

Report to Civic Works Committee

To: Chair and Members
Civic Works Committee

From: Kelly Scherr, P.Eng., MBA, FEC
Deputy City Manager, Environment and Infrastructure

Subject: Springbank Dam Decommissioning and Bank Restoration:
Consultant award for Contract Administration

Date: May 22, 2024

Recommendation

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions **BE TAKEN** with respect to the Springbank Dam Decommissioning project (ES3068):

- (a) Stantec Consulting Limited **BE AUTHORIZED** to carry out the resident inspection, contract administration, and environmental management services for the Springbank Dam Decommissioning and South Bank Restoration project in accordance with the estimate, on file, at an upset amount of \$728,067.15, including 20% contingency, excluding HST, in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy, bringing the total engineering services for this project to \$1,056,385.43, excluding HST;
- (b) the financing for this project **BE APPROVED** as set out in the Sources of Financing Report attached, hereto, as Appendix 'A';
- (c) the Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with this project;
- (d) the approval given, herein, **BE CONDITIONAL** upon the Corporation entering into a formal contract; and
- (e) the Mayor and City Clerk **BE AUTHORIZED** to execute any contract or other documents, if required, to give effect to these recommendations.

Executive Summary

This report recommends the award of fees for consulting engineering services for resident inspection, contract administration, and environmental management services for the Springbank Dam Decommissioning and Thames River Bank Restoration project. In accordance with the recommendations of the One River Municipal Class Environmental Assessment process completed in 2019, this project will remove the gates and mechanical building components from the Springbank Dam and restore approximately 175 meters of the Thames River south bank downstream of the dam. The existing superstructure will be retained. This consultant assignment includes additional fees to complete mussel and fish salvage. The project is scheduled to commence in July for completion by the end of 2024.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2023-2027 Strategic Plan areas of focus:

- Climate Action and Sustainable Growth:
 - London has a strong and healthy environment by incorporating stormwater management quantity and quality controls to protect downstream waterways, wetlands, watersheds, and natural areas.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Planning and Environment Committee – December 14, 2015 – Back to the River Design Competition

Strategic Priorities and Policy Committee – January 28, 2016 – Downtown Infrastructure Planning and Coordination

Civic Works Committee – February 2, 2016 – West London Dyke Master Repair Plan Municipal Class Environmental Assessment Study

Civic Works Committee – February 2, 2016 – Springbank Dam

Civic Works Committee – March 8, 2016 – One River Master Plan Environmental Assessment

Municipal Council – March 22, 2016 – One River Master Plan Environmental Assessment: Background Information

Civic Works Committee – November 1, 2016 – One River Master Plan Environmental Assessment: Terms of Reference

Civic Works Committee – February 21, 2017 – One River Environmental Assessment – Appointment of Consultant

Civic Works Committee – August 29, 2017 – One River Environmental Assessment Update: Technical Memorandum Stage One Work Plan and Community Consultation Plan

Civic Works Committee – September 26, 2017 – One River Environmental Assessment Update: Agency Advisory Committee Report

Civic Works Committee – January 9, 2018 – One River Environmental Assessment Update: Phase II Stage I Report

Civic Works Committee – March 19, 2018 – One River Environmental Assessment Update: Technical Memorandum Stage Two Work Plan

Civic Works Committee – May 14, 2019 – One River Master Plan Environmental Assessment: Notice of Completion

Civic Works Committee – January 19, 2021 – Appointment of Consulting Engineers – Springbank Dam Decommissioning

2.0 Discussion and Considerations

2.1 Work Description

In May 2019, partial removal of the Springbank Dam was accepted as the preferred alternative for the decommissioning in accordance with the One River Schedule B Municipal Class Environmental Assessment process requirements (One River EA).

Partial removal includes removing the steel gates that currently sit on the bed of the river, the hydraulic equipment, and control room. The design also includes improvements to sustain the dam superstructure, an ongoing preventative maintenance and safety inspection program, and 175 meters of downstream naturalized shoreline remediation.

In January 2021, Stantec Consulting Ltd was awarded the detailed design of the partial removal and bank restoration with construction anticipated in 2022. The detailed design period was extended due to timelines to obtain permits from several provincial and federal agencies. As a result, the project will be tendered this spring 2024 for targeted construction scheduled between July and November 2024.

2.2 Tree Assessment and Removals

There were 128 trees included in the tree inventory and assessment. Of these, 85 trees were retained, 43 trees were removed due to existing structural defects or construction impacts, including 12 large silver maples. Tree removals were completed in early March 2024, outside of the bird nesting window. Staff responded to resident concerns during this time.

The landscaping plan includes 74 native species trees to replace the removed trees.

2.3 Environmental Services: Mussel and Fish Management

In addition to construction inspection and contract administration services, this assignment also includes an upset limit of approximately \$250,000 allocated to mussel rescue and \$40,000 to fish salvage, necessitated by the in-water activities associated with the gate removal and bank works.

The search and relocation of any mussel species will be completed in accordance with the Department of Fisheries and Ocean's *Protocol for the Detection and Relocation of Freshwater Mussels Species at Risk in Ontario-Great Lakes Area*. This will involve identifying Prescribed Search Areas based on the construction Activity Zone, Risk Zone, and Zone of Influence. Six ecologists and divers will be employed to conduct the search, rescue, and documentation of any found mussels, which would then be relocated strategically downstream of the dam. It is noted that the cost of this item is the anticipated upset limit that could be reduced if there are few mussels found.

The fish rescue will be completed in accordance with provincial policies with all species documented and reported to the Ministry of Natural Resources and Forestry (MNR) through the Licence to Collect Fish for Scientific Purposes.

2.4 Timelines

The mussel and fish rescue are scheduled to begin prior to the decommissioning, starting in mid-June.

The construction project is scheduled to commence after July 15, 2024, in accordance with the provincial in-water works window, with the project to be completed by the end of 2024.

2.5 Public Participation

The City hosted a joint Public Update Meeting (PUM) for the Springbank Dam Decommissioning and the Harris Park Bank Restoration projects at Fleetway Bowling Centre on January 31, 2024, from 6pm to 8:30pm. Approximately 30 people attended the meeting, and two comments were received for the Springbank Dam project. Some residents expressed the desire for the dam to be restored for increased recreation of the Thames River; however, it was expressed that the city continues to find ways to increase public access and recreation along the river. Overall, the reception has been positive for the proposed decommissioning.

2.6 First Nations Engagement

There was extensive First Nations engagement during the One River EA process. During detailed design, local First Nations were invited to provide information related to the Stage 1 Marine Archeological Assessment via email in September 2021. In

addition, local First Nations were sent individual letters to attend the Public Update Meeting on January 31, 2024. Project updates have been provided to Chippewas of the Thames First Nation via staff conversations and to Oneida Nation of the Thames during the inaugural Council to Council meeting. Staff will continue to follow up with both First Nations, as well as Munsee-Delaware Nation as the project progresses.

3.0 Financial Impact/Considerations

3.1 2015 Settlement and Available Budget

This work will be primarily funded by the \$3.775M of funding received from the legal settlement in 2015. An additional \$1M was added to the budget during the 2024-2027 Multi-Year budget process to account for inflation in construction costs.

The total design and construction costs of the project are estimated to be within the settlement value but will be known following the tender closing. The tender will be awarded administratively as it is less than \$6M.

3.2 Procurement Process

Stantec Consulting Ltd. was awarded the detailed design of the Springbank Dam Decommissioning and Bank Restoration in early 2021. Due to the consultant's knowledge and positive performance on the detailed design, the consultant was invited to submit a proposal to conduct the resident inspection and contract administration for the project. The proposal fees cover the construction resident inspection, contract administration services, and mussel/fish rescue, to ensure that the City receives the product specified and associated value.

Staff have reviewed the fee submission, including the time allocated to each project task, along with hourly rates provided by each of the consultant's staff members. That review of assigned personnel, time per project task, and hourly rates is appropriate for the project and is satisfactory to staff. The continued use of Stantec Consulting Ltd. on this project for construction administration and inspection is of financial advantage to the City because the firm has specific knowledge of the project and has undertaken work for which duplication would be required if another firm were to be selected.

In addition to the financial advantage, there are also accountability and risk reduction benefits. The City requires a Professional Engineer to seal all construction drawings. These 'record drawings' are created based on field verification and ongoing involvement by the Professional Engineer. This requirement promotes consultant accountability for the design of these projects, and correspondingly, reduces the City's overall risk exposure. Consequently, the continued use of the consultant who created and sealed the design drawings is required to maintain this accountability process and to manage risk.

In accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy, civic administration is recommending that Stantec Consulting Ltd. be authorized to conduct the remainder of engineering services, as construction administrators.

Conclusion

The Springbank Dam Decommissioning and Bank Restoration project is scheduled to commence as a "partial removal" in accordance with the One River EA (2019). Stantec Consulting Ltd. completed the detailed design for this project and is recommended to continue to oversee the environmental management, resident inspection, and construction administration as the project proceeds to construction. The project is anticipated to commence construction in July and be completed by the end of 2024.

Prepared by: **Shawna Chambers, P.Eng., DPA**
 Division Manager, Stormwater Engineering

Submitted by: **Ashley Rammeloo, MMSc, P.Eng.**
 Director, Water, Wastewater, and Stormwater

Recommended by: **Kelly Scherr, P.Eng., MBA, FEC**
 Deputy City Manager, Environment and Infrastructure

cc: P. Choma, U. DeCandido, J. Dann

Appendix 'A' – Sources of Financing

Appendix 'B' – Location Map

Appendix "A"

#24089

May 22, 2024

(Consultant Award)

Chair and Members

Civic Works Committee

RE: Springbank Dam Decommissioning and Bank Restoration

(Subledger WW210001)

Capital Project ES3068 - Springbank Dam Replace Gates and Erosion Control

Stantec Consulting Limited - \$728,067.15 (excluding HST)

Finance Supports Report on the Sources of Financing:

Finance Supports confirms that the cost of this project can be accommodated within the financing available for it in the Capital Budget and that, subject to the approval of the recommendation of the Deputy City Manager, Environment and Infrastructure, the detailed source of financing is:

Estimated Expenditures	Approved Budget	Committed To This Date	This Submission	Balance for Future Work
Engineering	2,403,141	1,662,260	740,881	0
Construction	9,158,194	5,892,597	0	3,265,597
City Related Expenses	84,023	80,949	0	3,074
Total Expenditures	\$11,645,358	\$7,635,806	\$740,881	\$3,268,671

Sources of Financing

Drawdown from Wastewater and Treatment Debt Substitution Reserve Fund	1,200,000	308,393	0	891,607
Drawdown from Sewage Works Reserve Fund	3,866,079	3,866,079	0	0
Provincial Grants - Superbuild Funding	2,803,968	2,803,968	0	0
Other Contributions (Legal Settlement)	3,775,311	657,366	740,881	2,377,064
Total Financing	\$11,645,358	\$7,635,806	\$740,881	\$3,268,671

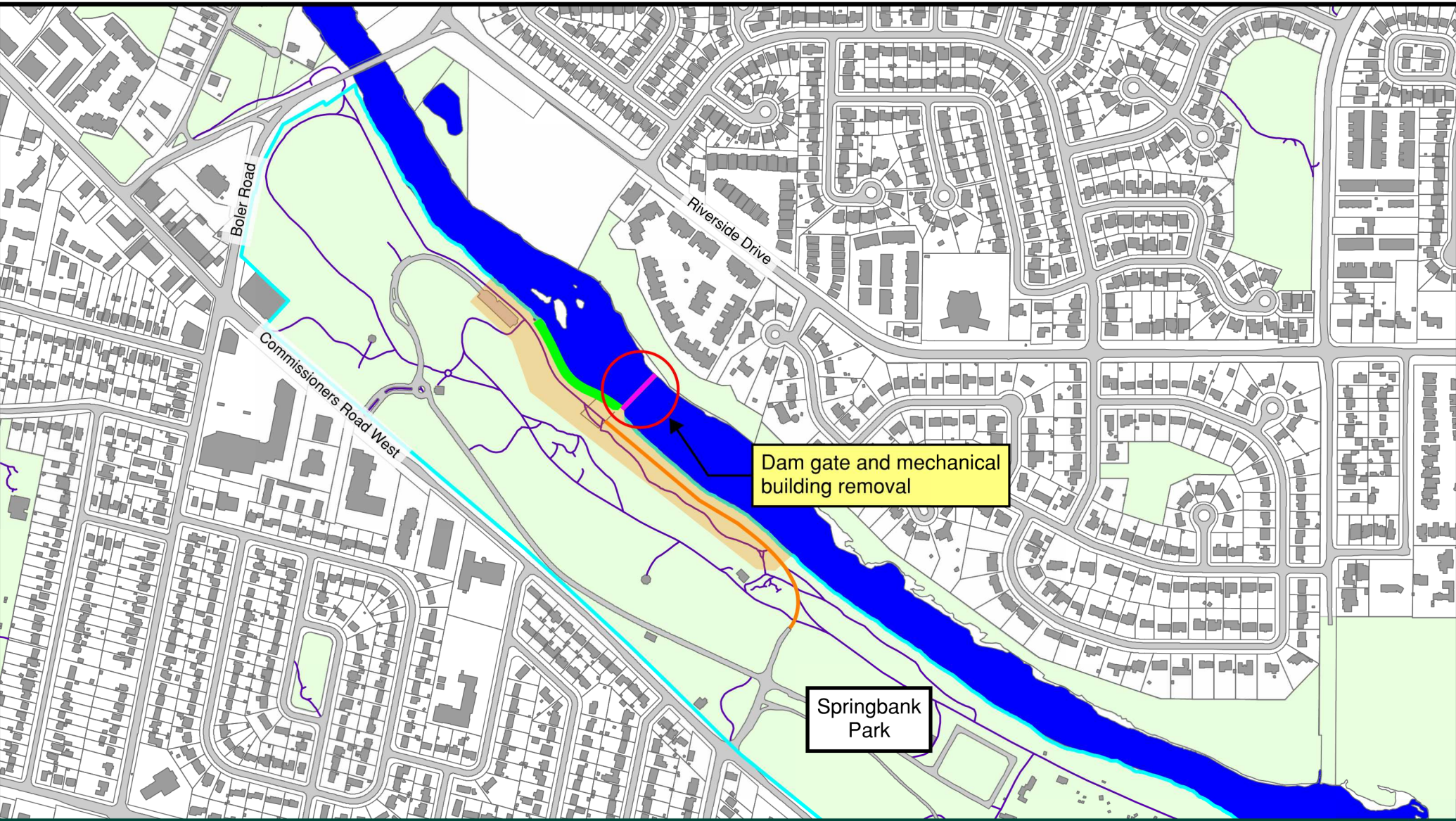
Financial Note:

Contract Price	\$728,067
Add: HST @13%	94,649
Total Contract Price Including Taxes	822,716
Less: HST Rebate	-81,835
Net Contract Price	\$740,881

Jason Davies

Manager of Financial Planning & Policy

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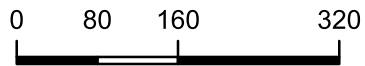
Dam gate and mechanical building removal

Springbank Park

APPENDIX B - SPRINGBANK DAM DECOMMISSIONING AND BANK RESTORATION LOCATIONS



1:7,500



Meters

Legend



Work area



Natural Bank Restoration



Pathway Restoration



Springbank Park



Thames River

