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TO:	CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON JULY 21, 2014
FROM:	JOHN BRAAM, P.ENG MANAGING DIRECTOR ENVIRONMENTAL & ENGINEERING SERVICES AND CITY ENGINEER
SUBJECT	GEOTECHNICAL AND HYDROGEOTECHNICAL INVESTIGATIONS FOR OLD VICTORIA HOSPITAL LANDS SECONDARY PLAN STUDY AREA

RECOMMENDATION

That, on the recommendation of the Managing Director Environmental & Engineering Services and City Engineer, the following action **BE TAKEN** with respect to the geotechnical and hydrogeotechnical background studies to assist the City's Realty Services Division and Planning Services to establish land development requirements and land purchasing considerations associated with the SoHo Lands including Old Victoria Hospital Lands Secondary Plan:

- (a) the consulting fees for Terraprobe **BE INCREASED** by \$12,800 to a new total consulting fees upset limit of \$67,938, excluding HST in accordance with Section 15.2 (g) of the Procurement of Goods and Services Policy for the monitoring well decommissioning works as part of the geotechnical and hydrogeotechnical background studies associated with the Old Victoria Hospital Lands Secondary Plan;
- (b) the financing for this work **BE APPROVED** as set out in the Sources of Financing Report attached hereto as Appendix "A"; and
- (c) the Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with this work.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

PEC – June 17, 2014 – Old Victoria Hospital Lands Secondary Plan and Associated Official Plan Amendments, Old Victoria Hospital Lands Zoning Study, Public Participation Meeting

PEC – June 20, 2013 – Draft Old Victoria Hospital Lands Secondary Plan

IEPC – September 25, 2012 – Presentation to the Investment and Economic Prosperity Committee Outlining a Preferred Redevelopment Process for the South Street Campus Lands

FASC – March 20, 2012 – A report regarding the redevelopment guiding principal of the Thames Valley Corridor Plan and SoHo Community Improvement Plan

BNEC – June 13, 2011 – A report recommending the adoption of the SoHo Community Improvement Project Area and the SoHo Community Improvement Plan (Roadmap SoHo)

BACKGROUND

Purpose:

The purpose of this report is to recommend an increase in consulting fees of \$12,800 due to the unanticipated requirement to immediately decommission the monitoring wells drilled as part of the geotechnical and hydrogeotechnical background studies associated within the Old Victoria Hospital Lands Secondary Plan (see location map in Appendix "B").

Context:

The Old Victoria Hospital Lands Secondary Plan is located within the SoHo land development area and servicing considerations are based on and supported by a number of background

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servicing studies including the Geotechnical, Hydrogeotechnical Studies as well as the conceptual design of the Storm/Drainage and Stormwater Management (SWM) servicing for these lands. The Secondary Plan was reviewed and amended based on the findings and recommendations of the various background studies.

Discussion:

The City engaged Terraprobe to undertake, as part of the Old Victoria Hospital Lands Secondary Plan, the Geotechnical and Hydrogeotechnical Investigations that were required for the study area. Terraprobe completed the assigned work at an agreed to cost of \$55,138 (excluding HST). This consulting assignment was awarded administratively.

The Geotechnical and Hydrogeotechnical Investigations required the installation of monitoring wells, however, the original scope of work did not include the decommissioning of these wells that were required to be undertaken as soon as possible due to the Old Victoria Hospital Lands decommissioning transfer to the City. The decommissioning of the monitoring wells occurred in January 2014 and in accordance with the Ontario Water Resources Act Regulation 903/90.

Discussions took place between Environmental and Engineering Services and Legal Services. It was prudent to undertake the decommissioning of the identified wells immediately and working directly with Terraprobe represented the best value and timing for the City. Terraprobe developed a detailed work program with City staff, including a schedule of tasks and breakdown of costs that satisfactorily addressed the requirements for the revised scope.

In addition, the City engaged the services of Delcan to undertake the conceptual preliminary design of the Storm/Drainage and SWM servicing that has been completed at a cost of \$41,822 under a separate assignment for the subject lands. This consulting assignment was awarded administratively.

In accordance with the Procurement of Goods and Services Policy, it is recommended that the previously approved engineering fees for Terraprobe be increased by \$12,800 including contingency, excluding HST, bringing the upset amount to \$67,938 in order to accommodate the completed decommissioning of the monitoring wells installed for the geotechnical and hydrogeotechnical investigations required in the Old Victoria Hospital Lands Secondary Plan study area.

PREPARED BY:	REVIEWED AND CONCURRED BY:
BERTA KRICKER, M. ENG., F.E.C., P.ENG. MANAGER OF STORMWATER MANAGEMENT UNIT	EDWARD SOLDO, P.ENG. DIRECTOR, ROADS AND TRANSPORTATION
RECOMMENDED BY:	
JOHN BRAAM, P.ENG. MANAGING DIRECTOR, ENVIRONMENTAL & ENGINEERING SERVICES & CITY ENGINEER	

July 16, 2014

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Attach: Appendix "A" – Sources of Financing
Appendix "B" – Location Map

c.c. Pat Shack – Budget Analyst
John Freeman – Manager, Purchasing and Supply
Terraprobe