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<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON JANUARY 23, 2012</b>
<b>FROM:</b>	<b>RON STANDISH, P.Eng. DIRECTOR, WASTEWATER AND TREATMENT PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</b>
<b>SUBJECT</b>	<b>APPOINTMENT OF CONSULTING ENGINEERS MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT FOR STORM/DRAINAGE AND STORMWATER MANAGEMENT SERVICING WORKS FOR HURON INDUSTRIAL PARK</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Director, Wastewater and Treatment, Planning Environmental and Engineering Services, the following actions **BE TAKEN** with respect to the Municipal Class Environmental Assessment study for Storm/Drainage and Stormwater Management Servicing Works for Huron Industrial Park lands.

- (a) the Mayor and the City Clerk **BE AUTHORIZED** to execute an updated agreement with the Consultant – Delcan, 1223 Michael Street, Suite 100, Ottawa, Ontario Canada, K1J 7T2 to increase the previously approved engineering fees by \$42,000 including contingency, excluding HST, bringing the upset amount from \$99,300 to \$141,300, excluding HST for the said project in accordance with Section 15.2 (g) of the Procurement of Goods and Services Policy;
- (b) the financing for this work **BE APPROVED** as set out in the Sources of Financing Report attached hereto as Appendix "A";
- (c) the consulting fees for the project identified in (a) above, **BE IN ACCORDANCE** with the estimate on file, which are based upon the Fee Guideline for Professional Engineering Services, 2006, recommended by the Ontario Society of Professional Engineers;
- (d) the Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with this work;
- (e) the approvals given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract with the consultant for the work; and
- (f) the Mayor and City Clerk **BE AUTHORIZED** to execute any contract or other documents, if required, to give effect to these recommendations.

<b>BACKGROUND</b>
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**Purpose:**

The purpose of this report is to recommend that an increase in the estimated consulting fees cost that is related to the additional lands included in the study's servicing area, new environmental field investigations and an additional assessment of the site compatibility with the considered servicing options to complete a Municipal Class Environmental Assessment (EA) study, Schedule 'B' for the proposed Storm/Drainage and Stormwater Management (SWM) Servicing Works for the Huron Industrial Park Area located within the North Thames and Pottersburg Creek subwatersheds.

**Context:**

Huron Industrial Park is located on the east side of the extension of Veteran's Memorial Parkway (formally Airport Road), north of the extension of Cheapside Street in London. There are 139 hectares of land owned by the City and the Upper Thames Conservation River Authority (UTRCA) that may be allocated for the City's industrial land development.

The subject lands are identified as desirable and of strategic importance for London, especially due to the availability of railway and the City's highway systems and these lands are located in close proximity to the London International Airport, as well as to London's industrial commercial

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and residential population.

Most of these lands were acquired by the City of London in 1998, along with lands adjoining to the south and east, in response to a demonstrated demand for serviced industrial lots in London.

In 2001, Delcan was retained to provide a preliminary technical assessment and data collection (geotechnical; biological; limited survey) for sanitary servicing of the area. As part of that assignment, preliminary technical and hydraulic requirements of stormwater management were evaluated. In March 2002, in order to meet the City's industrial development strategy requirements, City Council approved Delcan's appointment to undertake the comprehensive Municipal Class EA study for both sanitary and storm/drainage and SWM servicing works for the subject lands.

This Class EA study was completed in 2005 for the Huron Industrial Park; however, the City did not complete the Environmental Assessment Process at the time, due to the high estimated costs associated with the recommended servicing option. Based on the new and updated SWM approach that incorporate considerations of the Private Permanent System (PPS) or/and review of combination PPS with the municipal regional system, we intend to provide a more economical and effective servicing option that meets land development requirements for the subject site.

In August 2010, Council approved a Project Scope Change to extend the Cheapside Sanitary Sewer to service portions of the Huron Industrial Park in order to permit future development of the property. To take advantage of Infrastructure Stimulus Funding (ISF), the construction of the trunk sanitary sewer was completed in 2011.

In October 2011, the City engaged Delcan to undertake an update to the Municipal Class EA study for storm/drainage and SWM servicing works for the Huron Industrial Park at the estimated cost of \$ 99,300. In December, 2011, the study's scope was extended to incorporate additional lands, new environmental field investigations and a supplementary assessment of the site compatibility with the considered servicing options. The estimated cost of the consulting fees to complete the City's requested additional works is \$42,000.

#### **Discussion:**

The Municipal Class EA Planning process presents an opportunity to revisit and re-evaluate all viable servicing alternatives for the subject lands and specifically the recommended draft servicing option presented in the uncompleted 2005 Class EA study based on the system approach. The City requested that the scope be expanded to include evaluation of servicing options for the additional lands, new environmental field investigations and a supplementary assessment of the site compatibility with the considered servicing options that integrated the followings major evaluations:

#### **Additional Lands Included in Servicing Area**

City-owned lands to the west of the original servicing area were added to the servicing area and Delcan was required to:

- update the environmental existing conditions and new drainage areas,
- update hydrologic modeling and the location of the existing outlet,
- review the existing downstream capacity constraints; and
- update water balance analysis.

#### **New Environmental Field Investigations**

- determine constraints and opportunities of the Natural Heritage System and Water Resources management;
- evaluation of potential utilization & enhancement of open watercourses;
- development of preliminary aquatic fishery biology evaluation, and
- preliminary review of the terrestrial biology in relation to the integration requirements with WRM/engineering/environmental buffers, which would be obtained from the previous 2005 servicing study and therefore these investigations were not included in the scope of work.

An environmental field will determine the significance of the existing on-site and downstream woodlands and watercourses and update the drain realignment constraints and opportunities.

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### **New Conceptual Site Development Plan and Compatibility with Preliminary Alternatives**

The City initiated new conceptual site development, servicing, and grading work to both update the previous work (upon which our proposal was based) and to include the newly added lands to the west. Delcan is coordinating with the City and its other consultants to confirm the compatibility of the preliminary alternatives proposed with the new development plans which are still in progress.

There are several unevaluated vegetation patches on the property that may be affected by development. The City of London updated the requirements for Environmental Impact Studies (EIS's) in March 2008. There is some background documentation on this site that is almost 10 years old. Sufficient data to support a comprehensive scoped EIS, will be prepared for this project.

The Consultant has developed a detailed work program with City staff, including a schedule of tasking and breakdown of costs that satisfactorily addresses the requirements for the revised scope. This assignment will provide for a continuation of the City's intention to provide full servicing to this area in a comprehensive manner.

### **Total Estimated Project Cost**

<b>The original cost</b>	<b>\$99,300</b>
<b>Additional cost due to the change of the project scope</b>	<b>\$42,000</b>
<b>TOTAL</b>	<b>\$141,300</b>

#### **Conclusion:**

Delcan has demonstrated adequate knowledge and understanding of the City's requirements for this project and will provide value to the City. The Consultant's proposed work program meets delivery requirements to proceed in a timely and cost effective manner. Delcan has experience in the area and is familiar with the work required as they have been involved in numerous past studies in the area. It is recommended that Delcan be retained as the consultant to undertake this engineering assignment for Huron Industrial Park in accordance with the requirements of a Municipal Class EA process. We recommend increasing the previously approved engineering fees of \$99,300, excluding HST, by \$42,000 excluding HST bringing the upset amount to \$141,300, excluding HST.

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**Acknowledgements:**

This report was prepared by Berta Krichker Manager of Stormwater Management Unit, Planning Environmental and Engineering Services.

<b>SUBMITTED BY:</b>	<b>RECOMMENDED BY:</b>
<b>BERTA KRICKER, M.Eng., F.E.C., P. Eng. MANAGER OF STORMWATER STORMWATER MANAGEMENT UNIT</b>	<b>RON STANDISH, P.ENG. DIRECTOR, WASTEWATER AND TREATMENT – PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</b>
<b>REVIEWED &amp; CONCURRED BY:</b>	
<b>PAT MCNALLY, P.ENG. EXECUTIVE DIRECTOR OF PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</b>	

January 25, 2012

Attach: Appendix "A" – Sources of Financing

c.c. John Braam, City Engineer  
Mary Goss, Budget Analyst  
Delcan Consulting

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