

<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON JULY 18, 2016</b>
<b>FROM:</b>	<b>JOHN BRAAM, P. Eng. MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES &amp; CITY ENGINEER</b>
<b>SUBJECT:</b>	<b>APPOINTMENT OF CONSULTING ENGINEER FOR THE DESIGN OF THE FOREST CITY SOUTH INDUSTRIAL PARK AND STORMWATER MANGEMENT SOLUTION</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Environmental & Engineering Services & City Engineer, the following actions **BE TAKEN** with respect to the appointment of a Consulting Engineer for the Forest City South Industrial Park and SWM Solution project:

- (a) AECOM Canada **BE APPOINTED** to carry out the Design of the Forest City South Industrial Park and SWM Solution project in the City of London, in the total amount of \$395,589, in accordance with the estimate on file, based upon the Fee Guideline for Professional Engineering Services, recommended by the Ontario Society of Professional Engineers; and in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;
- (b) the financing for the work identified in (a), above, **BE APPROVED** in accordance with 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 work;
- (d) the approvals given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract with the consultant for the work; and
- (e) the Mayor and City Clerk **BE AUTHORIZED** to execute any contract or other documents, if required, to give effect to these recommendations.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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- Board of Control – March 31, 2004 – Contract Award – Tender No. 04-11, Forest City Industrial Park Stormwater Management Facilities
- Board of Control – July 16, 2008 – Contract Award – Tender No. 08-60, ID1167: Forest City Industrial Park Subdivision Assumption Contract
- Planning and Environment Committee – February 27, 2012 – Forest City Industrial Stormwater Management Facility and Westminister Wetland Complex
- Planning and Environment Committee – August 20, 2012 – Forest City Industrial Stormwater Management Facility and Westminister Wetland Complex
- Strategic Priorities and Policy Committee – June 9, 2015 – Industrial Land Development Strategy Update
- Corporate Services Committee – May 25, 2016 – Industrial Land Development Strategy Annual Monitoring and Pricing Report City of London

## 2015-19 STRATEGIC PLAN

The 2015-2019 Strategic Plan identifies the main objective of this project under Growing Our Economy: 1B – Buy and service industrial land to bring more jobs to London.

Other Strategic Plan objectives include Building a Sustainable City: 1B – Manage and improve our water, wastewater and stormwater infrastructure and services and 5B – Build new transportation, water, wastewater and stormwater infrastructure as London grows.

## BACKGROUND

### Purpose

This report recommends the appointment of AECOM Canada Ltd. to carry out the consultant services for the Forest City South Industrial Park and SWM Facility project (location map is shown in Appendix B).

### Context

Forest City South (FCS) Industrial Park is part of the City's Industrial Land Development Strategy (ILDS). FCS is located along the south side of Wilton Grove Road, east of Highbury Ave and directly south of the City's very successful Forest City (FC) Industrial Park. The FC lands were acquired in 2001 and serviced in phases from 2002 to 2005 to ultimately provide approximately 134 net acres (54 ha) of developable land. To date, 97.5% of the developable lands in FC have been sold, with the remaining 3 acres currently optioned.

Currently, due to the success of the City's ILDS with selling large, serviced blocks in the Innovation Industrial Park area (e.g. Sodecia – approximately 60 acres and Dr. Oetker – approximately 68 acres and optioned 10 acres), the City does not currently have any large (i.e. greater than 30 acres), strategically located, flatly graded, 'shovel ready' blocks. As such, the City could miss out on significant opportunities that may only present themselves every few years.

The strategically desirable FCS lands were acquired in early 2016 by the City and are comprised of two parcels, a larger west parcel of approximately 101 gross acres (41 ha) and a smaller easterly parcel of approximately 16 gross acres (6ha). In addition, the City currently owns approximately 36 acres (16ha) of abutting parklands and open space (e.g. wetlands and environmentally sensitive areas). The existing property boundaries of the lands are as illustrated in Appendix B (noting minor changes to existing limits as well as additional areas of parklands and open space will be confirmed during the approval processes for these lands).

In addition to the significant work completed by AECOM Canada Ltd. for the FC Industrial Park and area, including: various reports and studies; the SWM EA and subsequent addendum; the draft plan; phased subdivision servicing drawings; construction administration services; etc., AECOM also completed the Forest City Industrial Park SWM Servicing Report. The 2003 SWM Servicing Report provided for a stormwater servicing plan for the study area that included FC, FCS, the wetlands and environmentally sensitive lands as well as additional neighbouring lands. The completed SWM Servicing Report recommended a number of facilities to provide stormwater servicing for the area. Pond 1 and Pond 2 in combination with the existing wetland were proposed to provide water quantity and quality control for approximately 286 gross acres (116 ha) of land. Pond 1, completed in 2005, generally services the FC lands and Pond 2 is proposed to generally service the FCS lands.

## DISCUSSION

### **Project Description**

The Forest City South Industrial Park and SWM Solution project will study, identify and provide for a flexible stormwater servicing strategy and flexible industrial park servicing options (e.g. detail design of large block option and preliminary design for smaller block/subdivided option) for these strategically located lands. The flexible designs are intended to allow the City to be responsive to current and changing industrial demands as well as provide for a stormwater servicing solution that incorporates current best practices (e.g. Low Impact Development strategies and self-mitigating design). The design and ultimate servicing of the large FCS westerly parcel (gross area of approximately 101 acres) will greatly assist in partially addressing the City's current shortage of larger, strategically located shovel ready industrial blocks.

### **Consultant Selection**

Due to the current large block shortage in the City's industrial land inventory, staff recommend that design work should commence immediately for this FCS project in order for the Corporation to be in a position to provide large block 'shovel ready' options to potential industrial clients as soon as possible.

In accordance with Section 15.2(g) of the PGSP, Civic Administration is recommending that AECOM Canada Ltd. be authorized to carry out the engineering services to complete this project. The use of AECOM for the project is of financial advantage to the City due to the fact that they have specific knowledge of the project and have undertaken significant work for which duplication would be required if another firm were to be selected. In addition, AECOM's proposal and work program meet the schedule and delivery requirements of the City and they have provided excellent service. Therefore, it is in the best financial and technical interests of the City and will allow the project objectives to be met on time and within the available budget, it being noted that AECOM has satisfied all financial, reporting and other conditions contained within the Procurement of Goods and Services Policy.

Sufficient short term funds have been budgeted in the Industrial Servicing and SWM accounts to support the work for the flexible design of the project as identified in the Sources of Financing Report, Appendix A.

## CONCLUSIONS

### **Recommendation**

AECOM Canada Ltd. has demonstrated an understanding of the City's requirements, knowledge for this project and will provide value to the City. Therefore, it is recommended that AECOM Canada Ltd. be appointed as the consulting engineer for the Forest City South Industrial Park and SWM Solution project in the total amount of \$395,589, excluding HST.

**Acknowledgements**

This report was prepared within the Environmental and Engineering Services Department by Robert Sutton, P.Eng., Industrial Land Development with assistance and support from the Stormwater Engineering Division.

<b>SUBMITTED BY:</b>	<b>SUBMITTED BY:</b>
<b>ROBERT SUTTON, P. ENG. MANAGER INDUSTRIAL LAND DEVELOPMENT</b>	<b>SCOTT MATHERS, MPA, P. ENG. DIVISION MANAGER STORMWATER</b>
<b>REVIEWED AND CONCURRED BY:</b>	<b>RECOMMENDED BY:</b>
<b>JOHN LUCAS, P. ENG. DIRECTOR WATER &amp; WASTEWATER ENVIRONMENTAL AND ENGINEERING SERVICES</b>	<b>JOHN BRAAM, P. ENG. MANAGING DIRECTOR, ENVIRONMENTAL &amp; ENGINEERING SERVICES AND CITY ENGINEER</b>

July 8, 2016

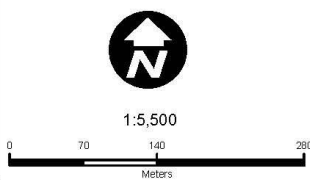
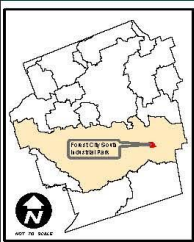
Attach: Appendix A – Sources of Financing  
Appendix B – Location Map

- c John Freeman, Manager, Purchasing and Supply
- Peter Christiaans, Director, Development Finance
- Pat Shack, Budget Analyst
- AECOM Canada Ltd.
- Mark Snowsell, UTRCA









APPENDIX 'B' - LOCATION MAP



APPENDIX 'B' - FOREST CITY SOUTH INDUSTRIAL PARK AND SWM SOLUTION MAP



**Legend:**

-  Proposed Forest City South Industrial Park and SWM Solution
-  Parks and Open Spaces (Includes ESA's and Wetlands)
-  Land Parcel
-  Water Body
-  Watershed Boundary
-  Road
-  Railroad
-  City Limits

Map Produced by  
the Stormwater  
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