



City of
Peterborough

To: **Members of the General Committee**

From: **Cynthia Fletcher**
Commissioner of Infrastructure and Planning Services

Meeting Date: **July 20, 2020**

Subject: **Report IPSENG20-028**
Pre-commitment of Funds and Amendment of Contract for
the Internal Servicing of Cleantech Commons
- Phase 1 and 2

Purpose

A report to recommend the pre-commitment of funds and amend the contract for the internal servicing of Cleantech Commons - Phase 1 and 2.

Recommendations

That Council approve the recommendations outlined in Report IPSENG20-028 dated July 20, 2020, of the Commissioner of Infrastructure and Planning Services, as follows:

- a) That \$2,300,000 of the \$3,300,000 in the 2021 Capital budget column for the Cleantech Commons project, as reflected in the 2020 Capital Budget, be pre-committed;
- b) That the Contract T-12-18 for the Cleantech Commons - Phase 1 and 2 with Drain Bros. Excavating Limited, 2130 8th Line Road, North Dummer, Douro-Dummer Ontario, K0L 2H0 be increased by \$3,288,861.45, from \$4,854,337.15, including provisional work value to \$8,143,198.60, plus HST; and
- c) That a provisional amount of \$250,000.00 be committed to the project and the Commissioner of Infrastructure and Planning Services be provided the authority to adjust the purchase order value to an upset limit of \$8,393,198.60, excluding HST, as necessary to complete this project.

Budget and Financial Implications

There is approximately \$1.0 million remaining in the capital budget for this project. The next steps for the internal servicing of Cleantech Commons total \$3.3 million. A pre-commitment of \$2.3 million will permit the servicing to continue and take advantage of the contractor being currently on site rather than waiting for the 2021 Budget to be approved and the contractor needing to re-mobilize.

The total project costs (net of the HST rebate) are as follows:

Table 1: Total Project Costs for T-12-18

Line	Description	Amount
1	T-12-18 Cleantech Commons - Phase 1 and 2 Scope of Work being approved in Report IPSENG20-028 (Sanitary Sewer Upgrade, Water Main* Extension, Low Impact Development, Environment Controls Expansion and Estimated Cost for Landscaping of Street 'C', Underground Electrical Civil Works and Communication Servicing)	\$ 3,288,861.45
2	Provisional Work Value	\$ 250,000.00
3	HST Payable by the City	\$ 62,283.96
4	Gas Utility & Communication Installation – Phase 1 and 2 Allowance	\$ 300,000.00
5	Costs incurred to date (Planning, Phase 1 and 2 detailed design, Contract, contract administration, geotechnical work, etc.)	\$ 6,501,436.74
6	Geotechnical and Materials Testing Allowance	\$ 100,000.00
78	City Project Management	\$ 250,000.00
8	Total Estimated Project Cost (Net of HST rebate)	\$10,752,582.15

Provisional work is included to provide contingency monies for unforeseen costs associated with additional quantities and / or additional work scope required to complete the project.

*Trent University will be contributing their proportional share to the additional watermain service.

Funding for the Cleantech Commons – Phase 1 and 2 projects will come from the following sources:

Table 2: Funding Sources for T-12-18

Line	Description	Amount
1	Cleantech Commons - 2020 Capital Budget Item 5-3.02 (Approved Pre-2020)	\$ 8,473,700
2	Pre-commitment of Cleantech Commons (2021 Capital Budget)	\$ 2,300,000
3	Total	\$10,773,700

The total net \$10,752,582.15 requirement, after applicable HST rebates, can be accommodated within the \$8,473,000 allocation from the previously approved Capital Budget and the \$2,300,000 pre-committed 2021 Capital Budget (Debenture Revenue – Lease Supported for the Cleantech Commons – Phase 1 and 2 project). As described in the Capital Budget, the majority of the costs for the internal servicing of the park is to be funded from lease payments from future tenants.

Background

Description of Work:

The current work includes municipal servicing of Cleantech Commons Phase 1 and 2 as awarded through report IPSEC18-018 dated June 25, 2018. The further work required to be completed by the Contractor as part of the municipal servicing of Cleantech Commons Phase 1 and 2 is detailed below. Appendix A outlines the limits of Phase 1 and 2 work.

Sanitary Sewer:

The design of the sanitary sewer was increased in size to allow for potential future development within the area served by the city as well as offer some flexibility on sewer capacity to the types of business/facilities developing within the Cleantech Commons site (ie high water use sectors). The cost of doing the upgrade at this time gains economies of scale. The result is an increased cost of \$120,000.

Low Impact Development and Environment Controls:

Stormwater within the site is to be controlled by low impact development technologies. The site was designed and tendered based on infiltration rates from the original geotechnical report conducted at the site pre-2018. There was further specific testing completed in 2019 to confirm the ground conditions and its ability to infiltrate storm waters. It was concluded that the site would require additional infrastructure and increased scope of work to support the low impact development design features. Since

the original site investigations, more stringent requirements have been put in place to ensure protection of the wetland. There is now a requirement for additional environmental controls. The result is an increased cost of \$850,000.

Underground Electrical and Communication Servicing:

The underground electrical and communication servicing was contemplated as future provisional work as part of the original tender. The utility companies are completing the detailed design and it is recommended that the contractor install the underground civil works for the servicing in this part of the contract. The result is an estimated cost of \$1,400,000.

Water Main:

The water main extension was previously scheduled to be installed during the next phase of construction. The City will gain cost efficiencies by accelerating this work into this phase of the project. The water main alignment has been adjusted to protect the wetland and is now required to be installed in this phase of the construction along Street 'A', Street 'C' and around the north end of the wetland. The water main extension and connection to Trent University is critical infrastructure to ensure water quality. The cost to install the additional water main is \$620,000. *Trent University will be contributing their proportional share to the additional watermain service.

Landscaping of Street 'C':

The landscaping of street 'C' was contemplated as future provisional work as part of the original contract. The landscape architect is completing the detailed design and it is recommended that the contractor install the landscaping features as this part of the contract. The result is an estimated cost of \$300,000.

The total of the above scope of work is \$3,290,000. A pre-commitment of \$2.3 million is required from the 2021 Capital Budget in order to go ahead with this work in 2020 and move the project along for tenant occupancy.

Future Phase 3

As indicated in report IPSEC18-018, the design of Phase 3 is being altered due to the Ministry of Transportation land protection policies related to a conceptual highway design along Ninth Line and the wetland area along the western edge of the Cleantech Commons area. Decisions related lands to the north and west of the CleanTech Commons limits need to be determined before detailed design of Phase 3 can occur.

Summary

It is recommended that the scope of the current internal servicing contract for Cleantech Commons be amended and that a portion of the 2021 Capital Budget be pre-committed in order to advance this work in 2020.

Submitted by,

Cynthia Fletcher
Commissioner of Infrastructure and Planning Services

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Attachment

Appendix A - Map of Phase 1 and 2 limits

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