

Report to Civic Works Committee

To: Chair and Members
Civic Works Committee

From: Kelly Scherr, P.Eng., MBA, FEC
Deputy City Manager, Environment & Infrastructure

Subject: London Psychiatric Hospital Lands Stormwater Management
Facility: Engineering Consultant Award

Date: May 10, 2022

Recommendation

That, on the recommendation of the Deputy City Manager, Environment & Infrastructure, the following actions **BE TAKEN** with respect to RFP2022-017 London Psychiatric Hospital Stormwater Management Facility Consulting Engineering Services:

- (a) Stantec Consulting Ltd. **BE APPOINTED** Consulting Engineers to complete the functional design, detailed design, inspection, and general construction administration for the London Psychiatric Hospital Lands Stormwater Management Facility with the estimate, on file, at an upset amount of \$558,376.44 including 15% contingency and provisional items, excluding HST, in accordance with Section 15.2(d) of the City of London's Procurement of Goods and Services Policy.
- (b) the financing for this project **BE APPROVED** as set out in 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 project; and,
- (e) the Mayor and the City Clerk **BE AUTHORIZED** to execute any contract or other documents, if required, to give effect to these recommendations.

Executive Summary

Purpose

This report seeks Council approval for Stantec Consulting Ltd. to complete the functional design, detailed design, inspection, and general construction administration for the London Psychiatric Hospital (LPH) Stormwater Management Facility (SWMF) in accordance with the City's Procurement of Goods and Services policy and the City of London's 'Just-In-Time' policy within the subdivision development process.

Context

The LPH SWMF is a 100% Development Charges funded project that will be built in accordance with the Growth Management Implementation Strategy and Just-in-Time policy to provide stormwater servicing to the LPH lands Secondary Plan in east London. The SWMF is an essential component and the preferred option identified in the London Psychiatric Hospital Lands Stormwater Servicing Municipal Class Environmental Assessment (Stantec, 2011) (EA), which will service approximately 61.4 hectares of future residential, commercial, and institutional development lands.

Linkage to the Corporate Strategic Plan

This project supports the 2019-2023 Strategic Plan through the following: Building a Sustainable City, build infrastructure to support future development and protect the environment, Improve London's resiliency to respond to future challenges, and maintain or increase current levels of service; manage the infrastructure gap for all assets.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

- Built and Natural Environment Committee, October 3, 2011 – Notice of Completion and Acceptance of the Psychiatric Hospital Lands Municipal EA Study, Schedule 'B' for Storm/Drainage and SWM Servicing Works (Stantec, 2011)

2.0 Discussion and Considerations

2.1 Discussion

The LPH lands are situated east of Highbury Avenue, south of Oxford Street, and north of Dundas Street in the Pottersburg Creek sub-watershed. The area is bounded to the east corner by residential development and the Salvation Army Children's Village and bounded to the west by existing industrial development. The southern portion of the site is severed from the remainder of the site by a Canadian Pacific (CP) Rail Corridor and the Southeast corner of the site is adjacent to the Canadian National (CN) Railway (See Appendix 'B').

The recommended alternative resulting from the EA is a wet pond located at the southeast corner of the site. The SWMF is to receive runoff from 61.4 ha of new mixed use development area. The proposed SWMF is to be designed to meet the stormwater management control criteria presented in the Pottersburg Creek Subwatershed Study and in accordance with the EA (Stantec, 2011). Due to updates in provincial and City policies, additional stormwater management strategies will be considered which includes permanent private systems within medium and high-density blocks and a combination of dry pond and oil-grit-separators to provide stormwater management controls to the right-of-way and single-family lots.

The stormwater management pond outlet will convey water through an existing storm sewer that is located at the southeast corner of the former LPH lands and conveys runoff to Pottersburg Creek. The City has completed a critical erosion threshold analysis for Pottersburg Creek to ensure that post development design flows from the stormwater facility do not exacerbate erosion in the creek.

In addition, the alignment of the SWMF outlet traverses the CP Rail corridor and the CN rail corridor and will require consultation and possibly approvals from both rail lines. This assignment will also evaluate the need to safely conveyance (or control/attenuate) the 250-year storm event in accordance with all requirements of the CP and CN Railway due to proximity to the facility to rail tracks.

3.0 Financial Impact/Considerations

The engineering consultant selection procedure for this assignment utilized a competitive Request for Proposal process in accordance with Section 15.2(d) of the Procurement of Goods and Services Policy. Three qualified engineering firms from the City's pre-approved consultant list were invited to submit a formal proposal to undertake the functional design, detailed design, inspection, and general construction administration for the LPH SWMF and two firms submitted proposals.

The evaluation of each consultant proposal focused on the understanding of project goals, experience on directly related projects, project team members, capacity, and qualifications, and overall project fee. The submitted fee includes a 15% contingency amount along with the following provisional items:

- \$30,000 – Stage 3 Archaeological Assessment
- \$50,000 – Stage 4 Archaeological Assessment
- \$3,500 – Additional engagement with First Nations
- \$15,082 – Additional 100 hours of Contract Administration

The provisional items add up to nearly \$100,000; however, depending on the findings of the Stage 1 and 2 Archeological Assessment, it may not be necessary to spend \$80,000 of this amount. Based on a review of the submitted proposals, it is recommended that Stantec Consulting Ltd. be authorized to carry out the to complete the functional design, detailed design, inspection, and general construction administration for the LPHSWMF.

Conclusion

The London Psychiatric Hospital Lands Stormwater Management Facility is an essential component of servicing the London Psychiatric Hospital Secondary Plan Subdivision Development. The timely construction of the facility will provide reliable stormwater management servicing to support growth in the City.

It is recommended to appoint Stantec Consulting Ltd. to complete the functional design, detailed design, inspection, and general construction administration for the LPH Stormwater Management Facility in accordance with Section 15.2(d) of the City's Procurement of Goods and Services Policy.

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

Submitted by: **Aaron Rozentals, P.Eng., GDPA, Acting Director, Water, Wastewater, & Stormwater**

Recommended by: **Kelly Scherr, P. Eng., MBA, FEC
Deputy City Manager, Environment & Infrastructure**

Attachments: Appendix 'A' – Source of Financing
Appendix 'B' – Location Map

CC: John Freeman
Gary MacDonald
Alan Dunbar
Jason Davies
Aimal Shinwari
Paul Titus