



*A People Place, A Change of Pace*  
**SHELBURNE**  
ONTARIO, CANADA

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**Meeting Date:** Monday, May 13, 2024

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

**From:** **Steve Wever, Town Planner**

**Report:** P2024-07

**Subject:** **Request for Revision to Subdivision Agreement – Municipal Sanitary Sewer Upsizing Cost – Draft Plan of Subdivision (DPS 17/01) and Draft Approval of Plan of Condominium (DPC 17/01), 600 Main Street East (Centreville Homes)**

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### Recommendation

1. That Report P2024-07 be received for information.
2. That Council directs staff to revise the upset limit of Development Charges credits (or reimbursement) for municipal sanitary sewer upsizing to \$136,695 in Schedule "G" of the Subdivision Agreement with Centreville (Shelburne) Inc. based on staff's review of the additional costing information submitted by Pearson Engineering Inc. as summarized in Report P2024-07.

### Background

The Site is located on the north side of Main Street East (Highway 89), has a municipal address of 600 Main Street East, and is legally described as Part of East Half of Lot 1, Concession 2, Old Survey, Parts 1-9 Plan 7R-2670 and Parts 1-11 Plan 7R-5087 in the Town of Shelburne, County of Dufferin. Irregular in shape, the property is 2.27 hectares (5.6 acres) in size, with frontage onto

Main Street East and Centennial Road. The Besley Drain flows from southwest to northeast on the western and northern parts of the Site.

The Site is currently being pre-serviced by Centreville Homes for a subdivision/condominium development known as “Ravines Edge” which includes 58 townhouse dwellings and related infrastructure, roads and amenities. Final approval of the Draft Plan of Subdivision (DPS 17/01) and Draft Plan of Condominium (DPC 17/01) is subject to the owner entering into a Subdivision Agreement with the Town as well as several other conditions and required clearances. A Subdivision Agreement has been prepared and finalized for the development. As of February 16, 2024, the agreement has been provided to the owner for signing and delivery of the required security, insurance, payments and other materials required for the Town to execute the agreement. Council authorized the Clerk and Mayor to sign the agreement by enacting By-law 20-2023 on March 27, 2023.

As summarized previously in Report P2024-03 received by Council on March 11, 2024, and further detailed in this report, the owner has requested one change to the agreement based on additional costs for upsizing an existing municipal sanitary sewer within an existing municipal easement on the development property. Pursuant to Report P2024-03, which communicated the intent of staff to bring forward a further report to Council regarding this requested change to the Subdivision Agreement, this report provides further information and details regarding staff’s review of the additional cost and supporting information submitted by the developer for the municipal sanitary sewer upsizing project.

## Analysis

A report has been received from Pearson Engineering on behalf of Centreville (Shelburne) Inc. (the “Owner”) summarizing additional costs for municipal sanitary sewer upsizing work within an existing municipal easement. During the review of the engineering plans for the development, the Town Engineer identified the need for upsizing an existing municipal sanitary sewer that is located within an existing municipal easement which crosses the development property. The sanitary sewer is located between Centennial Road and the Wastewater Pollution Control Plant (WPCP) property. Upsizing the sewer is necessary for general growth-related needs and is not required specifically for this development – that is, the Centreville subdivision does not directly connect to the sewer which needs upsizing.

However, as the existing sewer is located underneath the condominium road and services for the Centreville development, it is more efficient and less disruptive to have this work completed while the subdivision works are being constructed and before the development is completed. As such, the upsizing of the existing municipal sanitary sewer is addressed in the executed Pre-

servicing Agreement as well as the Subdivision Agreement (approved by Council in March 2023, currently being finalized) for this development.

The Pre-servicing Agreement provides for the upsizing of the existing municipal sanitary sewer as part of the Works authorized by the agreement:

“3. (1) The following works (collectively the “Works”) are authorized under this Agreement:

[...]

#### EXTERNAL WORKS

m. installation of sanitary and watermain services to the existing municipal services along Main Street East and Centennial Road, including removal of 86.5 metres of 200mm diameter existing municipal sanitary sewer and replacement with new 300mm diameter sanitary sewer within the existing municipal sanitary sewer easement west of Centennial Road, at the cost of the Owner including all related road and right-of-way improvements and restoration, and to obtain approval of the design and construction of the sanitary sewer by the Town;

[...]

q. all at the cost of the Owner and to the satisfaction of the Town.”

All works completed under the Pre-servicing Agreement are at the cost of the Owner, unless otherwise prescribed subsequently by the Subdivision Agreement. Paragraphs 83 a) and 134 of the Subdivision Agreement provide as follows:

“83. The Owner shall complete the following works external to the Subject Lands:

a) installation of sanitary and watermain services to the existing municipal services along Main Street East and Centennial Road, including removal of 86.5 metres of 200mm diameter existing municipal sanitary sewer and replacement with new 300mm diameter sanitary sewer within the existing municipal sanitary sewer easement west of Centennial Road (the “Municipal Sanitary Sewer Upsizing”), at the cost of the Owner including all related road and right-of-way improvements and restoration, except that the Owner may request to have the cost of the Municipal Sanitary Upsizing funded by Development Charges in accordance with Paragraph 134, and to obtain approval of the design and construction of the sanitary sewer by the Town;”

“134. The Owner acknowledges and agrees that the water and wastewater servicing infrastructure located within the Subject Lands shall not be assumed by the Town, except for the existing municipal sanitary sewers located within Town easements and the Municipal Sanitary Sewer Upsizing required pursuant to this Agreement. [...]The Owner shall be responsible for the costs of the sanitary

sewers except that a portion of the cost for the Municipal Sanitary Sewer Upsizing may be funded by Development Charges in the form of credits or reimbursement, up to the total upset limit for Development Charges funding identified in Schedule "G" and such funding shall be limited to the amount eligible for Development Charges funding as determined by the Town. The Owner shall provide to the Town supporting evidence of the cost of the Municipal Sanitary Sewer Upsizing within Blocks 17 and 18, to the satisfaction of the Town. If a portion of the Municipal Sanitary Sewer Upsizing is funded by Development Charges, the Owner shall be responsible for the remaining cost."

Schedule "G" to the Subdivision Agreement, as presented to and authorized by Council in March 2023, identifies a cost of \$77,970 as the upset limit of Development Charges credits (or reimbursement) towards the cost of the municipal sanitary sewer upsizing. Staff sought confirmation of this amount from Centreville by email dated March 20, 2023. Staff received comments back from Centreville on May 17, 2023, indicating \$77,970 as the estimated cost for the municipal sanitary sewer upsizing work for the purposes of calculating the Performance Guarantee (security) amount in Schedule "H" of the Subdivision Agreement.

Centreville proceeded with the work under the Pre-servicing Agreement but did not submit or request (in writing) any changes to the amount of the Development Charges credit or reimbursement towards the project. Staff note that, during construction of the pre-servicing works, Centreville representatives indicated verbally that additional costs are being incurred due to issues encountered during the progression of the work, and Town representatives responded to those statements/requests indicating that the work is at the developer's cost and is not the Town's responsibility.

To date, the Subdivision Agreement has been finalized but has not been executed by Centreville. Therefore, the work was completed under the Pre-servicing Agreement. As it stands currently, all costs incurred in the performance of the works are the developer's responsibility as stated in the Pre-servicing Agreement.

In order to finalize and execute the Subdivision Agreement, a final agreement on the eligible amount of Development Charges funding for the municipal sanitary sewer upsizing is required. As a growth-related capital improvement requested by the Town but not directly required for this development, staff determined that the project may be eligible for Development Charges funding. As noted, the Subdivision Agreement currently provides for up to \$77,970 in Development Charges credits (or reimbursement).

The report from Pearson Engineering summarizes the total cost of the work completed is \$188,333.27. Staff have met with Pearson Engineering and other representatives of Centreville to review and discuss the reasons for the additional costs incurred, which are outlined in the Pearson report.

The following table summarizes staff comments regarding the costs identified in the Pearson report.

<b>Item</b>	<b>Cost</b>	<b>Staff Comments</b>
Revised Construction Costs	\$112,351.00	Town staff requested confirmation of cost but were not provided an opportunity to review and consider the tender cost prior to the Owner electing to proceed with the work. In the opinion of staff, as the Owner proceeded with the work as part of Pre-servicing without the Town's knowledge and consent for the additional tender cost, the amount which exceeds \$77,970 is a developer responsibility.
130 Centennial Road Sanitary Service	\$8,435.82	As the location of this service connection was not known or identified in advance, Staff can support including this additional cost in the Subdivision Agreement.
Unsuitable Sanitary Sewer Bedding / Backfill	\$39,664.51	As the suitability of the existing sewer bedding was not known prior to commencement of the work and the materials were found to be unusable for backfill, Staff can support a portion of this amount (\$32,459.16), excluding the 500mm of ¾" crusher as this would have been required regardless to make the area suitable for the road access which is only required for the development.
Civil engineering and Geotechnical engineering fees	\$27,881.94	Staff can support up to 15% soft costs on the total justified and supported hard costs.
Total	\$188,333.27	Calculated as per the above, the total justified and supported hard costs are \$77,970 + \$8,435.82 + \$32,459.16 = \$118,864.98 plus 15% soft costs (\$17,829.75) = <b>\$136,694.73 (Rounded to \$136,695).</b>

Staff can support increasing the upset limit of the Development Charges credit (or reimbursement) amount from \$77,970 to \$136,695 ("OPTION 1"). Other options available for Council consideration are summarized below.

## Other Options:

- Take no action ("OPTION 2") – Council could decide that the upset limit of Development Charges credits (or reimbursement) for the municipal sanitary sewer upsizing will not be increased in which case staff would not revise the amount in the Subdivision Agreement (currently \$77,970). Although the total costs identified by the developer exceed the estimates identified prior to the authorization of the work, some aspects of the costs could not reasonably have been known or anticipated prior to the commencement of the work and could only be fully quantified following the completion of the work. For this reason, this option is not recommended, and staff can support revising the total upset limit to \$136,695 as outlined above.
- Approve Total Cost Submitted ("OPTION 3") – Council could decide to increase the upset limit of Development Charges credits (or reimbursement) for the municipal sanitary sewer upsizing to the full amount identified in the Pearson report in which case staff will revise the amount in the Subdivision Agreement (currently \$77,970) to \$188,335 (rounded). This option is not recommended as the developer proceeded with the work for the developer's benefit (to maintain the schedule/timing relative to other site works for the development) based on an increased tender pricing that was not shared with the Town for review and consideration prior to the work commencing.

For Council information, staff note that the Owner has an ongoing right of appeal under the Planning Act, whereby the Owner can appeal any condition of final subdivision approval (including the condition requiring the Owner to enter into a Subdivision Agreement with the Town) at any time prior to final approval.

## Financial Impact

Payment of Development Charges will be required in accordance with the Subdivision and/or Condominium Agreements and is normally required at the time of building permits unless otherwise specified in an agreement. As per the Subdivision Agreement, the eligible cost of the municipal sanitary sewer upsizing work will be a credit on the wastewater servicing portion of the Development Charge (or will be reimbursed from the wastewater services DC Account) and the eligible cost is as determined by the Town. Based on 58 units and the current DC rate, the total wastewater portion of the DC payable for this development is \$496,944. The amount of the credit (or reimbursement) of the wastewater portion of the DC for the municipal sanitary sewer upsizing and net wastewater services DC payable by the developer for each of the options presented in this report are summarized below:

- \$136,695, if Council approves the staff recommendation, resulting in a total wastewater DC payable of \$360,249. (OPTION 1)
- \$77,970, if Council maintains the amount in the Subdivision Agreement, resulting in a total wastewater DC payable of \$418,974. (OPTION 2)
- \$188,333.27, if Council approves the full amount requested by Centreville, resulting in a total wastewater DC payable of \$308,610.73. (OPTION 3)

## Consultation and Communications

Staff met with developer (Centreville) and its representatives and the cost information provided by Pearson Engineering was reviewed with the Director of Development and Operations, the Town Engineer (SBA) including design reviewers and the site inspector, and this report including the financial impacts and options presented were reviewed with the CAO and Director of Financial Services.

## Policies & Implications (if any) Affecting Proposal

Town of Shelburne Official Plan  
Town of Shelburne Zoning By-law 38-2007

## Council Strategic Priorities

Council's Priorities has three Pillars - Sustainable, Engaged and Livable. There is a total of 14 Priorities within the three Pillars. This report aligns with the Sustainable Pillars within the Priorities of:

SP2 Invest in critical infrastructure and services for future growth  
SP3 Promote balanced growth

## Supporting Documentation

- Report by Pearson Engineering – Sanitary Sewer Replacement Extra Works Summary, 600 Main Street, Shelburne, dated April 2024.

Prepared by:

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Steve Wever, Town Planner

Reviewed by:

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Denyse Morrissey, CAO

SANITARY SEWER REPLACEMENT  
EXTRA WORKS SUMMARY  
600 MAIN STREET, SHELBURNE

CENTREVILLE (SHELBURNE) INC.  
1500 CREDITSTONE ROAD, 2<sup>ND</sup> FLOOR  
VAUGHN, ONTARIO  
L4K 5W2



**PEARSON**  
**ENGINEERING**

PEARSONENG.COM

April 2024  
16031.02





## TABLE OF CONTENTS

1.	INTRODUCTION .....	1
2.	CONSTRUCTION COST ESTIMATE.....	1
3.	ADDITIONAL COSTS SUMMARY.....	1
3.1.	SANITARY SERVICE CONNECTION.....	2
3.2.	UNSUITABLE FILL – SEWER WORKS.....	2
3.3.	CONSULTANTS FEES.....	3
4.	SUMMARY OF COSTS.....	4

## APPENDICES

**Appendix A** – Pearson Engineering Drawing (EWS-1, Extra Works Sketch)

**Appendix B** – Municipal Sanitary Sewer – cost estimate and tender result

**Appendix C** – Additional Cost Summary – details

**Appendix D** – Consultants Fees



## **EXTRA WORKS SUMMARY**

### **600 MAIN STREET, SHELBURNE**

#### **1. INTRODUCTION**

The City of Shelburne requested that Centreville Homes replace the existing undersized sanitary sewer (Sewer Works) located underneath the driveway access to Centennial Road for the proposed development. Please find enclosed our summary of additional construction costs associated with the removal and replacement of the existing municipal sanitary sewer.

The Town of Shelburne (Town) requested in 2022 the sewer replacement. Centreville does not connect to this section of pipe or require it for their Project. This is an older trunk sanitary sewer that services existing town development to the west of Centreville's Project. The Town did not want to leave this older infrastructure in place below the Project's new access road. It was agreed that the Town would pay for the replacement of this sewer.

The enclosed provides a summary of the work completed and the total costs incurred to complete the sewer replacement.

The Sewer Works completed at the Project site's northeast entrance (refer to Appendix A for engineering plan), included:

- Remove approximately 97m of existing 200mm sanitary sewer.
- Install 97m of new 300mm sanitary sewer complete with bedding and re-benching of existing manholes (MH1 and MH3)
- Backfill new sanitary sewer to underside base granular.

#### **2. CONSTRUCTION COST ESTIMATE**

Pearson Engineering (Pearson) provided in March 2023 a Contemplated Change Order for the Sewer Works in the amount of \$71,360 (see item I, Appendix B).

Subsequently, the Sewer Works were tendered and awarded in spring 2023 at an amount of \$112,351. Although this increase was significant, due to the recent inflationary pressures and cost increases, it was not unreasonable. Also, the asbestos pipe removal and abatement was much higher than we anticipated (we don't often estimate this type of work).

Regardless, having Centreville's forces complete this work was still significantly less expensive than replacing the sewer after the road was construction. And although the costs increased from "Contemplated Change Order" to "Tender", the works were still completed on behalf of the town and were to their benefit.

#### **3. ADDITIONAL COSTS SUMMARY**

Additional costs were encountered during the construction of the Sanitary Works, including:

1. Re-install sanitary service connection to existing neighbouring property south of the proposed Sanitary Works.
2. Remove unsuitable fill in vicinity of existing sanitary sewer and trench backfill of Sanitary Works.
3. Consultants Fees - design, contract administration and inspection.



### 3.1. SANITARY SERVICE CONNECTION

The sanitary service for the adjacent property lot 130 to the south was connected to the existing 200mm diameter sewer which is within the new proposed driveway alignment for the development. (see photos below)

There were no as-builts provided showing this service connection to the 200mm sewer. Therefore, a new service connection had to be installed including a clean out. (Refer to Appendix C, item 1, Alfred Fach Excavating Ltd.)

**Construction Cost: \$ 8,435.82**



### 3.2. UNSUITABLE FILL – SEWER WORKS

During the tender process it was assumed that the granular bedding and backfill around the existing sanitary sewer would have been suitable material to re-use as backfill in the new sanitary sewer trench. During construction, it was determined that the existing sewer bedding and backfill was unsuitable and contaminated and needed to be excavated and removed offsite and replaced with new backfill up to the underside of the access road granular material. Furthermore, there was an abandoned Town sanitary sewer through the site which drained groundwater from the site into the sewer trench, requiring significant dewatering and trench remediation. (see photos below)

We have provided the extra costs associated with the unsuitable fill removal and granular backfill required within the Sewer Works trench to underside of road base (refer to Appendix c, item 2).

**Construction Cost: \$ 39,664.51**





### 3.3. CONSULTANTS FEES

The following Pearson Engineering and Soil Engineers Ltd fees for design, contract administration and inspection are detailed in Appendix D.

Civil Engineering Fees (1):	<b>\$ 24,111.94</b>
Geotechnical Engineering Fees (2):	<b>\$ 3,770.00</b>



#### 4. SUMMARY OF COSTS

The following is a summary of construction and consulting costs associated with the Sewer Works.

• Revised Construction costs:	\$ 112,351.00
• 130 Centennial Road Sanitary service:	\$ 8,435.82
• Unsuitable sanitary sewer bedding/backfill:	\$ 39,664.51
• Civil engineering fees:	\$ 24,111.94
• Geotechnical engineering fees:	<u>\$ 3,770.00</u>
Total Costs:	<b>\$ 188,333.27</b>

If you have any questions regarding the enclosed or require any further information, please feel free to call me at 719-4785, ext.224.

Regards,

**PEARSON ENGINEERING LTD.**

Mike Dejean, P.Eng.  
Partner, Manager of Engineering Services

Gary Pearson, P.Eng.  
Principal



## APPENDIX A

# PEARSON ENGINEERING DRAWING



NO.	REVISION NOTE	DATE	BY

### EXTRA WORKS SKETCH



**PEARSON**  
**ENGINEERING**  
PEARSONENG.COM PH. 705.719.4785

DESIGNED BY	TJCA	HORIZ SCALE	1:1000	PROJECT #	16031.03
DRAWN BY	JPE	VERT SCALE	N/A	DRAWING #	EWS-1
CHECKED BY	CA	DATE	DECEMBER 2022	REVISION #	1



## **APPENDIX B**

### **MUNICIPAL SANITARY SEWER**



**600 MAIN ST, SHELBURNE****CONTEMPLATED CHANGE ORDER**Consultant: Pearson Engineering Ltd Change Order number: 1Owner: Shelburne Limited Partnership Date: March 21, 2023Contractor: \_\_\_\_\_ Reference number(s): 16031.02

The following is an amendment to the *Contract* stating the agreement between the *Owner* and the *Contractor* upon a change in the *Work* and the adjustments in the *Contract Price*.

Description: Bypass pump the existing sanitary flows, decommission, abate and remove existing 200mm Asbestos Concrete sanitary sewer pipe from Ex. SanMH1 to Ex. SanMH2 to Ex. SanMH3, re-core all connections to 300mm and replace the sanitary sewer with 300mm. Raise existing manhole lids to proposed grades.

Please note that the Contractor will be responsible to provide a sanitary bypass system capable of maintaining existing sanitary flows to allow for the proposed works to be completed between Ex. SanMH1 and Ex. SanMH2, and between Ex. SanMH2 and Ex. SanMH3. The sanitary bypass system shall remain in place and functioning for the entire duration of time until the proposed 300mm sanitary sewer has been installed and sanitary flows can be returned to the gravity sewer.

The abatement of the existing asbestos concrete sewer pipe is to be completed by qualified personnel and disposed of at an appropriate hazardous waste management facility.

**Deletion of Item**

No.	Item	unit	Quantity	Price	Total
6.3	Connect to existing sanitary manhole, rebench to suit, c/w all restorations	ls	1		

**Addition of Items**

No.	Item	unit	Quantity	Price	Total
2.4	Connect to Ex. SanMH1, re-core and re-bench to suit	ls	1	\$5,500	\$5,500
2.5	Connect to Ex. SanMH2, re-core and re-bench to suit	ls	1	\$5,500	\$5,500
2.6	Connect to Ex. SanMH3, re-core and re-bench to suit, c/w all restorations	ls	1	\$12,500	\$12,500
2.7	300mm diam. PVC Sanitary Sewer	m	97	\$300	\$29,100
2.8	Contractor to provide bypass pumping system to allow for removal and replacement of existing sanitary sewer as well as all required testing.	ls	1	\$10,000	\$10,000
2.9	Decommission, abate and remove the existing asbestos concrete sanitary sewer from Ex. SanMH3 to Ex. SanMH2 to Ex. SanMH1	m	97	\$80	\$7,760
2.10	Raise existing manhole lids to proposed grades	ea	2	\$500	\$1,000
					\$71,360

The *Contract Price* is increased/decreased by the sum of \$ 71,360

MUNICIPAL SANITARY COST SUMMARY SHELBURNE LIMITED PARTNERSHIP 600 MAIN STREET TOWNHOUSE DEVELOPMENT						PROJECT NO. 16031.02	
ITEM NO.	OPSS SPEC. PROV.	DESCRIPTION	UNIT	EST. QUANT.	UNIT PRICE	TOTAL AMOUNT	
Sewer Works Construction Cost (Paid to Alfred Fach Excavating)							
2.4	5.2.1	Connect to Ex. SanMH1, recore and rebench to suit	ls	1	\$2,500.00	\$2,500.00	
2.6	5.2.1	Connect to Ex. SanMH3, recore and rebench to suit, c/w all restorations	ls	1	\$9,500.00	\$9,500.00	
2.7	5.2.3	300mm diam PVC Sanitary Sewer	m	97	\$466.00	\$45,202.00	
2.8	5.2.5	Contractor to provide bypass pumping system to allow for removal and replacement of existing sanitary sewer as well as all required testing.	ls	1	\$20,000.00	\$20,000.00	
2.9	5.2.6	Decommission, abate and remove the existing asbestos concrete sanitary sewer from Ex. SanMH3 to Ex.SanMH2 to Ex. SanMH1	m	97	\$317.00	\$30,749.00	
2.10	5.2.7	Raise existing manhole lids to proposed grades	ea	2	\$2,200.00	\$4,400.00	
Sub-Total Sewer Works Construction Cost						\$112,351.00	



## APPENDIX C

### ADDITIONAL COST SUMMARY - DETAILS



Alfred Fach Excavating Ltd.  
RR 21, Cambridge Ontario  
N3C 2V3

## CENTREVILLE HOMES

### Sanitary Main Changes

#### DESCRIPTION:

PLEASE SEE COST BELOW TO SUBSTITUTE CLEAR STONE WITH SANITARY MAIN REPLACEMENT  
S/I SANITARY LATERAL  
DEWATERING, RUNNING, PUMPS GENERATORS OVER NIGHT  
250MM CLEAN OUT ON END OF OLD SANITARY MAIN

	QUAN	U.M	RATES	TOTAL	INV NUMBER
CLEAR STONE 60 X 1.7 X .75 X 2.2	168.3	MT	\$ 15.40	\$ 2,591.82	
FILTER CLOTH 60M X 2M	120	M2	\$ 1.75	\$ 210.00	
SAN LATERAL, TEE, SWEEPS, FERNCO	1	LS	\$ 1,482.00	\$ 1,482.00	
DEWATERING GENERATOR/PUMPS	1	LS	\$ 3,000.00	\$ 3,000.00	
250MM PIPE/90" OLD SAN, MAIN CLEANOUT	1	LS	\$ 1,152.00	\$ 1,152.00	
			\$ 70.00	\$ -	
<b>TOTAL</b>				<b>\$ 8,435.82</b>	

UNSUITABLE FILL COSTS SUMMARY					PROJECT NO. 16031.02	
SHELBURNE LIMITED PARTNERSHIP						
600 MAIN STREET TOWNHOUSE DEVELOPMENT						
ITEM NO.	OPSS SPEC. PROV.	DESCRIPTION	UNIT	EST. QUANT.	UNIT PRICE	TOTAL AMOUNT
Unsuitable Sanitary Sewer Bedding/Backfill						
Over-Excavation of Unsuitable Material for Road Building from Centennial to MH1A						
2.5.2	Ticket #0134	Removal of 40 loads of unsuitable fill	ld	40	\$290.00	\$11,600.00
	Malcon Inv.	Dumpsite fees for 40 loads of unsuitable fill	ld	40	\$200.00	\$8,000.00
Import of Suitable Material for Road Building from Centennial to MH1A						
7.1.3	5.5.1	<b>Servicing Contractor</b> a) Supply, place and compact 500mm of 50mm Crusher run limestone below proposed top of subgrade within sanitary trench	tonne	258.7	\$27.85	\$7,205.35
2.2.1	Ticket #0199	<b>Earthworks Contractor</b> 08/28/2023 - D6 Dozer - Placing SSM as suitable fill as subgrade	hour	10.5	\$246.50	\$2,588.25
2.2.2	Ticket #0199	08/28/2023 - Triaxel Truck - Placing SSM as suitable fill as subgrade	load	36	\$130.00	\$4,680.00
2.2.3	Ticket #0199	08/28/2023 - Packer - Placing SSM as suitable fill as subgrade	hour	10.50	\$220.00	\$2,310.00
2.2.4	Ticket #0141	08/28/2023 - Select Subgrade Material for front entrance	tonne	728.960	\$4.5008	\$3,280.90
Sub-Total Unsuitable Sanitary Sewer Bedding/Backfill						\$39,664.51



## APPENDIX D CONSULTANTS FEES



# PEARSON ENGINEERING

Centreville - 600 Main St., Shelburne - Sanitary  
Project No. 16031.03

February 2, 2024

Invoice #	Billing Date	Billable Works	Sub-Total	Disbmts	HST	Total
8165	Jun-Oct22	\$ 1,601.25	\$ 1,601.25	\$ -	\$ 208.16	\$ 1,809.41
8696	Nov22-Mar23	\$ 1,678.75	\$ 1,678.75		\$ 218.24	\$ 1,896.99
9020	Apr-23	\$ 1,586.25	\$ 1,586.25		\$ 206.21	\$ 1,792.46
9101	May-Sept23	\$ 14,703.75	\$ 14,703.75	\$ 1,053.00	\$ 2,048.38	\$ 17,805.13
9636	Oct23-Jan24	\$ 715.00	\$ 715.00		\$ 92.95	\$ 807.95
			\$ -		\$ -	\$ -
			\$ -		\$ -	\$ -
			\$ -		\$ -	\$ -
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			\$ -		\$ -	\$ -
			\$ -		\$ -	\$ -
			\$ -		\$ -	\$ -
			\$ -		\$ -	\$ -
<b>Sub Total</b>		<b>\$ 20,285.00</b>	<b>\$ 20,285.00</b>	<b>\$ 1,053.00</b>	<b>\$ 2,773.94</b>	<b>\$ 24,111.94</b>

Fee Est. Hourly  
% Complete



# Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

90 WEST BEAVER CREEK ROAD, SUITE 100, RICHMOND HILL, ONTARIO L4B 1E7 • TEL: (416) 754-8515 • FAX: (905) 881-8335

**BARRIE**  
TEL: (705) 721-7863  
FAX: (705) 721-7864

**MISSISSAUGA**  
TEL: (905) 542-7605  
FAX: (905) 542-2769

**OSHAWA**  
TEL: (905) 440-2040  
FAX: (905) 725-1315

**NEWMARKET**  
TEL: (905) 853-0647  
FAX: (905) 881-8335

**MUSKOKA**  
TEL: (705) 684-4242  
FAX: (705) 684-8522

**HAMILTON**  
TEL: (905) 777-7956  
FAX: (905) 542-2769

April 4, 2024

Reference No. 2308-M138

Centreville (Shelburne) Inc.  
1500 Creditstone Road, 2<sup>nd</sup> floor  
Vaughan, ON L4K 5W2

Attn: Mr. Joe Bauco

**Re: Cost Summary for Additional Works  
600 Main Street  
Town of Shelburne**

Dear Sir,

As requested, the below table summarizes the services provided by Soil Engineers Limited along with the related costs, in association with municipal sewer installation and removal/replacement of unsuitable fill at the subject site.

Date	Service Provided	SEL Invoice No.	Reference No.	Cost (excluding HST)
August 14, 2023	Inspection	71722	2308-M138	\$ 425.00
August 14, 2023	Compaction	71722	2308-M138	\$ 437.50
August 17, 2023	Compaction	71722	2308-M138	\$ 725.00
August 21, 2023	Inspection	71722	2308-M138	\$ 425.00
August 21, 2023	Compaction	71722	2308-M138	\$ 307.50
August 22, 2023	Compaction	71722	2308-M138	\$ 725.00
August 28, 2023	Compaction	71722	2308-M138	\$ 725.00
<b>Subtotal (excludes HST)</b>				<b>\$ 3 770.00</b>

Trusting this suits your present needs, should any queries arise, please feel free to contact the undersigned.

Yours very truly,  
SOIL ENGINEERS LTD.

Darcy Heitzner, C.Tech., rcji  
Regional Manager, GTA North  
Encl.  
DH: