



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Growth Management Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	December 3, 2019
SUBJECT/REPORT NO:	Request for Access to DC Reserve “110352 Storm – Separated Sewer System” to fund Mewburn Pond (PED19216) (Ward 8)
WARD(S) AFFECTED:	Ward 8
PREPARED BY:	Sally Yong-Lee (905) 546-2424 Ext. 1428
SUBMITTED BY:	Tony Sergi Senior Director, Growth Management Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION(S)

- (a) That the budget for Capital Project “5181580586 SWMF H-24 Mewburn Pond” be increased approximately \$4.3 M (Planning and Procurement are currently negotiating with the low bid to minimize the increase required, as per policy 5.3 (4)) to be funded from DC Reserve “110352 Storm – Separated Sewer System”.
- (b) That Contract C15-26-19 (PED) – Mewburn Neighbourhood Stormwater Management Facility be awarded to Rankin Construction Inc. at a negotiated bid price.

EXECUTIVE SUMMARY

A Master Servicing study was completed in 2004 for the Mewburn and Sheldon Neighbourhoods following the Municipal Engineers Association’s Class Environmental Assessment Master Planning Process (Class EA). The study addressed both sanitary and stormwater requirements while integrating planning initiatives such as the proposed land uses and roads.

The study recommended two (2) centralized stormwater management ponds for water quality, quantity and peak flow control. One pond was proposed within the William

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Connell Park (west side of West 5th) and was constructed with the development of the Park in 2018.

The second pond, on the east side of West 5th Street, was tendered (Contract No. C15-26-19 (PED)) and closed with the submission of two (2) compliant bids. The tendered project cost is higher in comparison with average stormwater management pond benchmark costs; however, the bid is competitive as there is a 6.9% difference in bid prices.

Planning and Procurement are currently negotiating with the low bid to minimize the increase required, as per policy 5.3 (4). In order to award the tender, an increase is required to Capital Project “5181580586 SWMF H-24 Mewburn Pond” of approximately \$4.3 M.

Alternatives for Consideration – See Page 4

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: In order to award the tender, an increase is required to Capital Project “5181580586 SWMF H-24 Mewburn Pond” of approximately \$4.3 M. The current budget of Capital Project “5181580586 SWMF H-24 Mewburn Pond” is \$2.13 M.

The pond is eligible to be 100% funded from DC Reserve “110352 Storm – Separated Sewer System”. The current balance in the reserve is only \$0.4 M. Through the 2019 DC Background Study staff was directed to split the DC calculation for the storm service between the combined sewer system and the separated sewer system. The previously used citywide “110304 Storm DC Reserve”, which will be phased out and allocated to the new combined and separated storm reserves in a future report by Finance staff, has over \$15 M once all reserve commitments are accounted for.

Staffing: N/A

Legal: N/A

HISTORICAL BACKGROUND

A Master Servicing study was completed in 2004 for the Mewburn and Sheldon Neighbourhoods following the Municipal Engineers Association’s Class Environmental Assessment Master Planning Process (Class EA). The study addressed both sanitary and stormwater requirements while integrating planning initiatives such as the proposed land uses and roads.

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The study recommended two (2) centralized stormwater management ponds for water quality, quantity and peak flow control to minimize downstream flooding while matching the available pipe capacity of the existing storm sewer on Upper James Street. The first stormwater management pond located on the west side of West 5th Street was integrated within the William Connell Park and constructed in 2018. The second Mewburn stormwater management pond is required to complete the stormwater management for the entire development area.

The Mewburn stormwater pond was tendered (Contract No. C15-26-19 (PED)) and closed with the submission of two (2) compliant bids. The tendered project cost is higher in comparison with average stormwater management pond bench mark costs; however, the bid is competitive as there is a 6.9% difference in bid prices.

Planning and Procurement are currently negotiating with the low bid to minimize the increase required, as per policy 5.3 (4).

The City currently has a number of Draft Approved applications that are actively being considered for development that would require this pond including Eden Park Estates Phase 2, Sheldon's Gate, 1125 West 5th Street, and 1155 West 5th Street.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

N/A

RELEVANT CONSULTATION

The following City Departments/Division was consulted in the development of this report:

- Corporate Services – Financial Planning, Administration & Policy, Capital Budgets were consulted with respect to identification of a funding source.
- Corporate Services - Financial Services and Taxation, Procurement were consulted with respect to adherence to the Procurement Policy.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The cost of the Mewburn stormwater pond cost, as tendered is higher in comparison with average stormwater management pond bench mark costs and is attributed to:

- a) Removal of rock;
- b) Relocation of a sanitary sewer that currently traverses through the pond;

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- c) Removal of excess soil off site. Surplus fill material is generally absorbed within the development lands when a pond is constructed as part of a Plan of Subdivision;
- d) Extension of the existing 1500 mm diameter storm sewer to the pond outlet structure; and,
- e) Confined working corridor which affects productivity.

The low bid is competitive with a 6.9% price difference to the next bid.

ALTERNATIVES FOR CONSIDERATION

Should Council not wish to approve the recommendation made in this Report for additional funds needed to award tender C15-26-19 (PED) – Mewburn Neighbourhood Stormwater Management Facility tender will be cancelled. The project will be deferred, and additional funding will be requested as part of the 2021 Capital Budget process. The project will be re-tendered in 2021.

This alternative is not recommended as this will result in delays in allowing new development to proceed in both the Sheldon and Mewburn neighbourhoods.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

Healthy and Safe Communities

Hamilton is a safe and supportive city where people are active, healthy, and have a high quality of life.

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

APPENDICES AND SCHEDULES ATTACHED

N/A

SYL:sd