

**THE CORPORATION OF THE TOWNSHIP OF ESSA
COMMITTEE OF THE WHOLE MEETING
WEDNESDAY, OCTOBER 2, 2024
6:00 p.m.**

AGENDA

Members of the public wishing to attend can do so by attending in person to the Council Chambers in the Administration Centre located at 5786 County Road 21, Utopia.

1. OPENING OF MEETING BY THE MAYOR

The Township of Essa acknowledges that we are situated on land within the area of Treaty 18, also known as the Lake Simcoe-Nottawasaga Treaty, signed on October 17, 1818 between the Government of Upper Canada and the Anishinaabe Indigenous peoples. The Anishinaabe include the Ojibwe, Odawa and Pottawatomi Nations collectively known as the Three Fires Confederacy. We are dedicated to honouring Indigenous history and culture and committed to moving forward in the spirit of reconciliation and respect with all First Nation, Metis and Inuit People.

2. DISCLOSURE OF PECUNIARY INTEREST

3. DELEGATIONS / PRESENTATIONS / PUBLIC MEETINGS

- a. **Presentation**
Matthews House Hospice
Re: Donation from Essa Golf Tournament

STAFF REPORTS

4. PLANNING AND DEVELOPMENT / BUILDING

5. PARKS AND RECREATION / COMMUNITY SERVICES

6. FIRE AND EMERGENCY SERVICES

7. PUBLIC WORKS

8. FINANCE

- a. **Staff Report TR006-24 submitted by the Manager of Finance, re: 2024 Water and Wastewater Rate Study and O. Reg 453/07 Water Financial Plan.**

- p. 1 **Recommendation: *BE IT RESOLVED THAT Staff Report TR006-24 be received: and THAT the proposal from **Watson & Associates Economists Ltd.** for the preparation of the 2024 Water & Wastewater Rate Study and O. Reg 453/07 Water Financial Plan be accepted in the amount of \$34,659.50 (including 1.76% applicable taxes).***

p. 3 **b. Correspondence from Township Engineer AECOM re: Reduction in Securities
– 400 Centre Street Townhouses Development.**

Recommendation: **BE IT RESOLVED THAT** Council approve a reduction in securities relating to 2399263 Ontario Limited – 400 Centre Street Townhouses at 5th Line Essa Subdivision, as recommended by AECOM as follows:

Current securities being held by the Township	\$292,088.88
Less recommended reduction to 2% Holdback	\$211,864.94
Securities to be retained	\$80,223.94

And,

THAT this approval is conditional upon the Developer providing the Municipality with a Statutory Declaration indicating that all accounts have been paid in full, including all of the Township's legal and engineering costs.

- 9. **CLERKS / BY-LAW ENFORCEMENT / IT**
- 10. **CHIEF ADMINISTRATIVE OFFICER (C.A.O.)**
- 11. **OTHER BUSINESS**
- 12. **ADJOURNMENT**

Recommendation: **BE IT RESOLVED THAT** this meeting of Committee of the Whole of the Township of Essa adjourn at _____pm., to meet again on the 16th day of October, 2024 at 6:00 p.m.

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TOWNSHIP OF ESSA STAFF REPORT

STAFF REPORT NO.: TR006-24
DATE: October 2nd, 2024
TO: Committee of the Whole
FROM: Deborah Dollmaier, Manager of Finance
SUBJECT: 2024 Water & Wastewater Rate Study and O. Reg 453/07 Water Financial Plan

RECOMMENDATION

That Staff Report TR006-24 be received; and

That the proposal from Watson & Associates Economists Ltd. for the preparation of the 2024 Water & Wastewater Rate Study and O. Reg 453/07 Water Financial Plan be accepted in the amount of \$34,659.50 (including 1.76% applicable taxes).

BACKGROUND

Our current 2020 Water & Wastewater Rate Study and Ontario Regulation 453/07 Water Financial Plan is expected to expire in 2024.

The Township of Essa is required to prepare a water system financial plan as a requirement for our Municipal Drinking Water Licence pursuant to the *Safe Drinking Water Act, 2002* ("SWDA"). One of the five mandatory requirements under section 44 of the SWDA is the preparation of a financial plan. Ontario Regulation 453/07 outlines the required information, reporting structure and deadlines of the financial plan that must be submitted to the province.

COMMENTS AND CONSIDERATIONS

The scope of the rate study will include an analysis of current capital and operating forecasts, costing for lifecycle cost requirements (using information from the Township's Asset Management Plan and Infrastructure Master Plan), current volumes, and customer profiles over a 10-year period (i.e., 2025-2034).

The results of this analysis will provide updated water base charges and volumetric charges, as well as examining the wastewater surcharge amounts (percentage of the water base and volume rates) for customers within the Township, while aiming to follow fiscally responsible and sustainable practices that are in line with the Township's objectives. Following the completion of the rate study, the Ontario Regulation 453/07 financial plan will be prepared utilizing the information generated through the rate study process.

A proposal was received from Watson & Associates Economists Ltd. outlines the proposed work plan and cost estimate to undertake a Water & Wastewater Rate Study and Ontario Regulation 453/07 Water Financial Plan for the Township of Essa.

The proposed work plan to complete the Water & Wastewater Rate Study and Financial Plan is outlined below:

- Project Start-up and Data Collection
- Volume and Customer Data Analysis
- Capital Needs and Financing Analysis
- Operating Cost and Revenue Analysis
- Rate Calculations
- Water and Wastewater Rate Report Preparation
- Council Presentation
- Preparation of the Water Financial Plan (Ontario Regulation 453/07)

FINANCIAL IMPACT

Watson & Associates Economists Ltd. total fee structure (including 1.76% applicable taxes) is \$34,659.50 to be funded from the Water User Fee reserve.



Manager of Finance

SUMMARY/OPTIONS

Council may:

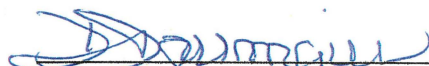
1. Take no further action.
2. That the proposal from Watson & Associates Economist Ltd. for a fee of \$34,659.50 (including 1.76% applicable taxes) be accepted.
3. Direct staff in another manner.

CONCLUSION

Option #2 is recommended.

Respectfully submitted by:

Reviewed by:



Deborah Dollmaier,
Manager of Finance



Michael Mikael, CAO



AECOM
55 Cedar Pointe Drive, Suite 620
Barrie, ON, Canada L4N 5R7
www.aecom.com

705 721 9222 tel
705 734 0764 fax

September 10, 2024

By Email & Mail

Mr. Michael Mikael, P.Eng.
Chief Administrative Officer
Township of Essa
5786 County Road 21
Utopia ON L0M 1T0

Dear Mr. Mikael:

Project No: 60219081.15-15

Regarding: Township of Essa

400 Centre Street Townhouses at 5th Line Essa Subdivision

Security Reduction # 2

Further to the request of the Developer, we herein provide our recommendation for the reduction in Securities for the 400 Centre Street Subdivision.

• **Security Reduction # 2 [51M-1125]**

The total value of work for 400 Centre Street Subdivision is \$1,031,456.94. The current securities posted is **\$262,088.88**. Based on our review, in accordance with Section 2.7, Reduction of Securities; we herein provide a breakdown of our recommendations for the securities to be released by the Township.

3.7.2.1	Installed works to date	\$1,031,456.94
	Less the sum of:	
3.7.2.2.1	02% of total estimated Cost of Underground Works as Maintenance Holdback	\$11,460.71
3.7.2.2.2	10% of total estimated Cost of Aboveground Works as Maintenance Holdback	\$45,842.15
3.7.2.2.3	00% of total installed Underground Works to date as Security Holdback	\$0.00
3.7.2.2.4	05% of total installed Aboveground Works to date as Security Holdback	\$22,921.08
3.7.2.2.5	Sum of Previous Reduction in Securities	\$769,368.06
3.7.2.2.6	Any Increase in Estimated Cost to Complete Works	\$0.00
	Amount of Discharge from Total Value of Work	<u>\$181,864.94</u>
	Security to be Retained	\$80,223.93

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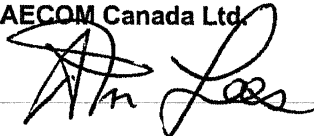
We have attached a copy of our summary sheet, which provides a breakdown of the Completed and Uncompleted Works for 400 Centre Street Subdivision.

In our opinion, the Developer is entitled to a reduction, and therefore **the Township should retain \$80,223.93.**

Reductions require the receipt of a Statutory Declaration, and that all legal and engineering invoices are paid as per Section 3.8.3. **We have attached the STATUTORY DECLARATION that was provided by the Developer.**

We trust that you will find the above in order. We would appreciate confirmation of the reduction in securities for our records.

Sincerely,
AECOM Canada Ltd.



A. M. Lees

AML: wh

Encl.

STATUTORY DECLARATION

CANADA)	In the matter of a development
)	agreement dated
PROVINCE OF ONTARIO)	OCTOBER 5, 2017
)	between 2399263 ONTARIO LIMITED
)	and THE CORPORATION OF THE
)	TOWNSHIP OF ESSA
)	(the "Agreement") with respect to
)	Registered Plan 51M-1125
)	COUNTY OF SIMCOE (the "Lands")

TO WIT:

I, RAY ABRAHAM of the CITY of RICHMOND HILL in the PROVINCE OF ONTARIO


SOLEMNLY DECLARE THAT

1. I am RAY ABRAHAM, DIRECTOR OF 2399263 ONTARIO LIMITED and as such have knowledge of the matters hereinafter deposed to.
2. All materials have been supplied and all services and works have been completed upon the Lands with respect to the installation of the PLACEMENT OF SURFACE ASPHALT, BOULEVARD ASPHALT, TREE PLANTING, SODDING, CURBS AND SIDEWALKS and FENCING, their appurtenances and connections (the "Works");
3. All accounts for work or service performed or materials placed or furnished upon or in respect of the Lands have been fully paid and satisfied and no one is entitled to claim a lien under the Construction Lien Act against the Lands or any part thereof;
4. There are no judgements or executions filed against the Subdivider;
5. Nothing is owing by the Subdivider or claimed against it for Employment Insurance deductions, Income tax deductions or by way of contribution or assessment under the Workplace Safety and Insurance Act;
6. The Subdivider has not made any assignment for the benefit of creditors, nor has any receiving order been made against it under The Bankruptcy and Insolvency Act, nor has any petition for such an order been served upon the Subdivider;
7. Forty-five days have passed since the completion of the construction and installation of the Works.

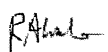
AND I MAKE THIS SOLEMN DECLARATION conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared remotely by RAY ABRAHAM stated as being located in the CITY of RICHMOND HILL in the REGIONAL MUNICIPALITY OF YORK, before me at the CITY of VAUGHAN in the Regional Municipality OF YORK, on SEPTEMBER 5, 2024 in accordance with O. Reg 431/20, Administering Oath or Declaration Remotely

Commissioner for Taking Affidavits



A Commissioner, etc.
Antonio Romanelli, solicitor and notary public
Province of Ontario



Declarant

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Township of Essa

2399263 ONTARIO LIMITED

400 CENTRE STREET DEVELOPMENT [51M-1125]

SUMMARY SHEET

(SECURITY REDUCTION # 21 - SEPT 2024)

Total Estimated Cost of Works	\$1,031,456.94
Total Estimated Cost of Underground Works	\$573,035.43
Total Estimated Cost of Aboveground Works	\$458,421.51
 Uncompleted Work	 \$0.00
 Installed works to date	 \$1,031,456.94
Total Installed Underground Works to date	\$573,035.43
Total Installed Aboveground Works to date	\$458,421.51

less

02% of total estimated Cost of Underground Works to date as Maintenance Holdback	\$11,460.71
10% of total estimated Cost of Aboveground Works to date as Maintenance Holdback	\$45,842.15
00% (Underground) of total installed works to date as security holdback [Section 2.7.4]	\$0.00
05% (Aboveground) of total installed works to date as security holdback	\$22,921.08
Sum of previous reductions of securities	\$769,368.06
Any Increase in estimated cost to complete Works	\$0.00
Amount of Discharge from Total Costs of Works	\$181,864.94

Security to be Retained by Township \$80,223.93

less Current Securities \$262,088.88

Amount of Discharge from Total Costs of Works \$181,864.94

NOTE: In accordance with SECTION 2.7.2.2 of the Subdivision Agreement, the Township is entitled to:

Retain a Minimum of 20% of the Total Estimated Cost of the Works, which equals \$206,291.38.

And it may be retained by Township until a Mutual Full and Final Release of Lands has been Executed, and seventy-five (75%) percent of building units have received Provisional Occupancy Certificate.

* The Final Release will happen after the end of the Aboveground Works Maintenance Period in Sept 2026.

* All building units now have Final Occupancy Certificates.

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9/10/2024

TOWNSHIP OF ESSA
2399263 ONTARIO LIMITED - 400 Centre Street Development [51M-1125]
Security Requirements for SUBDIVISION AGREEMENT

CONTRACT		CONSTRUCTION COSTS				SUBDIVISION AGREEMENT			SECURITY REDUCTION # 2 (SEPT 2024)		
ITEM NO	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	SECURITY REQUIREMENTS FOR S. A.			SECURITY REQUIREMENTS		
						% WORK COMPLETED	INSTALLED WORKS	UNCOMPLETED WORKS	% WORK COMPLETED	INSTALLED WORKS	UNCOMPLETED WORKS
A INTERNAL WORKS											
PART 1: SITE PREPARATION & EARTH WORKS											
1.1	Supply and Install Sediment Control Fence	650.0	m	\$14.00	\$9,100.00	100%	\$9,100.00	\$0.00	100%	\$9,100.00	\$0.00
1.2	Install 8.0m x 30.0m Mud Mat	1	L.S.	\$2,000.00	\$2,000.00	100%	\$2,000.00	\$0.00	100%	\$2,000.00	\$0.00
SUB-TOTAL PART 1: SITE PREPARATION & EARTH WORKS					\$11,100.00		\$11,100.00	\$0.00		\$11,100.00	\$0.00
PART 2: SANITARY SEWER WORKS											
2.1	200mm Dia PVC Sanitary Sewer	353	m	\$165.00	\$58,245.00	100%	\$58,245.00	\$0.00	100%	\$58,245.00	\$0.00
2.2	1200mm Sanitary Manhole - <5m Deep	8	ea.	\$5,500.00	\$44,000.00	100%	\$44,000.00	\$0.00	100%	\$44,000.00	\$0.00
2.3	1200mm Sanitary Manhole - >5m Deep, c/w Drop Structure	1	ea.	\$8,500.00	\$8,500.00	100%	\$8,500.00	\$0.00	100%	\$8,500.00	\$0.00
2.4	125 mm dia. PVC Sanitary Service	57.0	ea.	\$950.00	\$54,150.00	100%	\$54,150.00	\$0.00	100%	\$54,150.00	\$0.00
2.5	Connection to Ex. Sanitary MH # 30	1	ea.	\$9,500.00	\$9,500.00	100%	\$9,500.00	\$0.00	100%	\$9,500.00	\$0.00
SUB-TOTAL PART 2: SANITARY SEWER WORKS					\$174,395.00		\$174,395.00	\$0.00		\$174,395.00	\$0.00
PART 3: STORMWATER MANAGEMENT WORKS											
3.1	1200mm Dia Storm Manhole	4	ea.	\$5,500.00	\$22,000.00	100%	\$22,000.00	\$0.00	100%	\$22,000.00	\$0.00
3.2	Double Inlet Catchbasin 1200x600, c/w 300mm Lead	2	ea.	\$5,500.00	\$11,000.00	100%	\$11,000.00	\$0.00	100%	\$11,000.00	\$0.00
3.3	Single Inlet Catchbasin 600x600, c/w 300mm Lead	2	ea.	\$4,500.00	\$9,000.00	100%	\$9,000.00	\$0.00	100%	\$9,000.00	\$0.00
3.4	1200mm Dia Storm Ditch Inlet Manhole	1	L.S.	\$5,500.00	\$5,500.00	100%	\$5,500.00	\$0.00	100%	\$5,500.00	\$0.00
3.5	300mm Dia PVC Storm Sewer	107	ea.	\$160.00	\$17,120.00	100%	\$17,120.00	\$0.00	100%	\$17,120.00	\$0.00
3.6	450mm Dia PVC Storm Sewer	35	ea.	\$225.00	\$7,875.00	100%	\$7,875.00	\$0.00	100%	\$7,875.00	\$0.00
Stormwater Management Pond											
3.7	Overland Flow Channel & Inlet Rip Rap 150mm Dia, 300mm Deep	295	ea.	\$40.00	\$11,800.00	100%	\$11,800.00	\$0.00	100%	\$11,800.00	\$0.00
3.8	Hickenbottom Drain Structure	1	ea.	\$2,000.00	\$2,000.00	100%	\$2,000.00	\$0.00	100%	\$2,000.00	\$0.00
3.9	Headwall OPD 804.030	1	ea.	\$5,000.00	\$5,000.00	100%	\$5,000.00	\$0.00	100%	\$5,000.00	\$0.00
3.10	Cable Mat CC25	19	ea.	\$200.00	\$3,800.00	100%	\$3,800.00	\$0.00	100%	\$3,800.00	\$0.00
3.11	Fine Grade, Topsoil, Seed SWM Pond	1000	L.S.	\$7.50	\$7,500.00	100%	\$7,500.00	\$0.00	100%	\$7,500.00	\$0.00
3.12	Oil Grit Separator	1	L.S.	\$25,000.00	\$25,000.00	100%	\$25,000.00	\$0.00	100%	\$25,000.00	\$0.00
SUB-TOTAL PART 3: STORMWATER MANAGEMENT WORKS					\$127,595.00		\$127,595.00	\$0.00		\$127,595.00	\$0.00
PART 4: WATERMAIN WORKS											
4.1	150mm dia PVC Watermain	205	m	\$145.00	\$29,725.00	100%	\$29,725.00	\$0.00	100%	\$29,725.00	\$0.00
4.2	Fire Hydrants, c/w valve & appurtenances, fibreglass hydrant markers	2	ea.	\$4,500.00	\$9,000.00	100%	\$9,000.00	\$0.00	100%	\$9,000.00	\$0.00
4.3	19mm Water service - Long	16	ea.	\$1,000.00	\$16,000.00	100%	\$16,000.00	\$0.00	100%	\$16,000.00	\$0.00
4.4	19mm Water service - Short	28	ea.	\$750.00	\$21,000.00	100%	\$21,000.00	\$0.00	100%	\$21,000.00	\$0.00
4.5	150mm Dia Gate Valve & Box	2	ea.	\$1,400.00	\$2,800.00	100%	\$2,800.00	\$0.00	100%	\$2,800.00	\$0.00
SUB-TOTAL PART 4: WATERMAIN WORKS					\$78,525.00		\$78,525.00	\$0.00		\$78,525.00	\$0.00
PART 5: ROAD AND SURFACE WORKS											
5.1	Fine grading & compacting of subgrade.	2230	m ²	\$1.50	\$3,345.00	100%	\$3,345.00	\$0.00	100%	\$3,345.00	\$0.00
5.2	Supply & place granular B - 300 mm depth	2230	m ²	\$9.00	\$20,070.00	100%	\$20,070.00	\$0.00	100%	\$20,070.00	\$0.00
5.3	Supply & place granular A - 150 mm depth	1940	m ²	\$7.50	\$14,550.00	100%	\$14,550.00	\$0.00	100%	\$14,550.00	\$0.00
5.4	50 mm HLB Base Course Asphalt	1890	m ²	\$10.25	\$19,372.50	100%	\$19,372.50	\$0.00	100%	\$19,372.50	\$0.00
5.5	50 mm HLB Surface Course Asphalt	1890	m ²	\$8.75	\$16,537.50	100%	\$16,537.50	\$0.00	100%	\$16,537.50	\$0.00
5.6	150mm dia sock wrapped perforated P.E. subdrains	430	m	\$14.00	\$6,020.00	100%	\$6,020.00	\$0.00	100%	\$6,020.00	\$0.00
5.7	Concrete Curb & Gutter	430	m	\$65.00	\$27,950.00	100%	\$27,950.00	\$0.00	100%	\$27,950.00	\$0.00
5.8	1.5m Wide Concrete Sidewalk	210	m	\$60.00	\$12,600.00	100%	\$12,600.00	\$0.00	100%	\$12,600.00	\$0.00
5.9	Street Name Signs	2	ea.	\$300.00	\$600.00	100%	\$600.00	\$0.00	100%	\$600.00	\$0.00
5.10	Stop Signs	2	ea.	\$300.00	\$600.00	100%	\$600.00	\$0.00	100%	\$600.00	\$0.00
5.11	ROAD NOT ASSUMED Signs	2	ea.	\$750.00	\$1,500.00	100%	\$1,500.00	\$0.00	100%	\$1,500.00	\$0.00
5.12	Street Lights	5	ea.	\$2,000.00	\$10,000.00	100%	\$10,000.00	\$0.00	100%	\$10,000.00	\$0.00
SUB-TOTAL PART 5: ROAD AND SURFACE WORKS					\$133,145.00		\$133,145.00	\$0.00		\$133,145.00	\$0.00

TOWNSHIP OF ESSA
 2399263 ONTARIO LIMITED - 400 Centre Street Development [51M-1125]
 Security Requirements for SUBDIVISION AGREEMENT

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CONTRACT		CONSTRUCTION COSTS				SUBDIVISION AGREEMENT			SECURITY REDUCTION # 2 [SEPT 2024]		
ITEM NO	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	SECURITY REQUIREMENTS FOR S. A.			SECURITY REQUIREMENTS		
						% WORK COMPLETED	INSTALLED WORKS	UNCOMPLETED WORKS	% WORK COMPLETED	INSTALLED WORKS	UNCOMPLETED WORKS
PART 6: LANDSCAPE PLANTINGS AND FEATURES											
6.1	Landscape and Boulevard Trees	1	L.S.	\$24,600.00	\$24,600.00	100%	\$24,600.00	\$0.00	100%	\$24,600.00	\$0.00
6.2	Stormwater Pond Trees	1	L.S.	\$2,100.00	\$2,100.00	100%	\$2,100.00	\$0.00	100%	\$2,100.00	\$0.00
6.3	Stormwater Pond Shrubs	1	L.S.	\$3,500.00	\$3,500.00	100%	\$3,500.00	\$0.00	100%	\$3,500.00	\$0.00
6.4	Stormwater Pond Livestakes	1	L.S.	\$1,200.00	\$1,200.00	100%	\$1,200.00	\$0.00	100%	\$1,200.00	\$0.00
6.5	Stormwater Pond Seeding	1	L.S.	\$2,500.00	\$2,500.00	100%	\$2,500.00	\$0.00	100%	\$2,500.00	\$0.00
6.6	Buffer Planting Trees	1	L.S.	\$4,500.00	\$4,500.00	100%	\$4,500.00	\$0.00	100%	\$4,500.00	\$0.00
6.7	Buffer Planting Shrubs	1	L.S.	\$2,500.00	\$2,500.00	100%	\$2,500.00	\$0.00	100%	\$2,500.00	\$0.00
6.8	Buffer Hydroseeding	1	L.S.	\$12,000.00	\$12,000.00	100%	\$12,000.00	\$0.00	100%	\$12,000.00	\$0.00
6.9	1.8m High Wood Privacy Fence (Along South Property Limits)	174	lin m	\$240.00	\$41,760.00	100%	\$41,760.00	\$0.00	100%	\$41,760.00	\$0.00
6.10	1.2m High Chainlink Fence (Along East Limits of Erosion Access Allowance)	214	lin m	\$55.00	\$11,770.00	100%	\$11,770.00	\$0.00	100%	\$11,770.00	\$0.00
6.11	1.8m High Chainlink Fence (Around Perimeter of SWM Pond Block B)	183	lin m	\$90.00	\$16,470.00	100%	\$16,470.00	\$0.00	100%	\$16,470.00	\$0.00
6.12	1.8m High High Chainlink Fence Gate - 4.5m Wide (Access to SWM Pond Block B)	1	ea.	\$500.00	\$500.00	100%	\$500.00	\$0.00	100%	\$500.00	\$0.00
6.13	1.8m High Acoustic Fence (East Rear Limits of Blocks 2 & 3)	51	lin m	\$300.00	\$15,300.00	100%	\$15,300.00	\$0.00	100%	\$15,300.00	\$0.00
6.14	2.4m High Acoustic Fence (Top of Railway Berm - NOT REQUIRED)	64	lin m	\$450.00	\$28,800.00	100%	\$28,800.00	\$0.00	100%	\$28,800.00	\$0.00
SUB-TOTAL PART 6: LANDSCAPE PLANTINGS AND FEATURES					\$167,500.00		\$167,500.00	\$0.00		\$167,500.00	\$0.00
B EXTERNAL WORKS											
PART 7: REMOVAL WORKS											
7.1	Remove Existing Curb on Centre Street	90.0	m	\$20.00	\$1,800.00	100%	\$1,800.00	\$0.00	100%	\$1,800.00	\$0.00
7.2	Remove Existing Sidewalk and Asphalt Boulevard on Centre Street	75	m	\$35.00	\$2,625.00	100%	\$2,625.00	\$0.00	100%	\$2,625.00	\$0.00
SUB-TOTAL PART 7: REMOVAL WORKS					\$4,425.00		\$4,425.00	\$0.00		\$4,425.00	\$0.00
PART 8: STORMWATER MANAGEMENT WORKS											
8.1	1200mm Dia Storm Manhole	1	ea.	\$5,500.00	\$5,500.00	100%	\$5,500.00	\$0.00	100%	\$5,500.00	\$0.00
8.2	1200mm Dia Catchbasin Manhole	1	ea.	\$5,500.00	\$5,500.00	100%	\$5,500.00	\$0.00	100%	\$5,500.00	\$0.00
8.3	Ditch Inlet Catchbasin 600x600, c/w 300mm Lead	1	ea.	\$3,600.00	\$3,600.00	100%	\$3,600.00	\$0.00	100%	\$3,600.00	\$0.00
8.4	Single Inlet Catchbasin 600x600, c/w 300mm Lead	1	L.S.	\$3,500.00	\$3,500.00	100%	\$3,500.00	\$0.00	100%	\$3,500.00	\$0.00
8.5	300mm Dia PVC Storm Sewer	97	ea.	\$160.00	\$15,520.00	100%	\$15,520.00	\$0.00	100%	\$15,520.00	\$0.00
SUB-TOTAL PART 8: STORMWATER MANAGEMENT WORKS					\$33,620.00		\$33,620.00	\$0.00		\$33,620.00	\$0.00
PART 9: WATERMAIN WORKS											
Watermain includes all tees, crosses, bends, reducers, restraints, bedding, etc.											
9.1	Connect to Existing Watermain	2	L.S.	\$4,500.00	\$9,000.00	100%	\$9,000.00	\$0.00	100%	\$9,000.00	\$0.00
9.2	150mm dia PVC Watermain	10	m	\$145.00	\$1,450.00	100%	\$1,450.00	\$0.00	100%	\$1,450.00	\$0.00
9.3	150mm Dia Gate Valve & Box	1	ea.	\$1,400.00	\$1,400.00	100%	\$1,400.00	\$0.00	100%	\$1,400.00	\$0.00
9.4	Connect long Services to Existing 200m dia Watermain	13	ea.	\$1,500.00	\$19,500.00	100%	\$19,500.00	\$0.00	100%	\$19,500.00	\$0.00
SUB-TOTAL PART 9: WATERMAIN WORKS					\$31,350.00		\$31,350.00	\$0.00		\$31,350.00	\$0.00
PART 10: ROAD AND SURFACE WORKS											
10.1	Remove Existing Asphalt on 5th Line	800	m ²	\$1.50	\$1,200.00	100%	\$1,200.00	\$0.00	100%	\$1,200.00	\$0.00
10.2	Supply & place granular B - 300 mm depth	250	m ²	\$9.00	\$2,250.00	100%	\$2,250.00	\$0.00	100%	\$2,250.00	\$0.00
10.3	Supply & place granular A - 150 mm depth	250	m ²	\$7.50	\$1,875.00	100%	\$1,875.00	\$0.00	100%	\$1,875.00	\$0.00
10.4	50 mm HL4 Base Course Asphalt	1050	m ²	\$10.25	\$10,762.50	100%	\$10,762.50	\$0.00	100%	\$10,762.50	\$0.00
10.5	50 mm HL4 Surface Course Asphalt	1050	m ²	\$10.50	\$11,025.00	100%	\$11,025.00	\$0.00	100%	\$11,025.00	\$0.00
10.6	150mm dia sock wrapped perforated P.E. subdrains	180	m	\$14.00	\$2,520.00	100%	\$2,520.00	\$0.00	100%	\$2,520.00	\$0.00
10.7	Concrete Curb & Gutter	305	m	\$65.00	\$19,825.00	100%	\$19,825.00	\$0.00	100%	\$19,825.00	\$0.00
10.8	1.5m Wide Concrete Sidewalk	270	m	\$60.00	\$16,200.00	100%	\$16,200.00	\$0.00	100%	\$16,200.00	\$0.00
10.9	Centre Street Asphalt Restoration	1	L.S.	\$2,500.00	\$2,500.00	100%	\$2,500.00	\$0.00	100%	\$2,500.00	\$0.00
SUB-TOTAL PART 10: ROAD AND SURFACE WORKS					\$68,157.50		\$68,157.50	\$0.00		\$68,157.50	\$0.00

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 9/10/2024

TOWNSHIP OF ESSA
 2399263 ONTARIO LIMITED - 400 Centre Street Development [51M-1125]
 Security Requirements for SUBDIVISION AGREEMENT

CONTRACT		CONSTRUCTION COSTS				SUBDIVISION AGREEMENT			SECURITY REDUCTION # 2 [SEPT 2024]		
ITEM NO	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	SECURITY REQUIREMENTS FOR S. A.			SECURITY REQUIREMENTS		
						% WORK COMPLETED	INSTALLED WORKS	UNCOMPLETED WORKS	% WORK COMPLETED	INSTALLED WORKS	UNCOMPLETED WORKS
SUMMARY OF 2399263 ONTARIO LIMITED - 400 Centre Street Development											
A	INTERNAL WORKS SUMMARY										
INTERNAL-UNDERGROUND WORKS											
	TOTAL PART 1: SITE PREPARATION AND EARTH WORKS				\$11,100.00		\$11,100.00	\$0.00		\$11,100.00	\$0.00
	TOTAL PART 2: SANITARY SEWER WORKS				\$174,395.00		\$174,395.00	\$0.00		\$174,395.00	\$0.00
	TOTAL PART 3: STORMWATER MANAGEMENT WORKS				\$127,595.00		\$127,595.00	\$0.00		\$127,595.00	\$0.00
	TOTAL PART 4: WATERMAIN WORKS				\$78,525.00		\$78,525.00	\$0.00		\$78,525.00	\$0.00
	SUB-TOTAL				\$391,615.00		\$391,615.00	\$0.00		\$391,615.00	\$0.00
	10% ALLOWANCE FOR ENGINEERING AND SUPERVISION				\$39,161.50		\$39,161.50	\$0.00		\$39,161.50	\$0.00
	13% H.S.T.				\$56,000.95		\$56,000.95	\$0.00		\$56,000.95	\$0.00
	INTERNAL UNDERGROUND WORKS TOTAL				\$486,777.45		\$486,777.45	\$0.00		\$486,777.45	\$0.00
INTERNAL-ABOVEGROUND WORKS											
	TOTAL PART 5: ROAD AND SURFACE WORKS				\$133,145.00		\$133,145.00	\$0.00		\$133,145.00	\$0.00
	TOTAL PART 6: LANDSCAPE PLANTINGS AND FEATURES				\$167,500.00		\$167,500.00	\$0.00		\$167,500.00	\$0.00
	SUB-TOTAL				\$300,645.00		\$300,645.00	\$0.00		\$300,645.00	\$0.00
	10% ALLOWANCE FOR ENGINEERING AND SUPERVISION				\$30,064.50		\$30,064.50	\$0.00		\$30,064.50	\$0.00
	13% H.S.T.				\$42,992.24		\$42,992.24	\$0.00		\$42,992.24	\$0.00
	INTERNAL ABOVEGROUND WORKS TOTAL				\$373,701.74		\$373,701.74	\$0.00		\$373,701.74	\$0.00
B	EXTERNAL WORKS SUMMARY										
EXTERNAL-UNDERGROUND WORKS											
	TOTAL PART 7: REMOVAL WORKS				\$4,425.00		\$4,425.00	\$0.00		\$4,425.00	\$0.00
	TOTAL PART 8: STORMWATER MANAGEMENT WORKS				\$33,620.00		\$33,620.00	\$0.00		\$33,620.00	\$0.00
	TOTAL PART 9: WATERMAIN WORKS				\$31,350.00		\$31,350.00	\$0.00		\$31,350.00	\$0.00
	SUB-TOTAL				\$69,395.00		\$69,395.00	\$0.00		\$69,395.00	\$0.00
	10% ALLOWANCE FOR ENGINEERING AND SUPERVISION				\$6,939.50		\$6,939.50	\$0.00		\$6,939.50	\$0.00
	13% H.S.T.				\$9,923.49		\$9,923.49	\$0.00		\$9,923.49	\$0.00
	EXTERNAL UNDERGROUND WORKS TOTAL				\$86,257.99		\$86,257.99	\$0.00		\$86,257.99	\$0.00
EXTERNAL-ABOVEGROUND WORKS											
	TOTAL PART 10: ROAD AND SURFACE WORKS				\$68,157.50		\$68,157.50	\$0.00		\$68,157.50	\$0.00
	SUB-TOTAL				\$68,157.50		\$68,157.50	\$0.00		\$68,157.50	\$0.00
	10% ALLOWANCE FOR ENGINEERING AND SUPERVISION				\$6,815.75		\$6,815.75	\$0.00		\$6,815.75	\$0.00
	13% H.S.T.				\$9,746.52		\$9,746.52	\$0.00		\$9,746.52	\$0.00
	EXTERNAL ABOVEGROUND WORKS TOTAL				\$84,719.77		\$84,719.77	\$0.00		\$84,719.77	\$0.00
	TOTAL OF INTERNAL AND EXTERNAL WORKS				\$1,031,456.94		\$1,031,456.94	\$0.00		\$1,031,456.94	\$0.00

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