



**ENGINEERING AND OPERATIONS DEPARTMENT
ENGINEERING DIVISION**

Report Number: 2015-181

Date: October 13, 2015

**SUBJECT: SITE SERVICING OF EASTSIDE EMPLOYMENT LANDS (SSESEL)
PROGRESS UPDATE**

1) PURPOSE

This report is prepared by Jim Hupponen, Manager of Engineering Services under the direction of Ron Hanson, Director of Engineering and Operations. The purpose of the report is to inform Council of the progress of Project 2014-05, Site Servicing of East Side Employment Lands (SSESEL) and to obtain approval for additional consultant fees.

2) HISTORY, BACKGROUND, COUNCIL POLICY, PRACTICES

As Council will recall at the May 12, 2014 Regular Council Meeting, Engineering and Operations Department, Engineering Division Report #2014-15 was presented with and approved the following Recommendation as amended:

- A) That the Council of the City of Port Colborne award the Request for Proposal – Qualification of Consulting Services for Site Servicing of East Side Employment Lands Project to AECOM Canada Ltd. of St. Catharines, Ontario for the total proposed price including Additional Services of \$381,628 plus applicable taxes.***
- B) AND THAT the project be debentured in the amount of \$381,326 excluding taxes through the Infrastructure Ontario Loan Program for a period of 30 years.***
- C) AND THAT the appropriate By-law, whereby the City enters into an Engineering Agreement, be prepared and submitted for execution by the Mayor and City Clerk.***

The East Side Employment Lands designated as Site #4, are generally bounded by Concession #3 to the north, Highway #140 to the east, the Welland Canal to the west and Second Concession to the south.

Upon award of the Request for Proposal to AECOM Canada Ltd., Staff initiated the project in late May 2014 to begin the design process for the servicing of the East Side Employment Lands.

3) STAFF COMMENTS AND DISCUSSIONS

City Staff has been working closely with AECOM Canada Ltd. since May 2014 and have developed preliminary designs for the roadway, watermain, sanitary and drainage services required to prepare the East Side Employment Lands for future development.

City Staff have sent out Requests for Permission to all property owners located within the Site #4 boundary with limited success. For the properties that the City has received permission from, AECOM has completed investigative works to determine soil conditions and other environmental details required to determine the development potential of Site #4.

During the summer of 2015, AECOM received comments from the Region of Niagara regarding possible service connections. The Region has advised that the previously proposed alignment of the sanitary forcemain is not preferred as there is not enough capacity at the Clarke Street Pumping Station and that the forcemain should be connected to either the East Side Pumping Station or directly to the Seaway Treatment Plant. Based on the comments received, AECOM in conjunction with City Staff are recommending that the watermain and sanitary sewer be placed within the existing City-owned railway corridor in order for the sanitary forcemain to connect directly to the Seaway Treatment Plant. This will potentially reduce the costs for servicing the Site #4 lands by approximately \$0.5 million.

In response to this information received from the Region of Niagara, City Staff requested AECOM provide a change of scope fee estimate to complete the design of this new service alignment along the railway corridor. AECOM's change of scope fee estimate was sent to City Staff in September 2015 with an amount of approximately \$59,860 (excluding taxes) in additional fees. Staff has reviewed the proposed additional fee and recommend the acceptance of this additional fee as Staff agree that this new service alignment has potential for construction cost savings.

4) OPTIONS AND FINANCIAL CONSIDERATIONS:

a) Do nothing.

This would leave the current service alignment in place and no potential cost savings would be expected.

b) Other Options

- As recommended in this report, approve the additional fees for AECOM Canada Ltd. to prepare the detailed design for the new service alignment along the City-owned railway corridor for an additional \$59,860. **(Recommended)**
- Council could cancel the agreement with AECOM Canada Ltd. and stop any further design work for the servicing of the Site #4 Employment Lands. (Not recommended)
- Council could cancel the agreement with AECOM Canada Ltd. and direct Staff to complete the detailed design for the servicing of the Site #4 Employment Lands. (Not recommended)

5) COMPLIANCE WITH STRATEGIC PLAN INITIATIVES

- 2011 Strategic Planning Session: Engineering & Operations
 - Council has received a final report analyzing possible available lands under its Industrial Lands Servicing Initiative including a determination of possible preferred sites. Future reports on servicing of these potential sites will be dictated by new development interests that identify these sites for use. (P. 12 2011 Strategic Planning Report)

6) ATTACHMENTS

None.

7) RECOMMENDATION

A. That the Council of the City of Port Colborne approve the additional proposed fee from AECOM Canada Ltd. of \$59,860 plus applicable taxes;

B. And that the project debenture be increased to \$441,186 excluding taxes;

C. And that the existing Contract Agreement for AECOM Canada Ltd. be amended to reflect the change in the upset limit to \$441,186.

8) SIGNATURES

Prepared on September 30, 2015 by:

Reviewed by:

10/6/2015

10/6/2015

X 

X 

Jim Huppunen, A.Sc.T.
Manager of Engineering Services
Signed by: Carrie McIntosh

Ron Hanson, C.E.T.
Director of Engineering & Operations
Signed by: Carrie McIntosh

Reviewed by:

Reviewed and Respectfully Submitted:

10/6/2015

10/6/2015

X 

X 

Peter Senese
Director of Corporate and Community Services
Signed by: Carrie McIntosh

Scott Luey
Chief Administrative Officer
Signed by: Carrie McIntosh