

Report to Civic Works Committee

To: Chair and Members
Civic Works Committee

From: Kelly Scherr, P. Eng., MBA, FEC
Managing Director, Environmental & Engineering
Services & City Engineer

Subject: Contract Award: Tender RFT21-23
2021 Infrastructure Renewal Program and
Mornington Stormwater Management Pond Expansion

Date: April 20, 2021

Recommendation

That on the recommendation of the Managing Director, Environmental and Engineering Services and City Engineer, the following actions **BE TAKEN** with respect to the award of contracts for the Mornington Stormwater Management Pond Expansion Project:

- (a) the bid submitted by Bre-Ex Construction Inc. at its tendered price of, \$4,347,747.11, excluding HST, for the Mornington Stormwater Management Pond Expansion Infrastructure Renewal Project, **BE ACCEPTED**; it being noted that the bid submitted by Bre-Ex Construction Limited was the lowest of six bids received and meets the City's specifications and requirements in all areas;
- (b) The engineering fees for Stantec Consulting **BE INCREASED** to account for the additional contract administration days for the required oversight for the said project in accordance with the estimates, on file, to an upset amount of \$124,423.20, excluding HST, from \$633,183.39 to a total of \$757,606.59, in accordance with Section 15.2 (g) of the Procurement of Goods and Services Policy;
- (c) the financing for this project **BE APPROVED** as set out in the Sources of Financing Report attached, hereto, as Appendix A;
- (d) the Civic Administration **BE AUTHORIZED** to undertake all administrative acts that are necessary in connection with this project;
- (e) the approval given, herein, **BE CONDITIONAL** upon the Corporation entering into a formal contract, or issuing a purchase order for the material to be supplied and the work to be done, relating to this project (Tender RFT21-23); and,
- (f) the Mayor and City Clerk **BE AUTHORIZED** to execute any contract or other documents, if required, to give effect to these recommendations.

Executive Summary

Purpose

This report recommends the tender award of the 2021 Mornington Stormwater Management Pond Expansion and Infrastructure Renewal Program Project. The project includes reconstruction of Salisbury St, from Quebec St to Glasgow St, Glasgow St, from Salisbury St to Connaught Ave, and Connaught Ave, from Glasgow St to the west entrance of Mornington Park. The east end and the west end of the existing Mornington Stormwater Management Pond will be expanded, and the existing McCormick Water Reservoir will be decommissioned and filled in. A location map is included in Appendix 'B'.

Context

The project area has had historical basement flooding, sewer overflows, and capacity constraints related to the sanitary sewer system. Quebec Street, between Oxford Street and Dundas Street is underserved by aging sanitary and storm sewers and currently does not have a suitable stormwater outlet. The reconstruction of Salisbury Street, Glasgow Street and Connaught Avenue under the annual Infrastructure Renewal Program is required to provide future sewer network upgrades along Quebec Street and Oxford Street. This project also includes the removal of an obsolete drinking water reservoir located in McCormick Park.

Linkage to the Corporate Strategic Plan

The following report supports the Strategic Plan through the strategic focus area of “Building a Sustainable City” by ensuring:

- London’s infrastructure is built, maintained, and operated to meet the long-term needs of our community by replacing aged and failing infrastructure with new materials and sizing new infrastructure to accommodate future development;
- Londoners can move around the city safely and easily in a manner that meets their needs by incorporating cycling infrastructure and safety enhancements;
- London has a strong and healthy environment by incorporating stormwater management quantity and quality controls to protect downstream waterways;
- Improve London’s resiliency to respond to potential future challenges;
- Build infrastructure to support future development and protect the environment;
- Maintain or increase current levels of service; manage the infrastructure gap for all assets; and
- Protect and enhance waterways, wetlands, and natural areas.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

- Appointment of Consulting Engineers, Infrastructure Renewal Program, Civic Works Committee – July 14, 2019: Recommendation a)(i)
- Mornington Area Storm Drainage Servicing Class Environmental Assessment: Notice of Completion, Civic Works Committee – March 18, 2019
- Mornington Area Storm Drainage Servicing Environmental Assessment: Appointment of Consulting Engineer, Civic Works Committee – October 24, 2017

1.2 Mornington Storm Drainage EA

The City of London retained Stantec Consulting Ltd. to complete a Schedule B Municipal Class Environmental Assessment for the Mornington Area Storm Drainage Area that was finalized on April 4, 2019. The expansion of the existing Mornington stormwater management pond within McCormick Park was identified as the recommended solution to provide additional stormwater storage for the Quebec Street Sewer System. This additional capacity will allow for the future separation of combined sewers upstream in the drainage area, all to reduce overflows to the Thames River and mitigate basement flooding.

1.3 Water Reservoir Removal

Historically, the City of London had a well-based water distribution system, consisting of many well fields and several small water storage reservoirs to supply drinking water. Once connected to the Lake Huron Water Supply System in 1967, these wells became less and less needed. Several of the larger well fields remained in an active “emergency” use state, in which they could be called upon if needed. The last time this was the case was in 1988. Since then, through connecting to the Elgin Area Water Supply System, and with the construction of the Southeast Reservoir and Pumping Station, the “emergency” use of these wells was eliminated. Despite decommissioning of all the former water supply wells, the few small related underground storage reservoirs remained in place due to their innocuous impact and robust design. However, as time moves on, there is an inherent risk to leaving these structures in place. Since there is no effective use for these small, old reservoir structures, the formal decommissioning process is required to ensure ongoing public safety.

2.0 Discussion and Considerations

2.1 Project Description

The scope of construction for the Mornington Stormwater Management Pond Expansion Project includes:

- Expansion of the existing Mornington stormwater management pond;
- Removal of the McCormick Water reservoir (underground work to the east of existing pond);
- Watermain, sanitary and storm sewer replacement;
- Partial replacement of existing sewer private drain connections;
- Sidewalk replacement;
- Concrete curb replacement;
- New asphalt road surface; and,
- New plantings of native plant species planted along the banks of the new SWM facility and expanded park area to the west of the pond.

The area to the west will include an additional pathway loop with benches and additional plantings. Construction is expected to start in spring 2021 and anticipated to last until fall 2021.

2.2 Existing Road Conditions & Proposed Restoration

Connaught Street is presently an 8-metre-wide two-lane Neighbourhood Street with on-street parking which will only be impacted by construction approximately 160 metres on the westerly end of the road. Glasgow Street is presently a 7.75-metre-wide two-lane Neighbourhood Street which will be reduced to a 7.5 metre road width. Salisbury Street is presently a 6.5 metre wide single-lane Neighbourhood Street with a bus stop which will be widened to a 7.0 metre road width to improve bus travel safety. The boulevards are wide, ranging from 5 to 6 m, consisting of a variety of surfaces including grass, dirt, landscaped plantings, and hard surfaces. The asphalt, concrete, and catch basins are generally in poor condition and in need of replacement. Complete Streets has been considered on the impacted streets.

2.3 Public Engagement and Consultation

The Project Notice (letter #1) was mailed out to affected properties within and flanking the project design and construction limits dated August 21, 2020. Included with this Project Notice letter was a survey for residents to provide information on their property and input for consideration; 15 responses were received.

The project Pre-Construction Notice (letter #2) was mailed out to property owners that would be fronting or adjacent to the linear road construction portion of the works dated January 20, 2021. An additional Pre-Construction Notice letter was mailed out to properties that were not directly impacted by the road construction but may be impacted by the pond and park reconstruction and the decommissioning and removal of the water reservoir dated January 27, 2021. Included in this letter was an invitation for residents to view pre-recorded project information videos posted on the project webpage (<https://getinvolved.london.ca/mornington>). Topics covered by the presentations included timing of work, above ground and below ground scope of work, resident and business access impacts, and tree impacts.

Typically, the City would hold an in-person Project Update Meeting (PUM) for Infrastructure Renewal Program projects. Due to the COVID-19 pandemic, adjustments were made to ensure public safety and to follow restrictions on public gatherings. These pre-recorded project information videos were intended to convey the same information as would have been presented at an in-person PUM, with residents being able to contact the City's project manager directly with questions. To date, the City has received approximately a half-dozen inquiries from residents in response to the Mornington Pre-Construction Notice and posting of the project information videos, mainly dealing with individual property questions.

2.4 Environmental and Tree Impacts

An Environmental Impact Study (EIS) was completed by licenced ecologists and biologists to inventory and assess all wildlife and flora/fauna in the area in 2020. The EIS identifies a plan to ensure that the construction does not disrupt any Species at Risk and to ensure no harm comes to any animal or significant plant species. The EIS for McCormick Park identified several important species and features at the pond site and includes a full compensation plan to ensure the long-term sustainability of the natural features of the park area and its wildlife/flora/fauna.

In February 2021, there were 364 trees removed in preparation for the pond expansion and reservoir decommissioning. The EIS includes a plan to mitigate and compensate for the impacts to vegetation and tree removals. Ultimately, the goal is for the park area to be able to provide the drainage benefits determined by the Mornington Pond EA and for it to return to a high-quality naturalized park space following construction. To this end, the City has prepared a robust restoration/landscaping plan to re-naturalize the area and to create a walkable amenity space for the community to enjoy.

3.0 Financial Impact/Considerations

3.1 Tender Summary

Tenders for the Mornington Stormwater Management Pond Expansion and Infrastructure Renewal Project were issued on February 17, 2021 and closed on March 4, 2021. Six contractors submitted tender prices as listed below, excluding HST.

Table 1: Summary of submitted tender prices

Contractor	Company Name	Tender Price Submitted
1	Bre-Ex Construction Inc.	\$4,347,747.11
2	291 Construction Ltd.	\$4,924,879.14
3	Omega Contractors Inc.	\$4,982,545.62
4	J-AAR Excavating Limited	\$5,218,145.30
5	L-82 Construction Ltd.	\$6,228,458.92
6	Amico Infrastructure (Oxford) Inc.	\$6,673,692.45

All tenders have been checked by the Environmental and Engineering Services Department and Stantec Consulting Ltd. No mathematical errors were found. The results of the tendering process indicate a competitive process. The tender estimate just prior to tender opening was \$5.04 M excluding HST. This tender price also includes values for coordinated City and external utility works. All tenders include a contingency and allowances of \$500,000.

3.2 Consulting Services

Stantec Consulting Ltd. was awarded the detailed design of the Mornington Stormwater Management Pond Expansion Infrastructure Renewal Project by Council on July 21, 2020.

Due to the consultant's knowledge and positive performance on the detailed design, a proposal for contract administration was requested and the scope and fees were negotiated. Staff have reviewed the fee submission, including the time allocated to each project task, along with hourly rates provided by each of the consultant's staff members. That review of assigned personnel, time per project task, and hourly rates was consistent with other Infrastructure Renewal Program assignments of similar scope, noting that this assignment incorporates unique Stormwater Management Pond expansion and Water Reservoir Decommissioning elements.

The continued use of Stantec on this project for construction administration is of financial advantage to the City because the firm has specific knowledge of the project and has undertaken work for which duplication would be required if another firm were to be selected.

The City's construction administration requirement for the creation of record drawings following construction requires the reviewing professional engineer to seal the drawings based on field verification and ongoing involvement. This requirement promotes consultant accountability for the design. Consequently, the continued use of the consultant who created and sealed the design drawings is required in order maintain this accountability process and to manage risk.

3.3 Operating Budget Impacts

Additional annual sewer, water and SWM operating costs attributed to new infrastructure installation are summarized in the following table.

Table 2: Summary of annual operating cost increase

City Division	Rationale	Annual Operational Increase
Sewer Operations	Additional storm sewer and catch basins being constructed to new pond cell.	\$100

City Division	Rationale	Annual Operational Increase
Water Operations	Water reservoir is being removed and no additional watermains are being installed.	\$0
SWM Operations	Additional pond surface area to maintain, including trash removal and vegetation.	\$250
Total		\$350

Conclusion

Civic Administration has reviewed the tender bids and recommends Bre-Ex Construction Inc. be awarded the construction contract for the Mornington Stormwater Pond Expansion and Infrastructure Renewal Project at the submitted tender price of \$4,347,747.11 (including contingency, excluding HST).

Prepared by: Shawna Chambers, P. Eng., DPA, Division Manager
Stormwater Engineering

Submitted by: Scott Mathers, MPA, P. Eng., Director, Water,
Wastewater, Stormwater

Recommended by: Kelly Scherr, P.Eng., MBA, FEC, Managing Director,
Environmental & Engineering Services and City
Engineer

CC: P. Titus, D. Gough, C. Ginty, K. Chambers, A. Rozentals

Appendix 'A' – Sources of Financing

Appendix 'B' – Location Map

Appendix "A"

#21054

April 20, 2021
(Award Contract)

Chair and Members
Civic Works Committee

RE: Tender RFT21-23 2021 Infrastructure Renewal Program and Mornington Stormwater Management Pond Expansion
(Subledger WS21C001)

Capital Project ES241421 - Infrastructure Renewal Program - Sanitary Sewers

Capital Project ES254021 - Infrastructure Renewal Program - Stormwater Sewers and Treatment

Capital Project ES3220 - Wetland Restoration & SWM Treatment Enhancement

Capital Project EW3564 - McCormick Park Reservoir Demolition

Capital Project EW376521 - Infrastructure Renewal Program - Watermains

Bre-Ex Construction Inc. - \$4,347,747.11 (excluding HST)

Stantec Consulting - \$757,606.59 (excluding HST)

Finance and Corporate Services Report on the Sources of Financing:

Finance and Corporate Services confirms that the cost of this project can be accommodated within the financing available for it in the Capital Budget and that, subject to the approval of the Managing Director, Environmental and Engineering Services and City Engineer, the detailed source of financing is:

Estimated Expenditures	Approved Budget	Committed To This Date	This Submission	Balance for Future Work
ES241421 - Infrastructure Renewal Program - Sanitary Sewers				
Engineering	2,000,000	348,404	37,984	1,613,612
Construction	11,615,864	6,420,637	908,946	4,286,281
Construction (Utilities Share)	91,750	91,750	0	0
City Related Expenses	25,000	0	0	25,000
ES241421 Total	13,732,614	6,860,791	946,930	5,924,893
ES254021 - Infrastructure Renewal Program - Stormwater Sewers and Treatment				
Engineering	1,770,399	341,981	37,984	1,390,434
Construction	8,174,177	6,412,290	1,761,887	0
City Related Expenses	100,000	0	0	100,000
ES254021 Total	10,044,576	6,754,271	1,799,871	1,490,434
ES3220 - Wetland Restoration & SWM Treatment Enhancement				
Engineering	350,000	350,000	0	0
Construction	1,024,000	0	1,024,000	0
ES3220 Total	1,374,000	350,000	1,024,000	0
EW3564 - McCormick Park Reservoir Demolition				
Construction	250,000	0	219,903	30,097
EW376521 - Infrastructure Renewal Program - Watermains				
Engineering	2,500,000	287,211	50,645	2,162,144
Construction	13,719,930	6,801,367	509,531	6,409,032
EW376521 Total	16,219,930	7,088,578	560,176	8,571,176
Total Expenditures	\$41,621,120	\$21,053,640	\$4,550,880	\$16,016,600

Appendix "A"

#21054

April 20, 2021
(Award Contract)

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Civic Works Committee

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(Subledger WS21C001)

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 Bre-Ex Construction Inc. - \$4,347,747.11 (excluding HST)
 Stantec Consulting - \$757,606.59 (excluding HST)

Sources of Financing	Approved Budget	Committed To This Date	This Submission	Balance for Future Work
ES241421 - Infrastructure Renewal Program - Sanitary Sewers				
Capital Sewer Rates	9,140,864	4,519,041	946,930	3,674,893
Drawdown from Sewage Works Reserve Fund	2,250,000	0	0	2,250,000
Federal Gas Tax	2,250,000	2,250,000	0	0
Other Contributions (Utilities)	91,750	91,750	0	0
ES241421 Total	13,732,614	6,860,791	946,930	5,924,893
ES254021 - Infrastructure Renewal Program - Stormwater Sewers and Treatment				
Capital Sewer Rates	820,480	820,480	0	0
Drawdown from Sewage Works Reserve Fund	6,974,096	3,683,791	1,799,871	1,490,434
Federal Gas Tax	2,250,000	2,250,000	0	0
ES254021 Total	10,044,576	6,754,271	1,799,871	1,490,434
ES3220 - Wetland Restoration & SWM Treatment Enhancement				
Drawdown from Sewage Works Reserve Fund	1,374,000	350,000	1,024,000	0
EW3564 - McCormick Park Reservoir Demolition				
Drawdown from Capital Water Reserve Fund	250,000	0	219,903	30,097
EW376521 - Infrastructure Renewal Program - Watermains				
Capital Water Rates	11,672,800	6,452,058	560,176	4,660,566
Drawdown from Capital Water Reserve Fund	3,910,610	0	0	3,910,610
Federal Gas Tax	636,520	636,520	0	0
EW376521 Total	16,219,930	7,088,578	560,176	8,571,176
Total Financing	\$41,621,120	\$21,053,640	\$4,550,880	\$16,016,600
Financial Note: Construction				
Contract Price	ES241421 \$893,225	ES254021 \$1,731,414	ES3220 \$1,006,289	EW3564 \$216,100
Add: HST @13%	116,119	225,084	130,818	28,093
Total Contract Price Including Taxes	1,009,344	1,956,498	1,137,107	244,193
Less: HST Rebate	-100,398	-194,611	-113,107	-24,290
Net Contract Price	\$908,946	\$1,761,887	\$1,024,000	\$219,903

Appendix "A"

#21054

April 20, 2021
(Award Contract)

Chair and Members
Civic Works Committee

RE: Tender RFT21-23 2021 Infrastructure Renewal Program and Mornington Stormwater Management Pond Expansion
(Subledger WS21C001)

Capital Project ES241421 - Infrastructure Renewal Program - Sanitary Sewers
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Capital Project EW376521 - Infrastructure Renewal Program - Watermains
Bre-Ex Construction Inc. - \$4,347,747.11 (excluding HST)
Stantec Consulting - \$757,606.59 (excluding HST)

Financial Note: Construction continued	EW376521	Total
Contract Price	\$500,719	\$4,347,747
Add: HST @13%	65,093	565,207
Total Contract Price Including Taxes	565,812	4,912,954
Less: HST Rebate	-56,281	-488,687
Net Contract Price	\$509,531	\$4,424,267

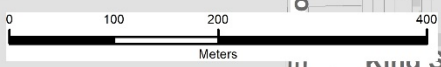
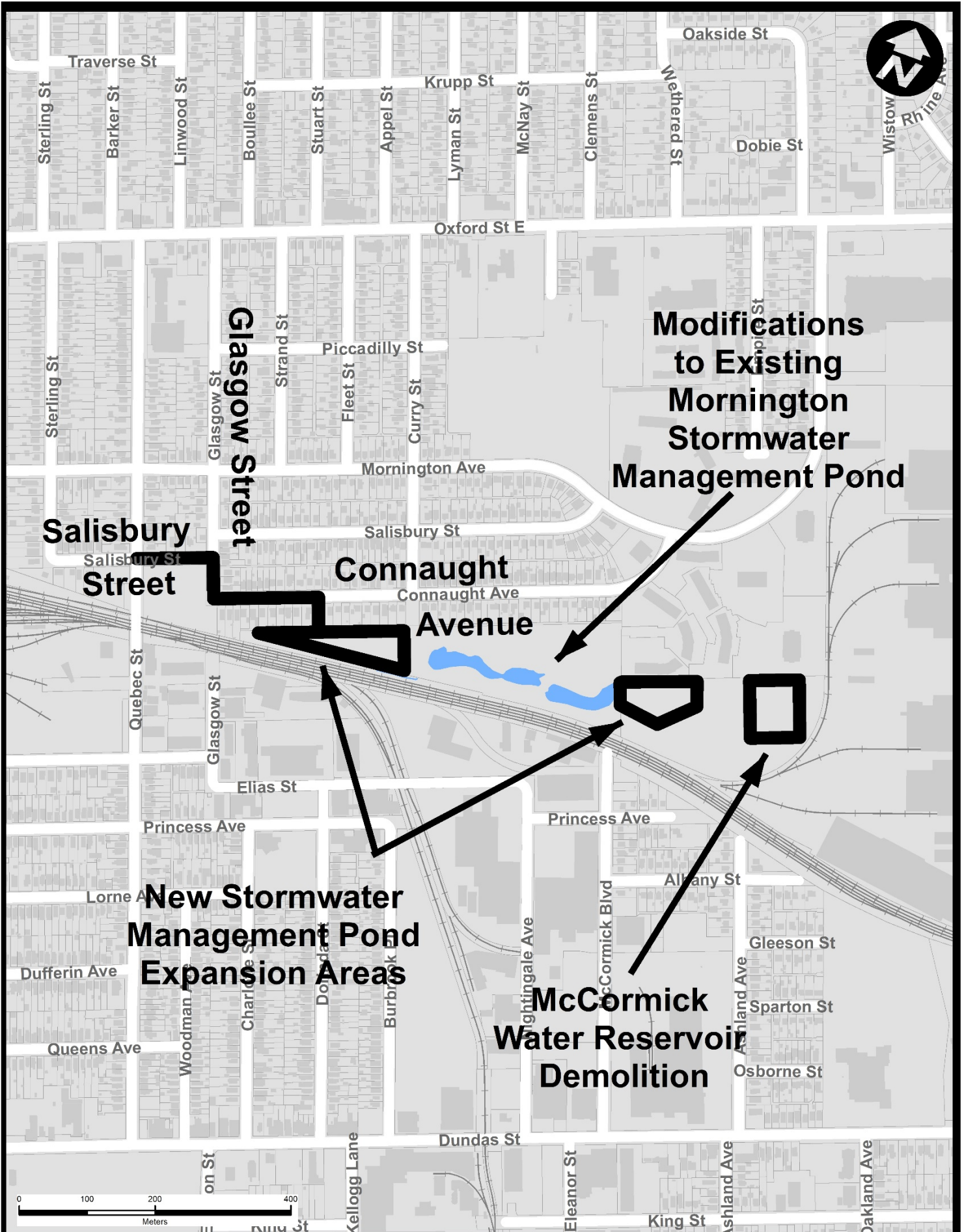
Financial Note: Engineering	ES241421	ES254021	EW376521	Total
Contract Price	\$0	\$0	\$0	\$757,607
Less Amount Previously Approved	0	0	0	633,184
Contract Price	37,327	37,327	49,769	124,423
Add: HST @13%	4,853	4,853	6,470	16,176
Total Contract Price Including Taxes	42,180	42,180	56,239	140,599
Less: HST Rebate	-4,196	-4,196	-5,594	-13,986
Net Contract Price	\$37,984	\$37,984	\$50,645	\$126,613

Total Construction and Engineering **\$4,550,880**

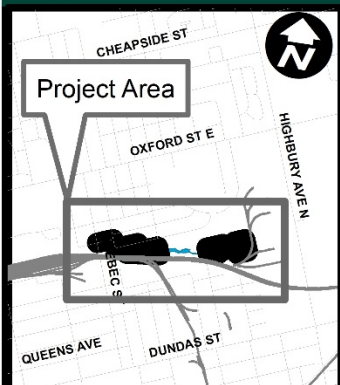
Note 1: There will be additional annual operating costs of \$100 for Sewer Operations and \$250 for SWM Operations.

Jason Davies
Manager of Financial Planning & Policy

jg



LOCATION MAP



**2021 Infrastructure Renewal Program
Contract 11**

- Salisbury Street from Quebec Street to Glasgow Street
- Glasgow Street from Salisbury Street (west leg) to Connaught Avenue
- Connaught Avenue from Glasgow Street to McCormick Park entrance approximately 140m west of Curry Street
- Modifications to Existing Mornington Stormwater Management Pond
- New Stormwater Management Pond Expansion
- McCormick Water Reservoir Demolition

Project Area

Map Produced by
the Sewer
Engineering
Division
February 18 2021 CM



London
CANADA

300 Dufferin Avenue,
PO Box 5035
London, Ontario
N6A 4L9
www.London.ca