



**THE CORPORATION OF THE TOWN OF AMHERSTBURG**  
**OFFICE OF ENGINEERING & INFRASTRUCTURE SERVICES**

*MISSION STATEMENT: Committed to delivering cost-effective and efficient services for the residents of the Town of Amherstburg with a view to improve and enhance their quality of life.*

<b>Author's Name: Jesse Daudlin</b>	<b>Report Date: August 14, 2023</b>
<b>Author's Phone: 519 736-3664 ext. 2319</b>	<b>Date to Council: September 25, 2023</b>
<b>Author's E-mail: <a href="mailto:jdaudlin@amherstburg.ca">jdaudlin@amherstburg.ca</a></b>	<b>Resolution #:</b>

**To: Mayor and Members of Town Council**

**Subject: Kingsbridge Subdivision Phase 10 B/D – Assumption of Underground Infrastructure, Base Asphalt and Curbs**

---

**1. RECOMMENDATION:**

It is recommended that:

1. The recommendations in the letter regarding Kingsbridge Development Phase 10B/D dated July 27, 2023 from the consulting engineer, Baird AE **BE ACCEPTED**; and,
2. The underground infrastructure, curbs, road base and base asphalt for Kingsbridge Subdivision Phase 10B/D **BE ACCEPTED and BE ASSUMED**.

**2. BACKGROUND:**

Kingsbridge Subdivision Phase 10B/D includes a portion of McLellan Avenue, Callams Bay Crescent, Water Road, Hackett Road and Eliot Point Road. There are 28 townhomes containing 110 individual units and 16 semi detached homes containing 32 individual units for a total of 142 units being serviced with this phase.

**3. DISCUSSION:**

In the summer of 2021 the municipal services of Kingsbridge subdivision Phase 10B&10D were installed. These services include sanitary sewers, storm sewers and watermain along with the placement of curbs and base asphalt.

On June 7, 2023, the Town carried out a walk-through with the consulting engineer Baird AE, the developer (1078217 Limited) and the contractor (Rudak Excavating) to examine the curbs and the base asphalt. All deficiencies were completed in accordance with the

town's requirements. Administration concurs with the recommendation of Baird AE to assume the underground infrastructure, base asphalt and curbs.

**4. RISK ANALYSIS:**

The Town assumes a financial risk by assuming these assets. The assets will now be included in the Asset Management Plan (AMP) where the financial implications of future lifecycle maintenance and replacement must be considered.

**5. FINANCIAL MATTERS:**

The Town currently has a self-renewing letter of credit from the developer in the value of \$932,005. This letter of credit (LOC) was provided for the construction of Kingsbridge Subdivision Phase 10 B/D. Following acceptance of the recommendations in this report the developer will be eligible to reduce the LOC from \$932,005 to \$197,500. This new value represents 100% security for the outstanding work that needs to be done (surface asphalt and sidewalks). This provides the Town with financial security that future work remaining will be completed by the developer, or the Town can exercise the LOC to complete the work.

The 2023 cost to the developer to place the infrastructure being accepted was \$704,390 (storm sewer), \$610,145 (sanitary sewer), \$516,750 (watermain), \$145,530 (curbs) and \$164,450 (road base). On assumption of these assets, the Town will capitalize the cost of the underground infrastructure into the tangible capital asset (TCA) inventory and add it into the AMP for future infrastructure replacement.

**6. CONSULTATIONS:**

Todd Hewitt – Manager of Engineering

**7. CONCLUSION:**

It is recommended that the underground infrastructure, curbs, road base and base asphalt for Kingsbridge Phase 10B/D be accepted and assumed



Jesse Daudlin  
**Engineering Technologist**

## Report Approval Details

Document Title:	Kingsbridge Subdivision Phase 10B 10D – Assumption of Underground Infrastructure, Base Asphalt and Curbs .docx
Attachments:	- LOC Baird AE Recommendation.pdf
Final Approval Date:	Sep 11, 2023

This report and all of its attachments were approved and signed as outlined below:



Antonietta Giofu



Tracy Prince

**No Signature - Task assigned to Valerie Critchley was completed by assistant  
Melissa Osborne**

Valerie Critchley



Kevin Fox