



CORPORATE ASSET MANAGEMENT MEMORANDUM

TO: CITY BUILDING COMMITTEE

FROM: M. BROWN, P. ENG., INFRASTRUCTURE PROGRAM ENGINEER

NOTED: K. OAKLEY, P. ENG., MANAGER OF CORPORATE ASSET MANAGEMENT
A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH
MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: JEAN STREET AND TYNDALE ROAD FOLLOW-UP INSPECTION

DATE: DECEMBER 1, 2020

Background

On November 3, 2020, the City Building Committee (CBC) reviewed and discussed circulation list item A1 201019 - Pavement Management Update Memo. The CBC passed the following motion:

"INVESTIGATION OF ROAD CONDITIONS OF JEAN STREET AND TYNDALE ROAD That staff in the Development Services Department undertake an investigation of Jean Street and Tyndale Road to determine whether the road conditions have degraded enough to move up the priority list of urbanization projects and report back to the City Building Committee."

Analysis of Jean Street and Tyndale Road

Based on the inspection data that was obtained through the 2019 Road Condition Inspection project, Jean Street and Tyndale Road were identified to be in Fair condition with a Pavement Condition Index (PCI) of 42 (where 0 is failed asphalt and 100 is brand new asphalt). At that time, the road showed signs of alligator cracking, raveling, potholes, and asphalt breakoff at the shoulder locations.

A site visit to Jean Street and Tyndale Road was conducted on November 16, 2020. Jean Street appears to be in similar condition as was noted in the 2019 road condition inspection. The deficiencies in the asphalt in both the 2019 and 2020 inspections, indicate that the pavement has failed and the granular road structure has been damaged to the point that it requires replacement as well.

There has likely been some deterioration since the road condition assessment was completed in 2019, however, this assessment is subjective and is not able to be measured per the condition assessment project. We do typically assume that pavement deteriorates at a rate of 2 points on the PCI scale, per year. Towards the end of life, the deterioration can occur more quickly.

Regardless, the risk associated with the pavement on Jean Street remains low relative to other capital needs throughout the City. The urgency associated with urbanization projects is typically associated with the water and wastewater needs. The water main on Jean Street is in good condition, and the main timing driver for the urbanization is the installation of sanitary sewers to replace the existing septic systems. It is the understanding of staff that many of the septic systems have been upgraded and several other properties are connected to a private sewer currently in place.

Conclusion

Reconstruction of Jean Street and Tyndale (Jean to Dock), which would include urbanization and the installation of sanitary sewers, is in the proposed 2021 Capital Plan which will be considered by Council in early 2021. The project has been deferred one year from the 2020 Capital Plan, and now construction is forecast for 2030. Due to the poor condition of the road, and the extended timeframe for reconstruction, staff are recommending some funding in 2021 to overlay the road - basically a pavement holding strategy for 10 years until the full urbanization project is considered affordable.

Staff do not recommend any change to the recommendations in the proposed 2021 Capital Plan.