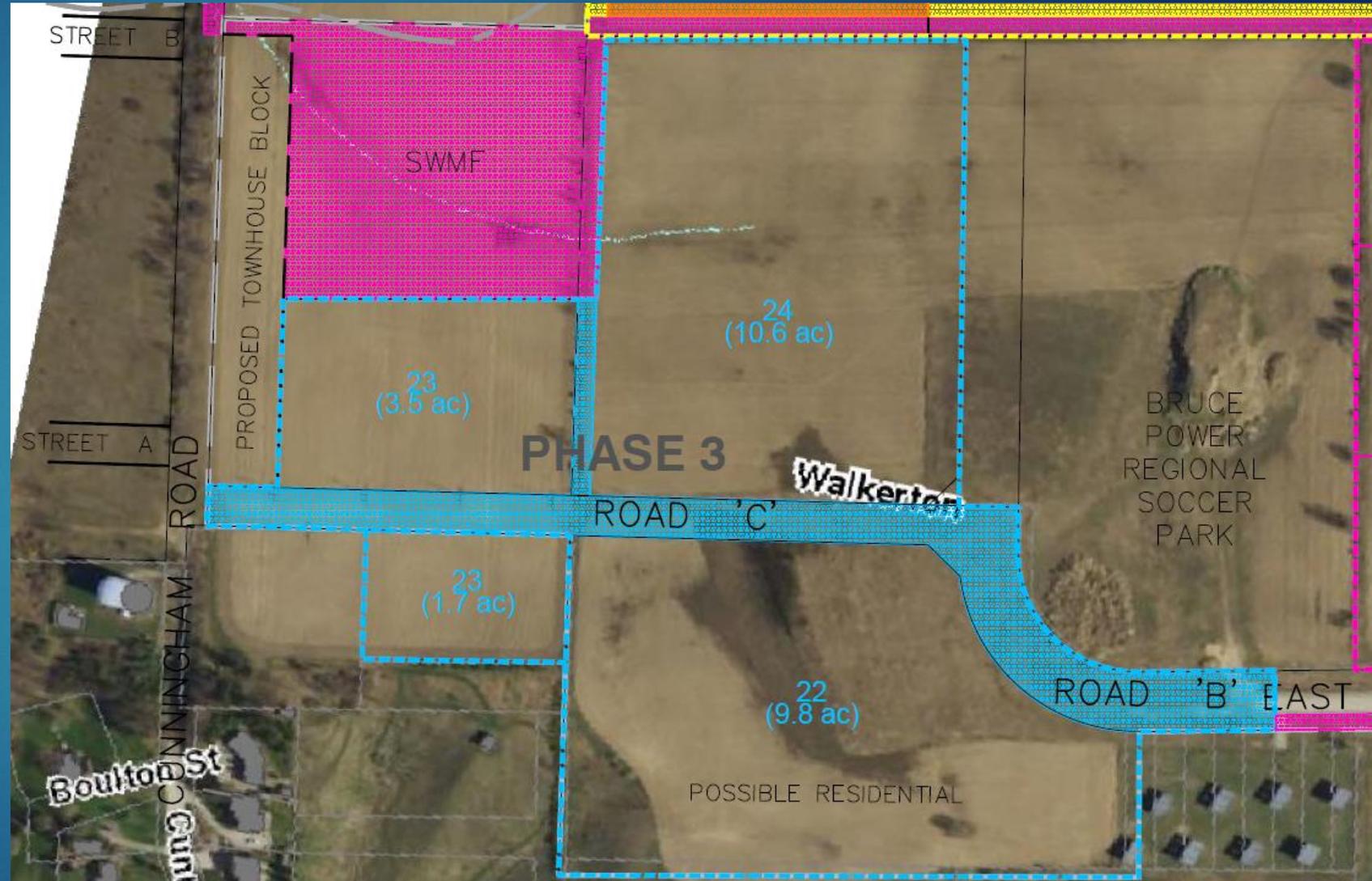
- ▶ Road A, including:

- ▶ Ditches, including north perimeter ditch and outlet to road ditch
- ▶ Gravity sanitary sewer east of Road D
- ▶ Low pressure sanitary sewer (grinder pumps) west of Road D
- ▶ Watermain, including looping
- ▶ Utilities, including street lighting



Phase 3

- ▶ Road B & Road C, including:
 - ▶ Curb & gutter
 - ▶ Sidewalk
 - ▶ Sanitary sewer
 - ▶ Storm sewer
 - ▶ Ditch to SWMF
 - ▶ Utilities (gas; communications)
 - ▶ Street lighting
- ▶ Note: Watermain and overhead hydro already exist
- ▶ Note: Sanitary sewer outlet via. adjacent subdivision required
- ▶ 25.6 acres



Costs

Opinion of Probable Cost Summary

Item	Construction	Engineering		Total
		Design	Contract Admin.	
Phase 1				
Road D	\$923,000	\$32,300	\$78,500	\$1,033,800
Pre-grading (3±m lowering of hill)	\$212,000	\$7,500	\$17,900	\$237,400
Stormwater Management	\$547,500	\$19,000	\$46,700	\$613,200
Drainage Ditch (end of Road A to SWMF)	\$30,000	\$1,000	\$2,600	\$33,600
Existing Drainage Ditch regrading (south end Road D westerly past soccer field)	\$10,000	\$400	\$800	\$11,200
Subtotal	\$1,722,500	\$60,200	\$146,500	\$1,929,200
Phase 2a				
Road A	\$795,000	\$28,000	\$67,000	\$890,000
Drainage Ditch	\$65,000	\$2,000	\$6,000	\$73,000
East Watermain Loop (Optional)	\$155,000	\$5,000	\$14,000	\$174,000
Subtotal	\$1,015,000	\$35,000	\$87,000	\$1,137,000
Phase 2b				
Road A	\$560,000	\$20,000	\$47,000	\$627,000
Drainage Ditch	\$52,500	\$2,000	\$4,000	\$58,500
Subtotal	\$612,500	\$22,000	\$51,000	\$685,500
Phase 2c				
Road A	\$647,000	\$23,000	\$55,000	\$725,000
West Watermain Loop (Optional)	\$99,000	\$3,000	\$9,000	\$111,000
Subtotal	\$746,000	\$26,000	\$64,000	\$836,000
Phase 3				
Road B/C – East Ridge Road	\$1,455,000	\$50,900	\$123,700	\$1,629,600
Drainage Ditch (sewer outlet to SWMF)	\$8,000	\$300	\$700	\$9,000
Cunningham Road sanitary sewer (if required)	\$135,000	\$4,700	\$10,300	\$150,000
Subtotal	\$1,598,000	\$55,900	\$134,700	\$1,788,600
Total	\$5,694,000	\$199,100	\$483,200	\$6,376,300

Notes:

1. Pricing is based on 2020 tender prices or estimates of unit prices
2. Excess Soils Regulation should not impact cost for soil management so long as all soils managed within the business park expansion area.
3. Excludes services on South side of Roads B & C.
4. Excludes sanitary sewer outlet that is required downstream of Road C through a proposed residential subdivision.
5. Excludes vegetative buffer around SWM facility.
6. Excludes recreational trail through the SWM block.
7. Assumed seed and cover restoration of disturbed areas.
8. Excludes utilities (hydro, gas, communications) and street lighting
9. Excludes HST
10. Excludes approvals fees (e.g. SVCA; MECP)
11. Phase 2 pre-grading includes placing excavated soil on Phase 3 lot areas. Restoration of disturbed areas excluded from the above.
12. Assumes limited size of services; some industries may require larger services (e.g. for fire suppression).
13. Using a 10% contingency allowance and 12% engineering
14. Excludes lot entrances and driveway culverts

Next Steps & Anticipated Schedule

- ▶ Finalize detailed design (Goal: end of March/early-April)
 - ▶ General lot grading
 - ▶ Stormwater management
 - ▶ Municipal servicing (sanitary, water, road)
- ▶ Submission to SVCA for Permit (Goal: end of March)
- ▶ Utilities design (by others; Goal: end of April)
- ▶ Submission to MECP for ECA (SWMF; sewers) (Goal: end of April)
- ▶ Tendering (Goal: end of April/May)
- ▶ Construction (Late summer/Fall 2021)