



Report To:	Manitoulin-Sudbury District Services Board
From:	Connie Morphet, Director of Finance Patrick Wittmann, Supervisor of Infrastructure and Asset Management
Date:	November 27, 2014
Re:	Channelview Apartment (Little Current) Easement and Sewer Upgrade Completion - Issue Report

Report:

Purpose

To inform the Board of the completion of the sewage management system upgrade (SMS) and legal easement at Channelview Apartments located at 66 Robinson Street Little Current.

Background

At the September 2014 Board Meeting, the Channelview Apartment Project Update was provided clarifying the construction progress and the actual costs to date of the gravity fed sewer line as compared to the engineer's estimate.

It was noted that the final construction drawings bid on by the contractors had an additional manhole not accounted for in the engineer's estimate (\$7,350 value). As such, the actual costs of \$165,703 are 6% higher than the engineer's original estimate plus the additional manhole (\$148,500 +\$7,350 = \$155,850).

Final Update

The external pipeline was completed and backfilled by October 3, 2014. The final exterior grading was completed on November 7 and the internal plumbing was completed on October 8. The internal backfill and concrete placement was completed by November 14. The final task is seeding the backfilled area in the spring and will be completed by Lacroix Construction.

The Easement was approved by the Planning Board in Gore Bay on September 30. The Appeals period ended on October 21 with no pending appeals. Final documentation requirements have been supplied to the Planning Board.

There were no change notices or claims to the tendered construction work. As such, the costs noted in September are the final costs.

Cost Centre	Original Engineer's Estimate	Actual costs	Variance to Actual
External Construction Costs	\$120,000	\$139,503	\$19,503
Internal Construction Costs	\$12,000	\$8,200	(\$3,800)
Engineering Costs	\$10,000	\$11,500	\$1,500
Contingency	\$6,500	\$6,500	0
Total Estimated Costs	\$148,500	\$165,703	\$17,203
Additional Manhole	\$7,350	0	(\$7,350)
Grand Total	\$155,850	\$165,703	\$9,853
Easement Cost	\$27,500	\$27,500	0
Final Total	\$183,350	\$193,203	\$9,853

Conclusion

The Manitoulin-Sudbury DSB recognizes the need to continue to fulfill its vision of providing assets that meet user requirements. The Infrastructure and Asset Management team will continue to achieve this by making capital investments in upgrades and Building Code related repairs as needed throughout the district.