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CITY OF **VANCOUVER**

ADMINISTRATIVE REPORT

Date: December 16, 2005
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TO: Vancouver City Council

FROM: General Manager of Engineering Services in Consultation with the Director of Real Estate Services

SUBJECT: Woodward's Off-Site Civil Works

RECOMMENDATION

THAT the General Manager of Engineering Services be authorized to: construct twinned sewers around the Woodward's project site to replace the existing 1913 combined sewer running through the Woodward's building; and, infill the existing tunnels within Cordova Street, at total cost of $1,090,000; funding to be provided in advance of the 2006 Sewers Capital Budget.

COUNCIL POLICY

Council approval is required for the scope of work and funding for new capital projects. These approvals are normally sought as part of the Basic Capital Budget, however, in circumstances where work must proceed in advance of the budget, advance approvals are sought.

PURPOSE

This report seeks Council authority to undertake work on the sewer relocation around the Woodward's site and the infilling of the tunnels within Cordova Street based on the detailed scope of work and the cost estimate contained within this report.

BACKGROUND

On September 13, 2005 Council instructed the General Manager of Engineering Services to undertake the relocation of a 1913 combined sewer line that is suspended in the sub-basement of the Woodward's building and to complete the infilling of tunnel works on Cordova Street adjacent to the site. The estimated cost of the work was $1.0 million and Council instructed that staff report back detailing a defined scope of work and final costs prior to proceeding with the work.

DISCUSSION

1. Sewer Relocation

The most logical and cost effective alignment for the replacement sewers is to join the existing twinned sewers west of the Woodward's site in the lane between Hastings and Cordova; route around the to-be-created Woodward's site by heading north within the new lane alignment (which is currently covered by a Statutory Rights of Way Agreement (SRW) for utility purposes but will be dedicated as lane as part of the total site creation); and then continue east on Cordova to join the existing twinned sewers on Abbott Street.

The sewer work consists of:

- Installing new storm sewer mains in Cordova and in the Statutory Rights of Way that follows the alignment of the to be dedicated lane, and two new catch basins to drain the new lane;
- Installing new sanitary sewer mains in Cordova Street and in the SRW;
- connecting the effected properties in the 100 Block w. Hastings to the new sewer;
- pre-servicing the Woodward's development site from the new sewer lines (however the service fee will still be required to be paid by the developer); and,
- relocating a small section of water main in Cordova Street that is in conflict with the new sewer alignments.

2. Tunnel infill

The proposed sewer alignment intersects two parallel tunnels that run underneath Cordova Street that used to join the old Woodward's food floor with the parcel pickup in the parkade on the north side of Cordova. These tunnels must be filled as part of the sewer relocation.

The tunnel infill work consists of:

- cleaning the tunnels of debris (to be done by Westbank's environmental consultants);
- constructing a cut off wall at the interface between the tunnel and the northern edge of the Woodward's areaway;
- ensuring the tunnel is physically cut off from the Cordova parkade building; and
- filling the tunnel with fillcrete, a low strength concrete.

Staff have completed a detailed design for the sewer relocation work and for the tunnel infill work. The total cost is estimated to be $1,090,000 with the breakdown of $930,000 for the sewer work, $60,000 to relocate a small section of watermain and $100,000 for the tunnel infilling, which includes the appropriate contingencies and overhead charges.

Crews are set to commence the work immediately subject to approval of the Recommendation and expect the work to take 4 to 6 weeks to complete. Timing is critical as demolition of the existing building cannot begin until the new sewers are fully operational because of the dependencies of adjacent buildings on the existing section through the Woodward's site.

FINANCIAL IMPLICATIONS

The work as contemplated by this report is estimated to cost $1,090,000. Funding for this project is to be provided in advance of the 2006 Sewers Capital Budget.

CONCLUSION

The General Manager of Engineering Services seeks authorization to commence this work using funds in advance of the 2006 Sewers Capital Budget. Completion of this work is essential to the development of the Woodward's building.

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