

TO:	CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON APRIL 16, 2019
FROM:	KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR, ENVIRONMENTAL AND ENGINEERING SERVICES AND CITY ENGINEER
SUBJECT:	PINCOMBE DRAIN STORMWATER MANAGEMENT FACILITY #3 BUDGET ADJUSTMENT (ESSWM-PD3)

RECOMMENDATION

That on the recommendation of the Managing Director of Environmental and Engineering Services and City Engineer, the following actions **BE TAKEN** with respect to the Pincombe Drain Stormwater Management Facility #3 (ESSWM-PD3):

- a) The budget adjustment to increase Development Charges funding for project ESSWM-PD3 **BE APPROVED** to the Pincombe Drain Stormwater Management Facility #3, with a total budget increase of \$935,200, and an overall budget total in the amount of \$3,502,200;
- b) The financing for the project **BE APPROVED** in accordance with the “Sources of Financing Report” attached hereto as Appendix “A”.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Civic Works Committee, December 1, 2015 – Appointment of Consulting Engineers for Design and Construction of Stormwater Management Facilities.

2015-19 STRATEGIC PLAN

The 2015-2019 Strategic Plan identifies this objective under: Building a Sustainable City: 1B – Manage and improve our wastewater infrastructure and services; and 5B – Build new wastewater infrastructure as London grows.

BACKGROUND

Purpose

To request a budget adjustment prior to tendering the Pincombe Drain Stormwater Management Facility (SWMF) #3 due to changes encountered during detailed design.

Context

The Pincombe Drain SWMF #3 is a Development Charges (DC) project that is being built in accordance with the Growth Management Implementation Strategy and Just-in-Time policy to provide stormwater servicing to the Richardson Subdivision Development in Southwest London. The SWMF is an essential component of the servicing required to facilitate 40 hectares of residential, commercial, and institutional development.

DISCUSSION

Original Project Budget

The original budget for the Pincombe Drain SWMF #3 was \$2,567,000. This high level estimate was based on average SWM facility costs using the drainage area and volume of the pond, including a 20% contingency.

Changes during Detailed Design

During detailed design, two main design changes triggered an increase to the original project budget: (1) the elevation of this facility was lowered to account for proper inlet elevations, all to meet Ministry of Environment, Conservation and Parks (MECP) and City of London Stormwater Management design requirements; and, (2) the onsite soil conditions triggered the need to install a matrix of depressurization wells (bleeder wells) during the construction of the facility.

The lowering of the facility increased the cost since it will require an additional volume of excavated soil material. Further, the geotechnical investigations encountered silty sand and silts beneath the silty clay till that can cause basal heave or distress at the bottom of the pond. To address the risk of base instability and to reduce pressures, it was recommended that a series of depressurization wells or bleeder wells be installed in a matrix on the proposed bottom of the pond prior to full excavation. This same system was used in the construction of the Fox Hollow SWM Facility #2 with great success.

Requested Budget Adjustment

This report seeks approval to adjust the budget of ESSWM-PD3 from \$2,567,000 to a total budget amount of \$3,502,200. The funding for this facility is 100% growth funded. Therefore, an additional budget amount of \$935,200 will be transferred from the Development Charges Reserve account. This facility is scheduled to be tendered as soon as practical. This request to advance the budget will facilitate an administrative award to the successful bidder and allow the project to proceed immediately to construction.

CONCLUSIONS

The new Pincombe Drain Stormwater Management Facility #3 is an essential piece of infrastructure required to provide a stormwater outlet for the Richardson Subdivision Development. The requested budget adjustment will allow for the timely construction of the facility and will provide reliable stormwater management servicing to support growth in the City.

Acknowledgements

This report was prepared with the assistance of Paul Titus, C.E.T., Stormwater Engineering.

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RECOMMENDED BY:	
KELLY SCHERR, P.ENG., MBA, FEC MANAGING DIRECTOR ENVIRONMENTAL AND ENGINEERING SERVICES AND CITY ENGINEER	

Attachment: Appendix “A” Sources of Financing

- cc: Anna Lisa Barbon, Managing Director, Corporate Services and City Treasurer,
Chief Financial Officer
Jason Davies, Manager III, Financial Planning & Policy
Jason Senese, Manager III, Development Finance
John Millson, Senior Financial Business Administrator