

## Cramahe presses ahead with subdivision plan

*Developer estimates project manager could cost \$85,000 to \$100,000*

by JOHN BARKER  
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In the face of mounting costs, Cramahe Township council has voted unanimously to press ahead with an even larger Colborne Creek subdivision.

The subdivision is now to increase in size from 60 to 72 lots.

Colborne pharmacist Steve Bowskill, the driving force behind the project, and Becky Bonisteel, the township's chief building official, told council Nov. 16 Peterborough consulting engineering firm D.M. Wills Associates Ltd. has done \$66,300 worth of work on the project - all without a contract - to date and about three more weeks of work remain before a final engineering report is complete.

Council had budgeted \$36,000 for the engineering consulting.

Mr. Bowskill also told council there was no way anyone of the builders could act as project manager "gratis" as Coun. Marc Coombs had suggested Nov. 2.

He estimates it will cost council \$85,000 to \$100,000 to hire a project manager for Colborne Creek. Colborne lawyer Peter Hustler, the township's solicitor, was authorized by council Oct. 4 to "supervise and co-ordinate" the Colborne Creek project. Mr. Hustler, who is charging half his usual hourly rate to manage the project, which he describes as "still a fairly substantial charge," told council Oct. 19 the project really needs an experienced construction manager, which he isn't, to co-ordinate among the builders, contractors and sub-contractors and township.

Mayor Lee Dekeyser told council at the same meeting he has had informal discussions with a retired engineer in Cobourg who might be interested.

Mr. Bowskill told council Nov. 16: "No one can do it

(manage the project) for free. Gratis doesn't work."

He recommended council put out a tender call for a project manager.

Council agreed and will draft terms for the tender to be brought back for consideration Nov. 30.

Council, led by Mr. Coombs, had tried at its Nov. 2 meeting to get Mr. Bowskill and local builders Mike Voskamp, Bill Rutherford, Jim Rutherford, Roger Cheer and John Kernaghan to manage the project for either free or at a nominal fee, although Mr. Dekeyser had disagreed saying the job should be put out for tender.

The first estimate from former chief administrative officer Merlin Dewing last Aug. 4 for a 57-lot subdivision called for \$1.15 million in servicing costs by early October. D.M. Wills Associates Ltd. estimated the cost for a 60-lot subdivision had increased to between \$1.7 and \$2.2 million, potentially a 90.5 per cent increase in servicing costs. Now, Mr. Bowskill says no one knows yet what the final servicing costs will be. Estimates that would bump the lot servicing costs

up from \$20,265 per lot to as much as \$36,666 per lot were contained in an Oct. 8 letter to township treasurer Mora Chatterson from David M. Wills, senior manager of D.M. Wills Associates Ltd.

Mr. Hustler advised the township last month to put the project on hold as lot servicing cost estimates skyrocketed, but council chose to ignore that advice.

Cramahe Township purchased the 46-acre Colborne Creek site on Division Street for \$227,500 in May 2002.

The purchase was funded from Cramahe's future capital and proceeds from the sale of the Colborne Public Utilities Commission to Lakefront Utility Services of Cobourg. Council has decided to go ahead with at least the first seven homes on Division Street.

Mr. Bowskill said the project "contractors don't feel the town should bear one cent" ultimately and they should at least "get land costs and infrastructure costs back." The first seven lots on Division Street are being sold to builders by the township for \$26,000 per lot.