



STAFF REPORT

<u>Department/Function:</u>	Public Works
<u>Chair:</u>	Mayor Warnock
<u>Meeting Date:</u>	October 26, 2016
<u>Report No:</u>	PW-2016-87
<u>Report Title:</u>	Grandview Beach and Paradise Point Consultants Short List and Status

RECOMMENDATION:

That report PW-2016-87 regarding the short-listing of consultants and the status of the Grandview Beach and Paradise Point servicing be received;

And whereas, further to the requirements of the purchasing by-law, Council must authorize procurement that is limited to short-listed firms;

The following consultants are short-listed to respond to the request for proposals for the detailed design of the water system for Grandview Beach and Paradise Point:

- C.C. Tatham and Associates
- J.L. Richards and Associates
- AECOM;

And that a proposal for the pre-design, geotechnical work be solicited from Golder Associates;

And that pre-qualification of general contractors be undertaken by the selected design consultant.

INTRODUCTION/BACKGROUND:

This report provides an update on various aspects of the Grandview Beach and Paradise Point servicing issue and provides recommendations on consultant selection related to the upcoming design assignment.

Schedule B Class Environmental Assessment

On July 6, 2016 the Minister of Environment and Climate Change advised that the Township could proceed with the recommended solution of the study. The Township was required to report on further public consultation prior to any construction activity. Council did not commit to construction at that time, but directed that the immediate term, interim actions commence and that the preliminary design activities should be initiated.

Immediate Term, Interim Actions

There were four immediate term, interim actions identified. These included:

1. Implementation of backflow prevention - it is anticipated that the by-law will be ratified by Council on October 26, 2016.
2. Provision of private well and septic system fact sheets - these have been prepared. The distribution of these has not been scheduled.
3. Increased access for private well water sample testing - this has been reviewed and it is anticipated that test bottles will be made available at various Township locations and a test bottle distribution provided to individual properties in Grandview Beach and Paradise Point.
4. Pursue funding from senior levels of government - Council has approved direction to pursue the Ontario Community Infrastructure Fund (OCIF) top-up grants (application was submitted October 21, 2016) and Clean Water and Wastewater Fund (CWWF) allocation (to be submitted by October 31, 2016).

The Health Unit and SSEA have assisted in these activities.

Boil Water Order

The Health Unit issued a Boil Water Order for the seasonal system on September 1, 2016. The Township recently responded with our actions to date and noted that we will apply for the Order to be lifted as soon as chlorine residual is demonstrated when the seasonal system is commissioned in the spring. The elimination of potential backflow is essential for the Health Unit to consider lifting the Order.

Geotechnical Evaluation

In the past some geotechnical work had been completed. This established location of the bedrock in many locations. Further to the preliminary design work that is on-going, a terms of reference is being developed for additional investigations. This will include evaluation of constructability related parameters. Given the urgent timelines it is proposed that this work be expedited.

Preliminary Design Work

J.L. Richards and Associates is assisting with the preliminary design work and advancing a more reliable cost estimate for the entire servicing project as per the recommendations of the Class Environmental Assessment. This includes the geotechnical work noted above.

Detailed Water System Design

With the funding that is available it is essential that we proceed with detailed design for the water system such that work can proceed in 2017.

Property Owner Costs

Related to the provision of year round water, there are two types of possible cost for the property owners. On-property costs will include adjustments to plumbing, connection to the municipal water service at the property line, and, in some cases well decommissioning. For properties that were not connected to the seasonal system there will also be the connection charge related the treatment plant and possibly a frontage charge. These issues will be the subject of a future staff report. Again, this is likely to follow some of the pre-design work currently being undertaken.

Decision on Detailed Sewer Design and Medium Term, Interim Actions

The issues around provision of a municipal wastewater collection system for the area will be the subject of a future report. That report will likely follow the preliminary design work and costing that is being completed now.

Following consideration of that report, Council will likely decide if sewer servicing is likely to proceed in the near term or be deferred for a considerable length of time. If there is to be significant deferral, the remaining medium term, interim actions will need to be implemented. The first medium term, interim action (if immediate funding for the whole project was not forthcoming) was to construct year round water servicing. The other medium term, interim actions focused on septic re-inspection and monitoring-based septic system assessment.

Fee Relief

It is anticipated that Council will approve some water fee relief for those affected by the Boil Water Order at the meeting on October 26, 2016.

Natural Gas

Generally, there is natural gas service in the Grandview Beach area. However, on the Paradise Point side of First Avenue there is natural gas service for only a small part of Patterson Boulevard. Some residents have enquired about the possibility of natural gas servicing being provided as part of a joint project with the Township. We have made contact with Enbridge on this but have not yet explored it in detail.

ANALYSIS:

Detail Design

For large consulting assignments the Township generally issues a request for expressions of interest. From that three consultants are usually chosen to respond in detail to the request for proposals (RFP). This encourages quality submissions in response to the RFP and ensures that the firms are qualified for the assignment.

For Grandview Beach and Paradise Point water system design there is an urgency to be tender-ready early in 2017. This is driven by the need to address deficiencies in the current seasonal system and to meet the requirements of the Ontario Community Infrastructure Fund (OCIF) and the Clean Water and Wastewater Fund (CWWF). The OCIF requires that funds be used for construction in 2017 and 2018 and the CWWF requires that funds be spent by March of 2018.

To shorten the procurement cycle there are three options: issue a general RFP; create a short-list based on previous requests for expressions of interest; and, sole source the assignment to J.L. Richards and Associates.

In this case, it is recommended that the request for expressions of interest step be eliminated and that the RFP for the design assignment be sent to the three firms which submitted proposals for the Environmental Assessment. The recommended firms are:

- C.C. Tatham and Associates
- J.L. Richards and Associates
- AECOM.

Geotechnical Investigation

There is a need to complete further geotechnical investigation prior to the detailed design work. A big part of this assignment is the assessment of rock characteristics related to construction approaches. This is important both for the design work and for the information of construction firms preparing tender bids.

This work will build on the work completed in the area for earlier assignments. All of the earlier work was completed by Golder Associates. To expedite the work and ensure continuity, it is recommended that Golder be sole sourced to provide a proposal. J.L. Richards and Associates has done the preliminary work on the scope of this assignment and the RFP could be issued immediately with a short response deadline. Such a short response deadline would not be realistic for an RFP issued to firms not previously involved.

General Contractors

Given the complex nature of the proposed construction project it is in the Township's interest to pre-qualify general contractors. This has been done by the Township for the recent Tay Area Water Treatment Plant and Victoria Harbour Wastewater Treatment Plant projects.

SUSTAINABILITY PLAN:

This report does not have a direct connection to the Township's Sustainability Plan.

FINANCIAL/BUDGET IMPACT:

While this report does not have a specific financial impact some general costs are provided below.

From our funding application the construction cost (excluding HST) is around \$6,300,000. The design and contract administration cost is typically about 15% or \$940,000.

The geotechnical assignment will be in the range of \$25,000 to \$50,000.

CONCLUSION:

The Township is hoping to take advantage of one-time, federal stimulus funding; and, provincial, health issue, top-up funding by constructing a year round water distribution system for Grandview Beach and Paradise Point. There are tight deadlines associated with this so it is recommended that the procurement cycle be shortened in some areas. In addition, due to the complexity of the construction, it is recommended that a short-list be developed for general contractors.

Date Prepared: October 26, 2016

Prepared by:

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