

2021 Neighbourhood Renewal Public Information Package

August 13, 2020

File No. 170-021

Town of Peace River Neighbourhood Renewal Project

94th and 95th Avenue – 94th Street to 98th Street & 96th Street – 94th Avenue to 95th Avenue

As part of the Town's Neighbourhood Renewal Program, municipal infrastructure renewal of your neighbourhood is scheduled to begin in 2021. A Public Information Session will be held on Wednesday August 26, 2020 at 7:00 p.m. via on-line Zoom conferencing. Connect to the Zoom meeting by going to www.zoom.us/join, enter Meeting ID 819 5249 7089 and click Join.

What is involved?

1. *The Primary Project*

The Primary Project includes rehabilitation of all surface and sub-surface municipal infrastructure, including concrete curb and gutter, sidewalks, asphalt pavement (where it currently exists), the water distribution system, the sanitary sewer collection system and the storm water collection system.

Street lighting will also be upgraded by ATCO Electric. The light standards will be replaced with LED lights and may be moved to different locations for better light distribution in accordance with TAC standards. Some of the trees along the street will need to be removed as part of this project. Note other private infrastructure work (sidewalks and driveways) are not included under this Contract. Homeowners must make their own arrangements if desired.

The *preliminary* Design Drawings for this Phase of the project are attached for your information. This information is subject to change and further updates may be provided.

2. *Private Water and Sanitary Sewer Service Rehabilitation*

Landowners have the option of opting in to having the private services that connect your house to the municipal infrastructure renewed as part of this project. This participation is optional and at your cost. Timing this renewal with the overall renewal project is generally more cost effective than as a stand-alone project.

3. *Local Improvement*

A portion of this area was originally and is currently to a gravel road standard with no curb and gutter. The project intends to improve the level of service of the road, specifically pave the road with asphalt and install a monolithic curb and gutter, through a local improvement bylaw, which will establish a Local Improvement Tax. The Local Improvement Tax would be added to the property tax bill each year for a defined number of years.

Communication

The following communication methods will be used:

- Notices and information via email – *please provide your email address.*
- Notices through the Town’s Voyent Alert! system.¹
- On-site signage.

Communication may come from any of the Project partners: the Town, Velocity Group, Ruel Bros.

Contracting or their subcontractors. *Please provide appropriate contact information to the Project*

Coordinator: Karrie Kennedy, C.E.T. Project Coordinator, Velocity Engineering Inc. (Velocity Group)

Phone: 780-618-3647 Email: karrie@velocitygroup.ca

Key Contacts

Town of Peace River	Jim McCuaig, Director of Engineering & Infrastructure JC Erasmus, Engineering Technologist
Velocity Group (Engineering Consultant)	Jason Schuler, Project Engineer / Manager Karrie Kennedy, Project Coordinator
Ruel Bros. Contracting (General Contractor)	Ben Grimmelt, Division / Project Manager

Tentative Project Schedule

Construction work is tentatively scheduled to commence in May 2021 with completion by October 15, 2021.

The schedule will be impacted by weather conditions, unforeseen circumstances, and crew coordination / availability of each construction discipline. The general order of construction events is as follows:

1. Site Preparation & Mobilization
2. Establish signage and barricades for the immediate area of work
3. Complete tree removals and pruning
4. Establish temporary water servicing
5. Mobilize equipment to site as required
6. Remove surface concrete and asphalt material in the vicinity of underground works
7. Complete underground infrastructure replacement and rehabilitation (sanitary sewer main, water main and service replacement, and then storm water system rehabilitation)
8. Removal and replacement of concrete infrastructure
9. Repair of private concrete infrastructure
10. Excavation and construction of granular road base and asphalt pavement, including private asphalt driveways
11. Repair of paving stone driveways and walks
12. Topsoil placement, seeding and fertilizing
13. Repair of private landscaping, fencing etc.
14. The tentative Project Contract completion date for this Phase of work is October 15, 2021
15. Landscaping work may extend beyond this date and into the following construction year depending on weather constraints and other factors
16. The private sanitary sewer service lining work may occur late in the fall of 2021 or in the spring of 2022

¹ Find out how to register for the Voyent Alert! System at <https://peacriver.ca/town-of-peace-river-launches-voyent-alert-system/>



Work Hours

- The general work schedule is 6 days per week (Monday through Saturday) and typically from 7am to 7pm with the exception of statutory holidays.
- The Contractor is required to abide by the Town's noise bylaw.
- This schedule may vary depending on weather conditions, delays, and other unforeseen circumstances.

Project Impacts

- The project areas will be closed to vehicular access for the duration of the underground and road work in each respective area. This is necessary for public safety and to minimize interruptions and delays.
- Access to properties will be from the back lanes.
- Parking will be at the rear of homes via lanes or on adjacent streets.
- The Town has available space on the east side of the Centennial Parking Lot northeast of the Town Hall for residents to park vehicles, RV's and other recreational trailers, boats, etc. for the duration of the project. A notice with further information will be sent via email at a later date.
- Pedestrian access through the work site should be minimized to reduce the risk of exposure to construction hazards.
- Access for emergency vehicles will be anticipated and accommodated by the Contractor.
- During active construction garbage pickup will be via the back lane.
- Mail boxes will be relocated if they are in the construction zone. Further details of any temporary relocations will be mailed to you by Canada Post.

LANDSCAPING

Tree removal and pruning, especially in Boulevard areas, will be necessary:

- to accommodate underground infrastructure replacement,
- to ensure the safety of the workers on-site in the adjacent trenches,
- to provide working room for construction equipment, and
- to ensure public safety and protection of private property in the event of trees toppling from windstorms due to disruption of the root systems.

The attached **Tree Removal Plan** drawing highlight trees that absolutely require removal (red), those that are of concern (orange), and those that should be able to remain (green) short of some necessary pruning and minimal damage to the root system.

Should the project proceed as planned, with the local improvement (see below for more information), the existing sidewalk will be replaced with a monolithic sidewalk and curb. I.e. the sidewalk will be immediately adjacent to the roadway, with no boulevard between the street and the sidewalk.

In this case, the existing boulevard trees will be replanted on the adjacent private property, with the permission of the private landowner. The landowner will be responsible for the future maintenance of the tree. The tree will not be considered a boulevard tree and the Town will not be responsible for any future care or maintenance.

Should the local improvement be successfully petitioned against, the sidewalk will not be moved, and the boulevard will be maintained. Trees will be replanted within the boulevard.

In either case, the boulevard trees that are removed will be replaced with 7' to 10' juvenile species consistent with the Town's Boulevard Tree Policy.

A number of trees in this area are Black Poplars. Black Poplars are an extremely large tree that are not ideal for boulevard areas. The trees are best planted in large open spaces such as parks and green space, due to their expansive root system and overall size. Black poplars become a greater hazard as they are pruned; the regrowth after the pruning can be weaker than the original limb. They also tend to rot from significant pruning causing areas where moisture and fungal spores to develop, creating decaying pockets. Therefore, the existing poplars pose a potential risk to property as they age and naturally lose limbs. The Town will replace the existing Black Poplars with a more appropriate tree for a boulevard space such as an Elm or Green Ash.

Some private trees, shrubs and plants will require pruning and/or removal to accommodate the work. These removals are mainly due to replacement of concrete walks and services from the mains to your property line. Private trees, shrubs and perennials will be replaced with equivalent types.

STREET LIGHTING

ATCO Electric will be upgrading the street lighting. The lights will be converted to LED and be rebalanced for better light distribution in accordance with TAC standards. *The location of the light standards may change as a result of this work.* A dark sky design is intended to direct the light down onto the road corridor.

1. Detailed Project Description

SANITARY SEWER COLLECTION SYSTEM

- The existing sanitary sewer system is constructed with clay tile pipe material and is quite shallow. The existing manholes are brick and cinder block and are deteriorating.
- The new sanitary sewer system will be construction with PVC plastic pipe and pre-cast concrete manholes.
- The sanitary sewer services will be replaced from the main to your property line.
- Private property servicing to the residence will be rehabilitated or replaced at the discretion of the homeowner at their cost.
- Sanitary sewer services condition assessment will be paid for by the Town.



- The Contractor is responsible for managing wastewater flows and will be requesting that residents minimize and/or avoid the use of the system during short intervals throughout this phase of the work. Bypasses will be put in place for work on sewer mains and manholes.

Details:

94th Avenue – 94th Street to 98th Street

- New concrete manholes will be installed and mains will be replaced with PVC plastic pipe. The mains will be lowered approximately one meter and discharge into the main on 94th Street.
- The east end sanitary sewer main section may be rehabilitated via cured in place pipe lining in lieu of open cut replacement.

95th Avenue – 94th Street to 98th Street

- New concrete manholes will be installed and mains will be replaced with PVC plastic pipe. The mains will be lowered approximately one half meter and will discharge into the main on 94th Street.

96th Street – 94th Street to 98th Street

- The existing sanitary sewer main will be abandoned.
- Existing services will be replaced and will be extended to manholes at the intersections.

WATER DISTRIBUTION SYSTEM

- The existing water mains are cast iron pipes and are shallower than desired. Hydrants, valves and other fittings are deteriorating and required replacement.
- The new water system will be constructed with PVC plastic mains and HDPE plastic services. Appurtenances and fittings will be replaced with corrosion resistant materials and practices.
- The water services will be replaced from the main to property line.
- Private property servicing to the residence will be replaced at the discretion of the homeowner at their cost. It is not anticipated that the private water services would be in poor condition, but we do understand that some residents may have services susceptible to freezing and thus may request replacement by open cut excavation.
- The water service to your residence may be interrupted while the Contractor isolates the Project area from the surrounding active water system.
- The Contractor is responsible for installing and maintaining a temporary domestic water service to all residents for the duration of the works. This system will consist of an overland pipe network that will connect to an exterior hose bibb on your house.
- The hose bibb (outside tap) used for temporary water service connection will provide limited use for irrigation during this time period. A wye connector will be utilized and flow to your residence may be affected while irrigating your yard.
- During this period of temporary water system use, the Town will not be billing affected residents for water consumption.

Details:

94th Avenue - 94th Street to 98th Street

- The 200mm diameter cast iron watermain and appurtenances (valves, hydrants, and fittings) will be replaced with 200mm diameter PVC plastic mains, fittings and corrosion resistant appurtenances.
- The east end towards 98th Street may be directionally drilled using high density polyethylene pipe.
- Hydrants will be installed to meet current practices for spacing.
- New HDPE (plastic) service pipe will be extended to the property line of each residence / building.

95th Avenue – 94th Street to 98th Street

- The existing 100mm diameter cast iron water main and appurtenances (valves, hydrant and fittings) will be replaced with a 200mm diameter PVC plastic main, fittings and corrosion resistant appurtenances. The east end towards 98th Street will be directionally drilled using high density polyethylene pipe.
- An additional hydrant will be installed to meet current practices for spacing.
- New HDPE plastic service pipe will be extended to the property line of each residence / building.

96th Street - 94th Avenue to 95th Avenue

- The existing 150mm diameter cast iron water main and appurtenances (valves, hydrant and fittings) will be replaced with a 200mm diameter PVC plastic main, fittings and corrosion resistant appurtenances.
- New HDPE plastic service pipe will be extended to the property line of each residence.

STORM WATER COLLECTION SYSTEM

- The storm water manholes will be replaced and will be installed with sumps to capture additional debris and sediment that can be removed by hydrovac during maintenance. This will reduce pollution and sedimentation of the Peace River.
- Some catch basins will be replaced due to the vicinity to deep trenches, brick material construction type or for realignment. Other catch basin and frame and covers will be replaced.
- Replacement of portions of the mains and catch basin leads is necessary where they will be undermined by water and sanitary sewer system replacements. Other condition assessments are pending.

Details:

94th Avenue

- Manholes, catch basins and disturbed lines to be rehabilitated. Mains and catch basin leads will be replaced with PVC plastic pipe material, pre-cast concrete manholes and catch basins will be installed.

95th Avenue

- Manholes, catch basins and disturbed lines to be rehabilitated. Mains and catch basin leads will be replaced with PVC plastic pipe material, pre-cast concrete manholes and catch basins will be installed.

96th Avenue

- Disturbed lines to be rehabilitated. Mains and catch basin leads will be replaced with PVC plastic pipe material.

2. Private Water & Sanitary Sewer Service Rehabilitation

The Town of Peace River is financially responsible for and will complete the rehabilitation of the Municipal portion of the services from the mains in the street to the curb stop location (typically at or near property line).

- The water and sewer services will be replaced including the curb stop valve and installation of a sanitary sewer cleanout *in most cases*.
- All private infrastructure and landscaping disrupted by this work will be repaired by the Contractor.
- CCTV investigation of private sanitary sewer service lines. This includes flushing, cleaning, milling/cutting of roots and other obstructions and CCTV inspection for review by the homeowner.

The homeowner may opt into and is financially responsible for rehabilitation of the sanitary sewer service and water service from the curb stop location to the house. Rehabilitation of this section of the service lines is at the discretion of the homeowner.

- The homeowner must advise by June 15, 2021 so that the entire service can be replaced along with the Town portion of the service.
- If the homeowner chooses to proceed with private service replacement, then an agreement must be entered into with the Town of Peace River.
- If the water service line is being replaced, an open cut excavation will be necessary. In this case the homeowner will be responsible for returning the private landscaping to its original state at their cost. The Contractor will remove landscape materials to a location agreed to with the Homeowner and the trench will be backfilled to the subgrade level ready for topsoil and other work by the Homeowner.
- Homes with an Aquaflo or bleeder devices used to prevent services from freezing are eligible for a \$4,500.00 credit if they replace their private water service and effectively eliminate the freeze protection device. This work would have to occur by open cut excavation.
- If the above does not apply the homeowner must review the CCTV videos of the sanitary sewer service and advise if they want to have their private sewer service rehabilitated (cured in-place plastic liner). Installing a plastic liner by trenchless methods will restore the structural capability of the line and will inhibit root penetration.
- Videos of the service in its existing state will be provided for review following installation of the mains and services to property line including the sanitary sewer cleanout.
- CCTV videos of existing sewer services will be provided later in 2021 and the cured in-place pipe lining will occur late in 2021 or possibly in 2022 due to time and / or weather constraints.



- The Town will require payment for the work associated by the end of the construction fiscal year, or the balance will be transferred to your tax assessment.

COSTS

The cost for construction of private servicing is as follows:

Open cut excavation (water and sewer service replacement)

- 20mm diameter water & 100mm diameter sewer - \$529.10 per lineal meter
- 30-50mm diameter water & 150mm diameter sewer - \$858.00 per lineal meter

Cured in place pipe lining (sanitary sewer service rehabilitation)

- 100mm diameter sewer - \$573.50 per lineal meter
- 150mm diameter sewer - \$637.00 per lineal meter

Note: special circumstances may lead to additional costs for construction by open cut methods. Such items may include removal and disposal of concrete walks and driveways, trees, or other structures that may be obstructing the service path. Costs associated with excavating through sandstone or installing pipe insulation would also be additions to the unit rate per meter. Each private service will have to be reviewed with the resident independently.

The Town of Peace River invites all landowners to participate in having the private service(s) rehabilitated as part of the Neighbourhood Renewal Project. If you are tentatively interested, please contact the Project Coordinator. Gauging the overall interest will help with project planning.

Please send an email to karrie@velocitygroup.ca to indicate your interest in having your private sanitary sewer service rehabilitated. Your decision will be finalized following review of the Sanitary Sewer Service Videos. If you want to replace both your private water and sewer services by open cut excavation, please advise as soon as possible for tentative scheduling and no later than June 15, 2021. Another notice will be sent prior to construction for verification.

3. Local Improvement

Work on 94th Avenue and 95th Avenue east of 96th Street will include the construction of a gravel road base, asphalt pavement surfacing and new monolithic curb, gutter, and sidewalk (the existing concrete walk will be removed). This upgrade to the level of service of the transportation infrastructure will be financed by a Local Improvement Tax, provided that the affected landowners do not successfully petition against the local improvement bylaw that establishes the tax.



FIGURE 1 EXAMPLE OF A MONOLITHIC CURB, GUTTER AND SIDEWALK

If the local improvement tax is successfully petitioned against (i.e. the bylaw is not approved) through the processes established by the *Municipal Government Act*, 94th and 95th avenues east of 96th street will be reconstructed to a gravel standard with minimal repairs to the existing sidewalk.




Following the August 26, 2020 information session, formal local improvement bylaw notices will be circulated. Landowners have 30 days to petition against the bylaws if not desired. Please see the Local Improvement information package for more information about the local improvements.

Note, the Town will bear the cost of the new sidewalk as a part of the Primary Project.

Responsibilities of the Homeowners

- Please advise Velocity Group of any safety concerns
- Coordinate with the Contractor, their Sub-Contractors and the Town to have the work completed in an efficient manner.
- Be available for the Contractor and their Sub-Contractors to access your home for setting up temporary water systems and for completing an assessment of the sanitary sewer services.
- Review and make a decision for rehabilitation of your private services by June 15, 2021.
- Coordinate with the Contractor and their Sub-Contractors for necessary interruptions to your services to accommodate completion of the Project work.

LEGEND

-  TREES WITH MINIMAL OR NO DISTURBANCE
-  TREES WITH SOME DISTURBANCE (ROOTS AND/OR BRANCHES)
-  TREES REQUIRING REMOVAL



DESIGN:	--
DRAWN:	K.L.K.
DATE:	JULY 27, 2020
SCALE:	1:1000



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 Surveying & Engineering
 Grande Prairie • Peace River • Beaumont
VELOCITY ENGINEERING INC.

CLIENT: TOWN OF PEACE RIVER

PROJECT: NEIGHBORHOOD INFRASTRUCTURE RENEWAL – 2021
 94th & 95th AVENUE; 94th TO 98th STREET
 TREE REMOVAL PLAN

CLIENT FILE No.	N/A	
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