



City of  
**Peterborough**

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**To:** **Members of the General Committee**

**From:** **Jasbir Raina, Commissioner of Infrastructure and Planning Services**

**Meeting Date:** **July 11, 2022**

**Subject:** **Pre-commitment of funds and contract amendment for Cleantech Commons, Report IPSENG22-026**

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## **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 IPSENG22-026, dated July 11, 2022, of the Commissioner of Infrastructure and Planning Services as follows:

- a) That a \$600,000 budget amount for the 2023 Capital budget for Cleantech Commons 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, Ontario, K0L 2H0 be increased by \$716,865.88, from \$8,393,198.60 to \$9,110,064.48, plus HST; and
- c) That a provisional amount of \$150,000 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 \$9,260,064.48, excluding HST, as necessary to complete this project.

## Budget and Financial Implications

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 Increased Scope of Landscaping, Asphalt Price Adjustment and Inflation.	\$ 716,865.88
2	Provisional Amount	\$ 150,000.00
3	HST Payable by City	\$ 15,256.84
4	Utility Installation – Phase 1 and 2 (Estimate)	\$ 300,000.00
5	Costs incurred and committed to date (Planning, Design, Geotechnical, Utilities, Phase 1 and 2 Contract, etc.)	\$ 11,045,942.97
6	Geotechnical and Materials Testing Allowance	\$ 100,000.00
7	City Project Management	\$ 250,000.00
8	<b>Total Estimated Project Cost (Net of HST rebate)</b>	<b>\$ 12,578,065.69</b>

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**

<b>Line</b>	<b>Description</b>	<b>Amount</b>
1	Cleantech Commons - 2021 Capital Budget Item 5-3.01	\$ 11,773,700.00
2	Pre-commitment of Cleantech Commons (2023 Capital Budget)	\$ 600,000.00
3	Trent University Contribution (Water Main)	\$ 310,000.00
<b>4</b>	<b>Total</b>	<b>\$ 12,683,700.00</b>

The total net \$12,578,065.69 requirement, after applicable HST rebates, can be accommodated within the \$12,683,700.00 allocation from the previously approved Capital Budget and the \$600,000 pre-committed 2023 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 and Report IPSENG20-028 dated July 20, 2020. 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.

### **Landscaping:**

The final landscaping plans has increased the scope of work including pavers, planters, trees, shrubs, perennials, pond plantings and boulevard vegetation. The result is an increased cost of \$580,000 of which most of these costs can be covered under the current contract budget.

### **Asphalt Price Adjustment:**

The City adjusts payment to the contractor when they opt-in based on the Ministry of Transportation performance graded asphalt cement price index. The price index has increased from \$660 per tonne in 2018 to \$1,270 per tonne in 2022. The result is an estimated cost of \$100,000.

### **Inflation:**

The inflation cost from time of tender in 2018 to 2022 has an estimated additional cost of \$470,000. As a result of contract delays due to obtaining environmental approvals postponing the start of construction to September 2019 and electric utility approval delays in 2021 the contractor has requested reasonable inflationary cost increases.

The total of the above asphalt price adjustment and inflation is \$570,000. A pre-commitment of \$600,000 is required from the 2023 Capital Budget in order to go ahead with this work in 2022 and move the project along for tenant occupancy.

The project is tentatively scheduled to be substantially complete by fall of 2022 with some carry over work including spring recommended plantings to be completed in early spring/summer of 2023.

### **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 a 2023 Capital Budget amount be pre-committed in order to advance this work in 2022.

Submitted by,

Jasbir Raina  
Commissioner of Infrastructure and Planning Services

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**Attachment**

Appendix A - Map of Phase 1 and 2 limits

Appendix A – Map of Phase 1 and 2 limits – Page 1 of 1

