

<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON OCTOBER 4, 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 MASTER SERVICING STUDY FOR THE HURON INDUSTRIAL AREA</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 Master Servicing Study for the Huron Industrial Area:

- (a) Stantec Consulting Ltd. **BE APPOINTED** to carry out the Master Servicing Study for the Huron Industrial Area in the City of London, in the total amount of \$87,773, 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. It being noted that this consultant may obtain approval to proceed with subsequent phases of engineering for this project subject to satisfying all financial, reporting and other conditions contained within this 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 – September 29, 2010 – Infrastructure Stimulus Fund Contract Award: Tender No. 10-127 (ID1265-1209) Skyway Industrial Park Phase 2 Cheapside Street Sanitary Sewer Extension
- Strategic Priorities and Policy Committee – June 9, 2015 – Industrial Land Development Strategy Update
- Civic Works Committee – December 1, 2015 – Veterans Memorial Parkway North Extension Huron Street to Clarke Road Detailed Design Appointment of Consulting Engineer
- 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 Stantec Consulting Ltd. to carry out the consultant services for the Master Servicing Study (MSS) for the Huron Industrial area (general location map is shown in Appendix B).

### Context

The Huron Industrial lands are part of the City's Industrial Land Development Strategy (ILDS). The approximately 231 acres (94 ha) of raw land was purchased by the City in 1992. These lands are located north and south of Huron Street and east and west of the existing and proposed extension of Veteran's Memorial Parkway (VMP). Approximately 207 acres (84ha) of the lands are located north of the Canadian National Railway (CNR) with approximately 24 acres (10 ha) south of the railway.

The City's lands are currently zoned industrial (light, general and heavy) and are generally bounded by other industrially zoned land to the east, south and west as well as open space lands to the north. The lands to the north consist of Upper Thames River Conservation Authority (UTRCA) lands while the lands to the east consist of Skyway Industrial Park as well as the London International Airport (LIA). The actual study area will be established as part of the MSS. The existing city-owned Huron Industrial property boundaries are illustrated in Appendix B, noting minor changes to existing limits as well as areas of parklands and open space will be confirmed during the study, design and approval processes for these lands.

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.

To date, some of the Huron Industrial lands north of the CNR tracks have access to partial servicing. In order, to progress these lands to the desired marketing state of 'shovel ready', additional studies need to be completed to determine the most effective and efficient overall servicing solution(s) and construction/development phasing for stormwater, water, and sanitary servicing. The lands south of the CNR tracks are to be ultimately serviced via future connections to existing services to the south.

The proposed VMP extension project will have a significant impact on the possible servicing solutions for the broader Huron Industrial lands. Currently, the VMP two (2) lane extension project, from Huron Street to Clarke Road is scheduled for construction in 2019. Stantec Consulting Ltd has previously been awarded the detail design of the VMP northerly extension project via a two stage process that began with an open

advertised Request for Qualifications (RFQ).

## DISCUSSION

### **Project Description**

The Huron Industrial area requires an overall servicing solution for stormwater, water and wastewater that is coordinated with the proposed VMP extension project. Completing a MSS in accordance with the 'Master Plan' approach as per the Class Environmental Assessment (EA) process is a transparent method that is intended to fulfill the requirements for any Schedule A, A+ servicing projects that are identified through the course of the study. In addition, the MSS will provide the basis for any Schedule B or C servicing projects identified and will allow their initiation without delay.

As part of the MSS, Stantec will confirm the overall study area, review and build upon all previous work for the area as well as: establish/confirm current key design parameters to size water, wastewater and stormwater infrastructure; incorporate current best practices (e.g. Low Impact Development strategies); identify future infrastructure requirements; evaluate proposed servicing alternatives that are flexible and scalable; and prepare cost estimates and phasing plans. Additional engineering services beyond the MSS, may include completing any required EA's as well as the phased detail design and construction administration, etc. of the preferred alternative.

### **Consultant Selection**

Due to the current large block shortage in the City's industrial land inventory, staff recommend that this MSS should commence immediately for the Huron Industrial area in order for the Corporation to be in a position to be able to provide additional large block 'shovel ready' options to potential industrial clients as soon as possible.

In accordance with Section 15.2(g) of the Procurement of Goods and Services Policy (PGSP), Civic Administration is recommending that Stantec Consulting Ltd. be authorized to carry out the engineering services to complete this project. The use of Stantec for the project is of financial advantage to the City due to the fact that they have specific knowledge of the project and are undertaking related work for the VMP extension for which duplication would be required if another firm were to be selected. In addition, Stantec'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 Stantec has satisfied all financial, reporting and other conditions contained within the PGSP.

Sufficient short term funds have been budgeted in the Industrial Servicing account to support the study as identified in the Sources of Financing Report, Appendix A.

## CONCLUSION

### **Recommendation**

Stantec Consulting 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 Stantec Consulting Ltd. be appointed as the consulting engineer for the Master Servicing Study for the Huron Industrial area in the total amount of \$87,773, excluding HST. It being noted that Stantec may obtain the approval to proceed with subsequent phases of engineering for this project subject to satisfying all financial, reporting and other conditions.

## Acknowledgements

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

<b>PREPARED BY:</b>	<b>REVIEWED AND CONCURRED BY:</b>
<b>ROBERT SUTTON, P. ENG. MANAGER INDUSTRIAL LAND DEVELOPMENT</b>	<b>JOHN LUCUS, P.ENG. DIRECTOR WATER, WASTEWATER &amp; TREATMENT</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN BRAAM, P.ENG. MANAGING DIRECTOR ENVIRONMENTAL SERVICES AND CITY ENGINEER</b>	

September 26, 2016

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

c John Freeman, Manager, Purchasing and Supply  
Tangible Capital Assets  
Stantec Consulting Ltd.  
Mark Snowsell, UTRCA