

## Report to Community & Protective Services Committee

**To:** Chair and Members  
**Community & Protective Services Committee**  
**From:** Kelly Scherr, P.Eng., MBA, FEC  
**Deputy City Manager, Environment & Infrastructure**  
**Subject:** Approval of Single Source-SS-2025-093 Contract Extension  
**Equipment Rental with Operators – W12A Landfill**  
**Date:** April 7, 2025

## Recommendation

That, on the recommendation of the Deputy City Manager, Environment & Infrastructure, the following actions **BE TAKEN**:

- a) A single source-SS-2025-093 extension of the contract summarized in Contract Record C20-072 with J.B.L. Construction for a period of one (1) year in accordance with Section 14.4(d) and (e) of the Procurement of Goods and Services Policy as outlined below, **BE APPROVED**:
  - i. The existing Terms, Conditions and Specifications as outlined in Contract Record C20-072 will be in place through the one (1) year extension period commencing on August 1, 2025; and
  - ii. The contract extension will include a one-time payment not to exceed \$200,000 to cover the cost to procure and install refurbished waste compactor wheels and crawler dozer tracks with undercarriage to ensure these pieces of equipment will continue to operate as specified for the duration of the contract extension period.
- b) Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with these recommendations;
- c) the approval given, herein, **BE CONDITIONAL** upon the Corporation entering into a formal contract, contract record and/or purchase order, whichever is determined appropriate; and
- d) the Mayor and City Clerk **BE AUTHORIZED** to execute any contract or other documents, if required, to give effect to these recommendations.

## Executive Summary

Most of the equipment including equipment operators required to conduct landfill operations at the City of London W12A Landfill (W12A) is supplied through a contracted service. The types of equipment used include Waste Compactors, Crawler Dozers, Tracked Excavators and Rock Trucks. The types and quantities of equipment required is a function of the amount of waste being received for disposal and landfill operational requirements that are outlined in the Environmental Compliance Approvals (ECAs) for W12A.

JBL Construction (JBL), a Canadian company, is the current contractor. The existing contract with JBL expires July 31, 2025. The contract started on August 1, 2020. JBL has provided equipment rental with operator services at W12A since 2008 by award of several tendered contracts. Over the period JBL has provided this service there have been no contract performance issues and JBL has provided excellent service.

In April of 2024 the Environmental Assessment (EA) for the expansion of W12A was approved. Approval of the EA allows for additional waste disposal capacity at W12A. The additional capacity cannot be constructed and used until the existing ECAs are amended to include the terms and conditions of the approved EA, current landfill design and operations

criteria and any other terms and conditions that the Ministry of the Environment, Conservation and Parks (MECP) review staff believe are relevant to the specific design and operation of the expanded W12A. City staff have submitted the applications to amend the existing ECAs to the MECP for approval. The amended ECAs are not likely to be issued until near the end of 2025.

This report recommends a single source contract extension with JBL construction for a term of one (1) year under the existing terms and conditions and a one-time payment not to exceed \$200,000 to cover the cost of purchasing refurbished equipment components to ensure existing equipment will perform as specified during the term of the extension.

Proceeding with the one (1) year single source contract extension ensures that the terms and conditions of the amended ECAs related to landfill operations and subsequently the types and number of equipment required to comply with the terms and conditions can be included in future procurement for this service. It also avoids the potential for contract amendment approvals and associated unknown costs if a procurement was to proceed prior to the amended ECAs being issued.

## **Linkage to the Corporate Strategic Plan**

Municipal Council continues to recognize the importance of waste management and the need for a more sustainable and resilient city in the 2023-2027 Strategic Plan for the City of London. Specifically, London's efforts in waste management address the following Areas of Focus; Climate Action and Sustainable Growth and Well-Run City.

## **Analysis**

### **1.0 Background Information**

#### **1.1 Previous Reports Related to this Matter**

Relevant reports that can be found at [www.london.ca](http://www.london.ca) under Council meetings include:

- Environmental Assessment Study Report (EASR) – Environmental Assessment of the Proposed W12A Landfill Expansion (January 11, 2022, meeting of the Civic Works Committee (CWC), Item #3.1)

#### **1.2 W12A Operations Equipment Requirements**

The operation of W12A involves many pieces of equipment and equipment operators. The types and quantities of equipment required are a function of the amount of waste being received for disposal and the terms and conditions of the ECAs for W12A. The types of equipment that have historically been required include Waste Compactors, Crawler Dozers, Tracked Excavators and Rock Trucks. The equipment is required to receive, place, bury and compact waste as well as install daily, interim and final cover in accordance with the ECAs for W12A. The equipment and operators are also required to complete site maintenance activities such as construct/maintain site and hauling access roads, erosion control and stormwater pond maintenance, also in accordance with the ECAs for W12A. Historically most of the large, heavy equipment and equipment operators required for these operations has been provided by a private sector contracted service.

JBL Construction (JBL), a Canadian company, is the current equipment rental with operator's service provider. The existing contract with JBL expires July 31, 2025. JBL has provided equipment rental with operator services at W12A since 2008 by award of several tendered contracts. The current contract started on August 1, 2020.

JBL has also won several tenders for capital work at W12A such as landfill gas collection system expansions and waste disposal cell construction. JBL was the successful bidder for the most recent landfill gas collection system expansion tender that was released and awarded in 2024.

JBL is very familiar with the equipment and operational requirements of W12A to ensure customer service standards and compliance with the site ECAs are maintained. Over the period JBL has provided service at W12A there have been no contract performance issues and JBL has provided excellent service.

### **1.3 Environmental Assessment (EA) Approval for the Expansion of W12A Landfill and Environmental Compliance Approval (ECA) Amendments**

In April of 2024 the Minister of Environment Conservation and Parks approved the EA for the expansion of W12A. Approval of the EA allows for additional waste disposal capacity at W12A. The additional capacity cannot be constructed and used until the existing ECAs are amended to include the terms and conditions of the approved EA, current landfill design and operations criteria and any other terms and conditions that MECP review staff believe are relevant to the specific design and operation of the expanded W12A. City staff have submitted the applications to amend the existing ECAs to the MECP for approval. The amended ECAs are not likely to be issued until near the end of 2025.

Once issued, the amended ECAs for the new waste disposal capacity may contain new or amended terms and conditions that may impact either or both the type and quantity of equipment required for operations at W12A. Until the terms and conditions of the amended ECAs are finalized the scope of work for a new procurement for equipment rental with operators at W12A cannot be finalized.

## **2.0 Procurement Process**

### **2.1 Single Source**

Single Source Contract Extension for JBL Construction for Equipment Rental with Operators W12A Landfill procurement (SS-2025-093) is in alignment with the following sections of the Procurement of Goods and Services Policy:

- 14.4 d) There is a need for compatibility with goods and/or services previously acquired or the required goods and/or services will be additional to similar goods and/or services being supplied under an existing contract (i.e. contract renewal);
- 14.4 e) The required goods and/or services are to be supplied by a particular supplier(s) having special knowledge, skills, expertise or experience.

### **2.2 Justification**

This report recommends proceeding with a one (1) year single source extension of the existing contract (C20-072) for equipment rental with operators with JBL for the reasons outlined below:

- The existing contract C20-072, does not contain any option years for extension;
- JBL is the existing service provider and has agreed to a one (1) year single source extension in accordance with the existing contract terms and conditions of C20-072;
- JBL is very familiar with the existing operational requirements of W12A and has provided excellent service during all the work they have completed at W12A over the years;
- Proceeding with the one (1) year single source extension will allow for the requirements of the amended ECAs once issued to be factored into a new procurement for this service;
- Proceeding with the one (1) year single source extension avoids the potential for contract amendments and unknown costs if a procurement were to be initiated prior to the amended ECAs being issued; and
- It is in the best interest of the City to ensure the scope of the procurement for this service is accurate, as it is expected that the next procurement for these services will see costs increase significantly since that last time it was awarded.

**2.2 One-Time Payment for Refurbished Equipment Components**

This report recommends proceeding with a one-time payment not to exceed \$200,000 to JBL to procure and install refurbished equipment components. The required equipment components are refurbished waste compactor wheels (Figure 1) and refurbished crawler dozer tracks and undercarriage (Figure 2).

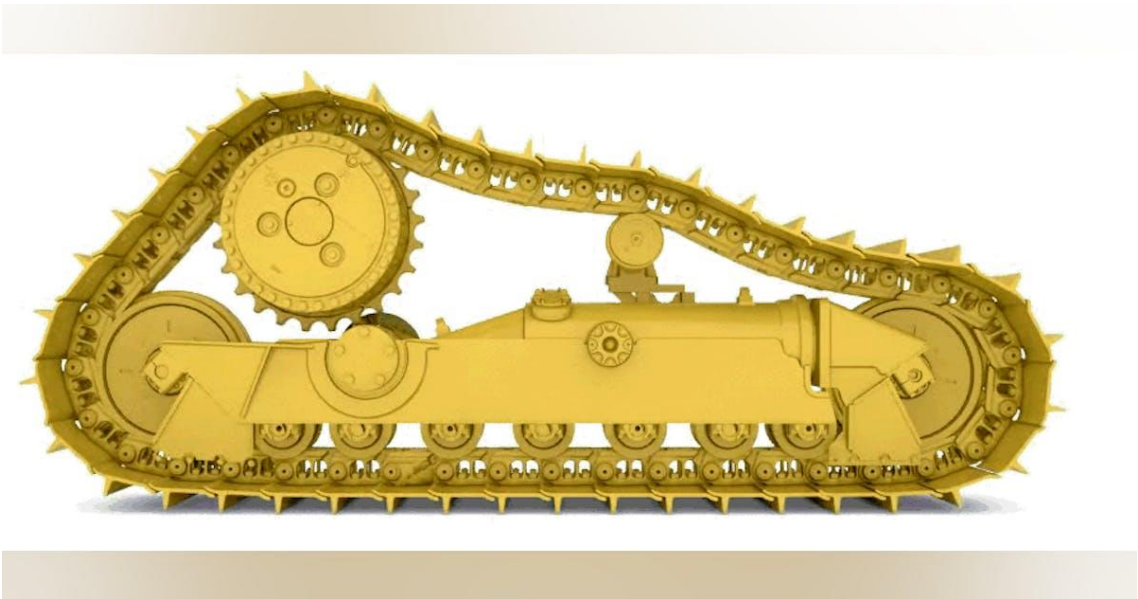
**Figure 1: Example of Waste Compactor Wheels**



Source: <https://www.compactorwheelssolutions.com/rebuilt/>

A Waste Compactor is an essential piece of equipment in landfill operations. It is the primary piece of equipment involved in waste receipt, placement and compaction at the active waste tipping location of W12A and landfills in general. The wheels on waste compactors are designed to shred and compact waste in place as the Waste Compactor drives over recently placed waste. Over time, the teeth on the wheels wear and become less effective at shredding and compacting waste. Efficient and economic use of waste disposal capacity is directly related to achieving desired waste compaction results. To ensure the required compaction results are maintained over the term of the extension, refurbished Waste Compactor wheels are required.

**Figure 2: Example of Crawler Dozer Tracks and Undercarriage**



Source: <https://www.constructionequipment.com/earthmoving/crawler-dozers/article/10754818/how-to-extend-undercarriage-life>

Crawler dozers are used to move and place soils as part of landfill operations. Soils are used to install daily, interim and final cover. They are also used in erosion control maintenance and construction of waste and equipment movement onsite haul roads. Crawler dozer tracks and undercarriage have many moving parts that require routine maintenance.

In addition, the tracks and undercarriage experience significant wear over time due to the general activities involved as part of landfill operations. This wear increases part maintenance and equipment downtime. Minimizing crawler dozer downtime is important in conducting landfill operations efficiently and in accordance with the ECAs for W12A. To ensure crawler dozer downtime is minimized, a refurbished set of crawler dozer tracks and undercarriage is required.

**3.0 Financial Impact/Considerations**

The equipment rental with operators contract is set-up as an hourly rate for use of each piece of equipment contract. Annual contract costs can vary from year to year depending on the amount of waste received for disposal and site maintenance activities. The 2024 value of this contract was approximately \$4,000,000.

The budget for the (1) year single source extension and the one-time payment not to exceed \$200,000 for the purchase and installation of refurbished equipment components can be accommodated within the adopted 2024-2027 Multi-Year Budget.

**Conclusion**

This report recommends proceeding with a one (1) year single source contract extension with JBL for equipment rental with operators, including a one-time payment not to exceed \$200,000 for refurbished equipment components. Proceeding with the one-year extension is in the best interest of the City as it will allow for a future procurement for this service to be inclusive of the requirements to conduct landfill operations in accordance with the amended ECAs for W12A once issued. The costs for the extension including the one-time payment can be accommodated within the 2024-2027 Multi-Year Budget.

<b>Prepared by:</b>	<b>John Whitworth</b> <b>Manager, Waste Facilities, Waste Management</b>
	<b>Mike Losee, B.Sc.</b> <b>Division Manager, Waste Management</b>
<b>Prepared and Submitted by:</b>	<b>Jay Stanford, M.A., M.P.A.</b> <b>Director, Climate Change, Environment &amp; Waste Management</b>
<b>Recommended by:</b>	<b>Kelly Scherr, P. Eng., MBA, FEC</b> <b>Deputy City Manager, Environment &amp; Infrastructure</b>

c:     Ian Collins, Director, Financial Services  
       Vakul Arora, Senior Manager, Procurement and Supply