

Agenda Item # Page #

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<b>TO:</b>	<b>CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON FEBRUARY 25, 2013</b>
<b>FROM:</b>	<b>JOHN LUCAS, P. ENG. DIRECTOR OF WATER AND WASTEWATER &amp; TREATMENT</b>
<b>SUBJECT:</b>	<b>SOUTHWEST AREA SANITARY SERVICING MASTER PLAN: APPOINTMENT OF CONSULTING ENGINEER (ES5260)</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Director of Water and Wastewater & Treatment, the following actions **BE TAKEN** with respect to the Southwest Area Sanitary Servicing Master Plan:

- (a) Stantec Consulting Ltd., 171 Queens Avenue, 8<sup>th</sup> Floor, London, Ontario, N6A 5J7, **BE APPOINTED** Consulting Engineers in the amount of \$215,000, including 10% contingency, excluding HST, 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 project **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 project;
- (d) the approvals given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract; 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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2012-12-04 Strategic Priorities and Policy Committee. Growth Management Implementation Strategy (GMIS): 2013 Annual Update and Review.

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

To retain an engineering consultant to prepare the Southwest Area Sanitary Servicing Master Plan that will evaluate interim and ultimate sanitary servicing strategies for the Lambeth, North Lambeth, North Talbot and Bostwick neighbourhoods, as well as complete the Southland Pollution Control Plant (PCP) Schedule B Municipal Class Environmental Assessment (EA).

**Context:**

The study area is located within the limits of the Southwest Area Secondary Plan (SWAP) land use study, which was adopted by Council in November 2012 but is currently under several appeals. Notwithstanding these appeals, the SWAP identified the need to reconsider the interim and ultimate sanitary servicing strategy to evaluate opportunities for growth within the study area (Appendix B). Any changes that may occur to land uses during the appeal process should not alter the overall strategy of the pipe alignments and delineation of the sewersheds. Ultimately, the final land uses will be incorporated into the detailed design of any projects that will be undertaken under the Master Plan.

Agenda Item #	Page #

In the 2009 Development Charges Study, servicing in the study area was anticipated beyond the 20-year growth period. Accordingly, the 2009 DC Study directed limited investment, and only preliminary sanitary servicing routes were established to service these lands. In December 2012, the 2013 GMIS update allocated a budget of \$250,000 to complete the Southwest Area Sanitary Servicing study to recommend an interim and ultimate sanitary servicing strategy for consideration in the 2014 DC Study and Growth Management Implementation Strategy (GMIS). As such, a draft of the Master Plan is scheduled to be completed by July 2013, with the final study being completed by the end of 2013 to coordinate with the 2014 DC Background Study Update.

#### **Discussion:**

##### *Master Plan opportunities*

There are two key sanitary servicing opportunities that the Master Plan will evaluate:

#### **1. Optimizing Pumping Stations**

There are currently four pumping stations (PS) in proximity to Colonel Talbot Road and Southdale Road, namely Southwinds PS, Talbot Village PS, Westfield PS, and Crestwood PS. Three of these pumping stations are temporary and two of these pumping stations are owned by private developers (Appendix B). The wastewater flow from these pumping stations is sent to the Oxford PCP for treatment, where there is additional capacity for growth. The Master Plan will evaluate consolidating and/or optimizing the existing pumping stations to improve operation costs and consider additional growth opportunities where practical.

#### **2. Conversion of the Southland Pollution Control Plant (PCP)**

In early 2011, the City engaged Stantec to complete the Southland PCP Municipal Class EA process. The challenge with the Southland PCP is that it has the highest wastewater treatment costs per cubic meter at \$2,483/m<sup>3</sup> versus the citywide plant average of \$183/m<sup>3</sup>. The objectives of the EA were to significantly reduce operational costs to service the existing non-growth sewershed area. The draft preferred option included converting the PCP into a pumping station and conveying the existing non-growth flows via a forcemain to the Wonderland PS. These flows would then be pumped to the Gordon Avenue sewer system and on to the Greenway Wastewater Treatment Plant.

The EA was put on hold until the SWAP was concluded. While the draft EA recommendations considered non-growth flows only, the Master Plan process will evaluate options for accommodating growth. Due to limited sanitary conveyance capacity within the Gordon Avenue trunk sewer system, it will be critical to consider other development areas within the Southwest Area Plan.

##### *Stakeholder consultation*

The Master Plan process will include two public participation meetings as well as meetings with individual stakeholders to gain insight and make efforts to accommodate short and long-term plans where possible.

##### *Consultant Appointment*

Stantec is recommended to complete the Master Plan study as it is to the financial advantage of the City. Stantec has completed the background work associated with the initial Southland PCP EA process, the design of the Wonderland PS and forcemain, as well as the 2003 Sanitary Servicing Master Plan. The work plans and fees have been reviewed by City staff and are deemed to be appropriate for this scope of work. As such, the appointment of Stantec would be in accordance with the City of London's Procurement of Goods and Services Policy, Section 15.2 (g).

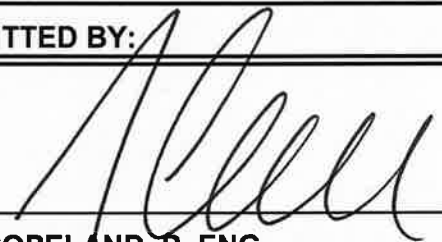
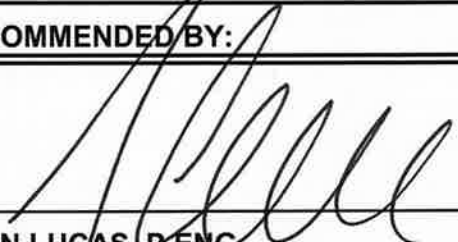

#### **Conclusions:**

The Southwest Area Sanitary Servicing Master Plan will evaluate two significant opportunities for improving operations costs and accommodating growth in the Lambeth, North Lambeth, North Talbot and Bostwick neighbourhoods; including the possibility of consolidating temporary pumping stations as well as evaluating the future operations of the Southland PCP. It is recommended to appoint Stantec to complete the Master Plan as they are the most familiar firm with sanitary servicing in the project area, and it is in the best financial interest to the City.

Agenda Item #	Page #
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**Acknowledgements:**

This report was prepared within the Wastewater and Drainage Engineering Division by Shawna Milanovic, P.Eng., Environmental Services Engineer in consultation with Scott Mathers, P.Eng., MPA, Manager of Development Finance.

<b>SUBMITTED BY:</b>	<b>RECOMMENDED BY:</b>
	
<b>TOM COPELAND, P. ENG. DIVISION MANAGER WASTEWATER AND DRAINAGE ENGINEERING</b>	<b>JOHN LUCAS, P. ENG. DIRECTOR OF WATER AND WASTEWATER &amp; TREATMENT</b>
<b>REVIEWED &amp; CONCURRED BY:</b>	
	
<b>JOHN BRAAM, P. ENG. MANAGING DIRECTOR ENVIRONMENTAL AND ENGINEERING SERVICES &amp; CITY ENGINEER</b>	

February 14, 2013

/scm

Attach: Appendix A – Sources of Financing  
Appendix B – Figures

c.c. Pat Shack, Budget Analyst  
Peter Christiaans, Director of Development Finance  
Geordie Gauld, Division Manager of Wastewater Treatment

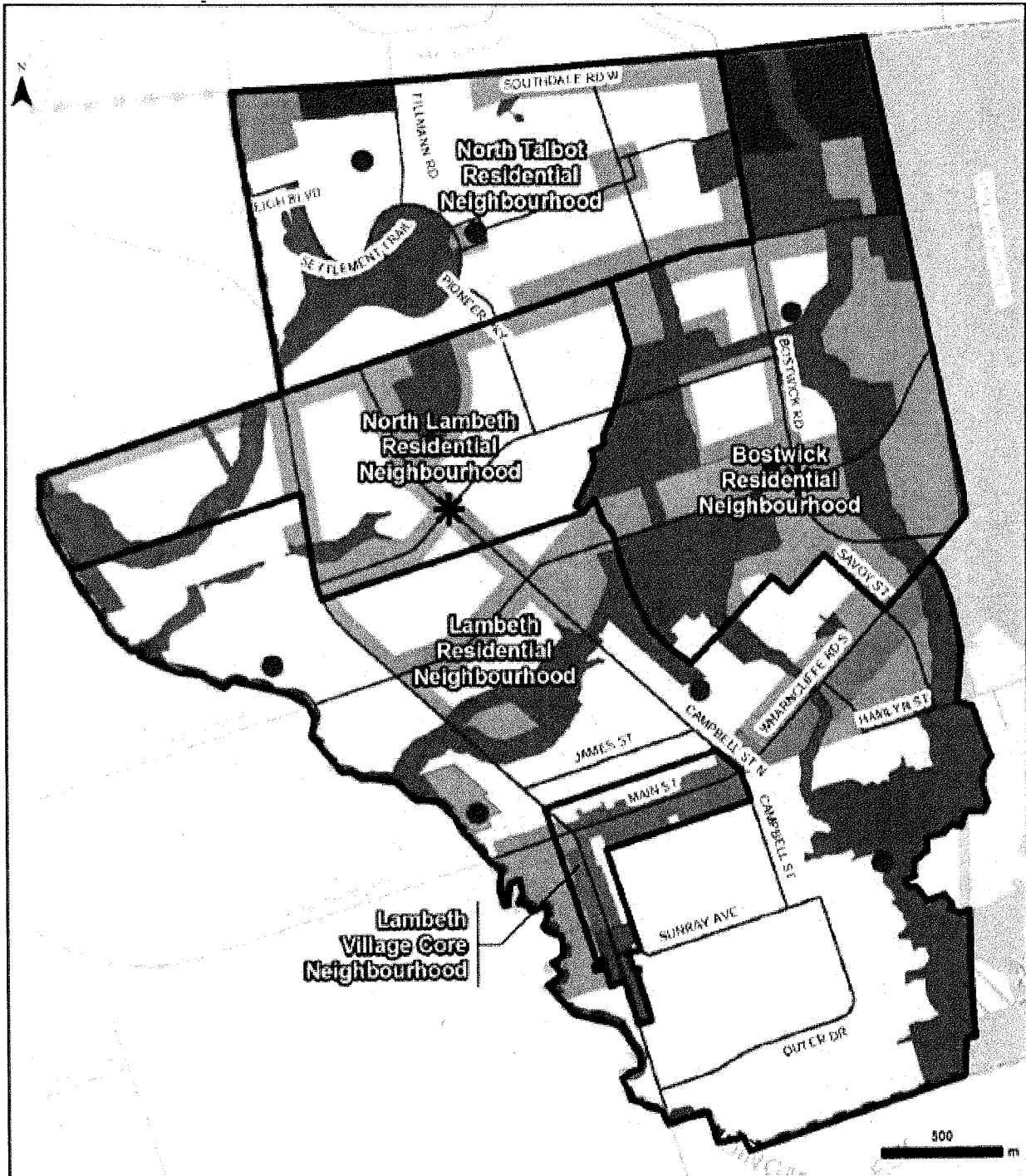
Agenda Item #	Page #

**APPENDIX A**  
**Sources of Financing**

Agenda Item # Page #

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**APPENDIX B**  
**Figures**



**Figure B1: Study Area**

Agenda Item #	Page #

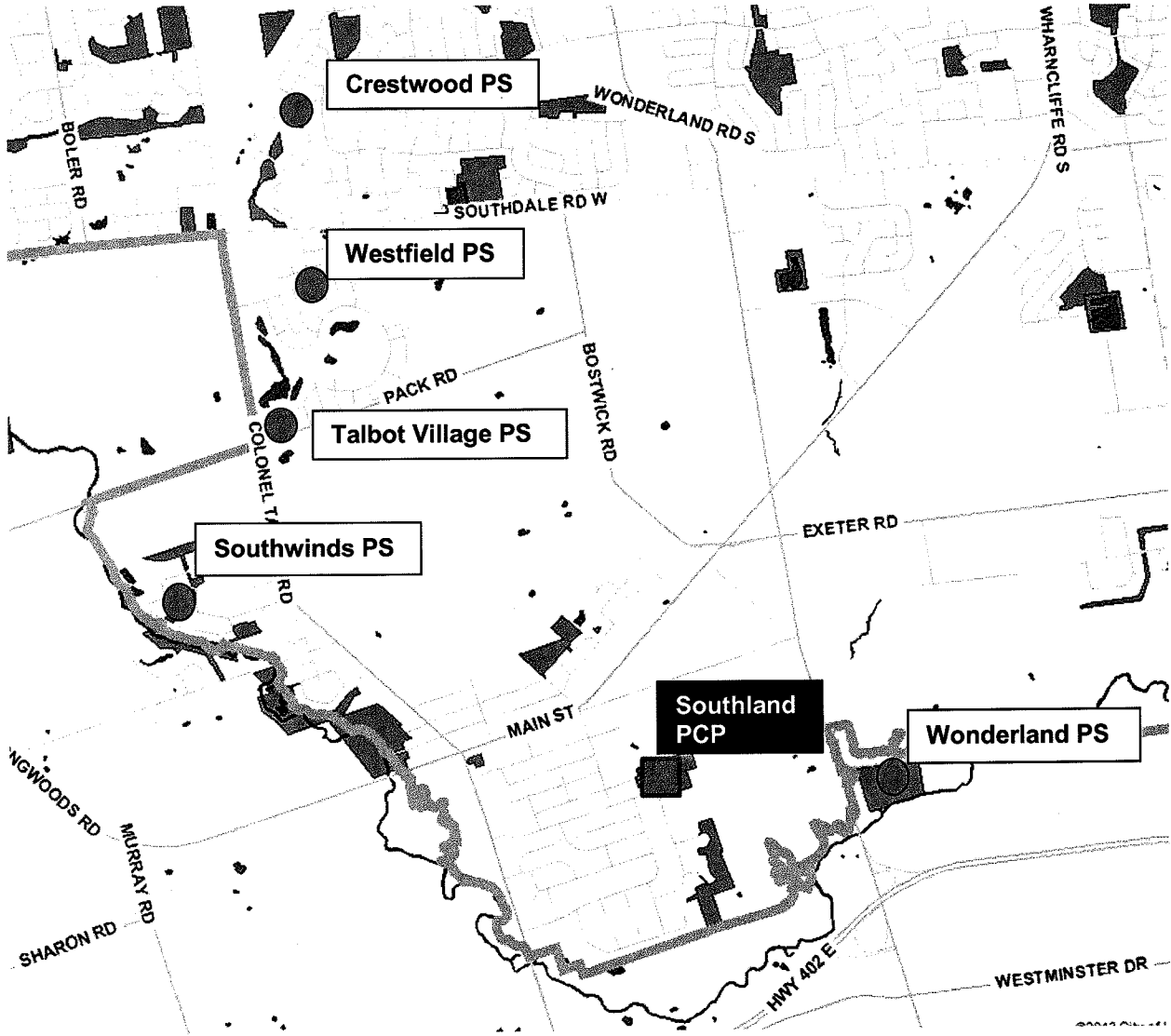


Figure B2: Existing Pumping Stations and Southland PCP

Chair and Members  
Civic Works Committee

February 14, 2013  
(Appoint Consulting Engineer)

**RE: Southwest Area Sanitary Servicing Master Plan  
Capital Project ES5260 - Lambeth Southland Servicing  
Stantec Consulting Ltd. - \$215,000 (excluding H.S.T.)**

**FINANCE DEPARTMENT REPORT ON THE SOURCES OF FINANCING:**

Finance Department confirms that the cost of this project can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Director of Water and Wastewater Engineering, the detailed source of financing for this project is:

<b><u>ESTIMATED EXPENDITURES</u></b>	<b><u>Approved Budget</u></b>	<b><u>This Submission</u></b>	<b><u>Balance for Future Work</u></b>
Engineering	\$350,000	\$218,784	\$131,216
<b>NET ESTIMATED EXPENDITURES</b>	<b><u>\$350,000</u></b>	<b><u>\$218,784</u></b> 1)	<b><u>\$131,216</u></b>
<b><u>SOURCE OF FINANCING:</u></b>			
Drawdown from Sewage Works Reserve Fund	\$16,300	\$10,189	\$6,111
Drawdown from City Services - Sewer Reserve Fund (Development Charges) 2)	333,700	208,595	125,105
<b>TOTAL FINANCING</b>	<b><u>\$350,000</u></b>	<b><u>\$218,784</u></b>	<b><u>\$131,216</u></b>

**Financial Note:**

1) Contract Price	\$215,000
Add: HST @13%	27,950
Total Contract Price Including Taxes	<u>242,950</u>
Less: HST Rebate	24,166
Net Contract Price	<u>\$218,784</u>

- 2) Development charges have been utilized in accordance with the underlying legislation and the Development Charges Background Studies completed in 2009.

JG



Alan Dunbar  
Manager of Financial Planning & Policy