

Port Lands Flood Protection and Enabling Infrastructure

Schematic Design and Environmental Approvals

Request for Capital Approval

Board Meeting
March 27, 2017

Objective



- To provide context and status of the Port Lands Flood Projection and Enabling Infrastructure (PLFPEI) Project
- To obtain Board approval to invest \$10M in the commencement of design and implementation related to the PLFPEI Project
- To obtain Board approval to retain consultants as required to commence design and implementation related to the PLFPEI Project

Overview



- Toronto City Council has approved the City of Toronto's 1/3 share of the funding for the PLFPEI Project through the 2017 Capital Budget and 10-Year Capital Plan
- Discussions continue between all orders of Government to identify a funding and financing solution for the Federal and Provincial shares of the project
- The City of Toronto has included \$10M in the approved 2017 Capital Budget to:
 - “allow Waterfront Toronto, working with City Programs, the Toronto and Region Conservation Authority and the Toronto Port Lands Company, to advance the design of the project so that the project schedule can be maintained.”
- A contribution agreement between the City of Toronto and Waterfront Toronto, and Waterfront Toronto Board of Directors Capital Approval to invest the \$10M, is required to allow the work to commence

Project Scope



- Commence schematic design of the project to advance design to between 5% and 10% completion
- Continue environmental site conditions identification and soil and groundwater risk assessment approvals work
- Undertake soil treatment pilot projects to assess potential remediation and stabilization alternatives based on the results of bench scale testing currently underway
- Retain a construction manager to provide constructability evaluation, estimating, value engineering, scheduling, site logistics, project sequencing and health and safety consulting services
- Waterfront Toronto, Toronto and Region Conservation Authority (TRCA) and the Toronto Port Lands Company (TPLC) Project Management and supporting services

Project Scope – Schematic Design Elements

Earthworks

Roads and Services

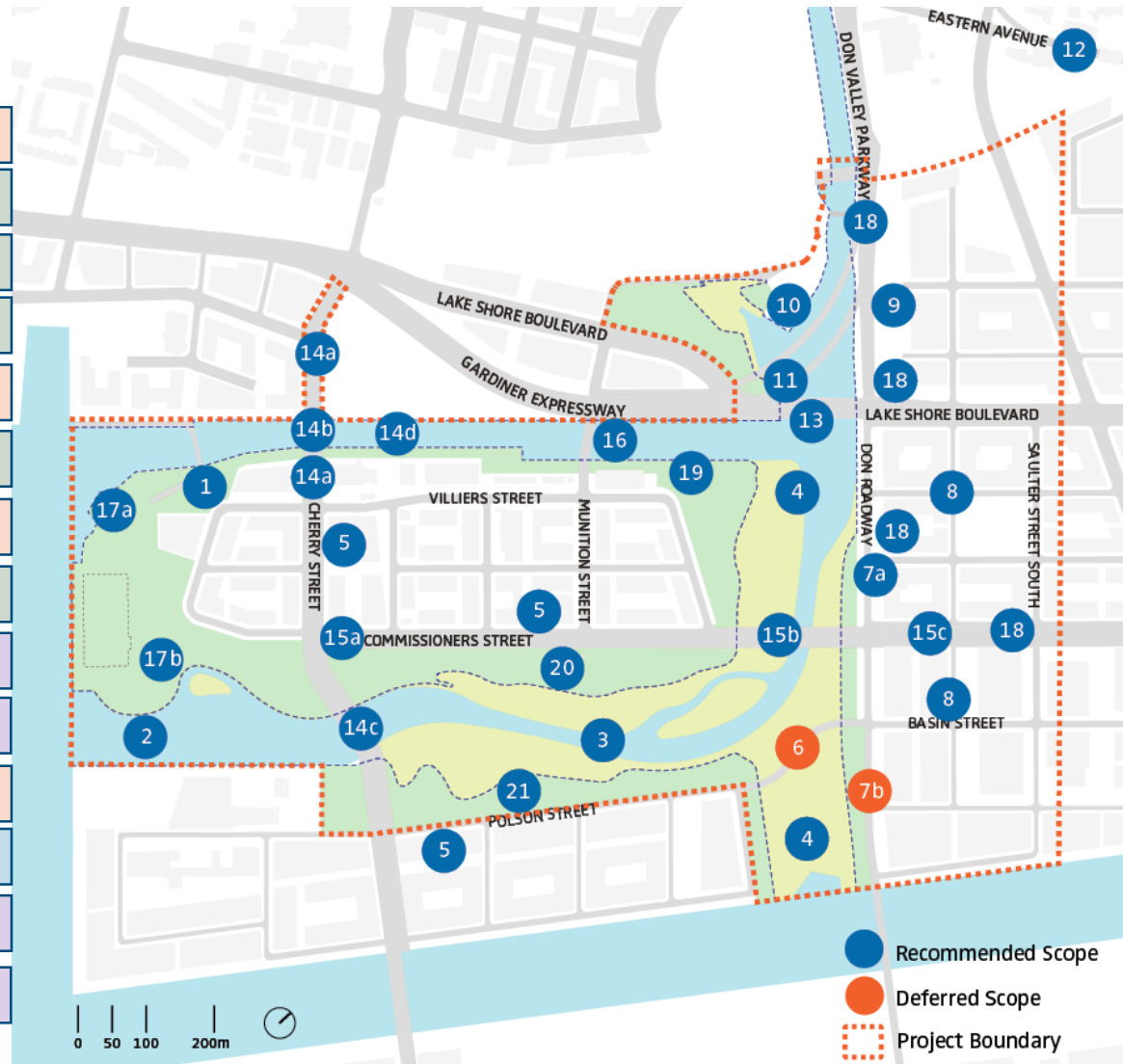
Bridges & Structures

Parks & Public Realm

Legend

- 1 Essroc Quay Lakefilling
- 2 Polson Slip Naturalization
- 3 River Valley System
- 4 Don Greenway (Spillway & Wetland)
- 5 Site Wide Municipal Infrastructure
- 6 Basin Street Bridge
- 7a Don Roadway North
- 7b Don Roadway South
- 8 Don Roadway Valley Wall Feature
- 9 First Gulf/Unilever Site Flood Protection Land Form
- 10 Sediment and Debris Management Area
- 11 Flow Control Weirs
- 12 Eastern Ave. Flood Protection
- 13 Lake Shore Bridge Modifications (Vehicular Only)

- 14a Cherry Street Re-alignment (Incl. BRT)
- 14b Cherry Street Bridge North (Vehicular + Transit)
- 14c Cherry Street Bridge South (Vehicular Only)
- 14d Old Cherry Street Bridge Demolition
- 15a Commissioners Street West (Incl. BRT)
- 15b Commissioners Street Bridge (Vehicular Only)
- 15c Commissioners Street East
- 16 Keating Channel Modifications
- 17a Promontory Park North (Interim Finish)
- 17b Promontory Park South (Full Vision)
- 18 Hydro One Integration
- 19 Villiers Island Grading
- 20 River Park North (Full Vision)
- 21 River Park South (Full Vision)



Project Budget



Budget Item	Estimate
Project Component (Schematic Design and Engineering)	
A) Earthworks (River Valley and Flood Protection Landforms)	\$3.14M
B) Roads, Services and Utilities	\$0.70M
C) Bridges and Dock Wall Structures	\$1.00M
D) Parks and Public Realm	\$0.19M
Sub-Total	\$5.03M
Environmental, Construction Consulting and Project Management	
Agency Project Management Staff Time and Expenses	\$0.72M
Environmental investigations, Approvals and Treatment Testing	\$2.52M
Pre-Construction Consulting Services	\$0.54M
Sub-Total	\$3.78M
Total Design, Management and Consulting Services	\$8.81M
Contingency	\$1.19M
Total Interim Project Budget	\$10.0M

Project Risks



Risk Description	Potential Impact	Mitigation Strategy
Fees proposed by proponents exceed budget	Available funding exceeded	<ul style="list-style-type: none"> • Maintain sufficient contingency • Scope services for flexible addition/deletion, if required • Prioritize Consulting services and defer if necessary
Additional services identified during project	Available funding exceeded	<ul style="list-style-type: none"> • Maintain sufficient contingency • Scope services for flexible addition/deletion, if required • Prioritize Consulting services and defer if necessary
Additional consultant services identified and required	Available funding exceeded	<ul style="list-style-type: none"> • Maintain sufficient contingency • Scope services for flexible addition/deletion, if required • Prioritize Consulting services and defer if necessary
Failed procurement (no suitable consultants identified)	Re-procurement and delay	<ul style="list-style-type: none"> • Conduct industry briefing/market sounding • Prequalify consultants prior to request for proposal stage

Contracting Strategy



- Retain the Michael Van Valkenburg Associates team to provide planning and design services for the Earthwork and Parks and Public Realm project components, including geomorphology/ecology, and municipal engineering services, based on the original international design competition for the river. The competition brief stipulates that the selected consulting team be engaged to complete design development, detailed design and construction of the river.
- Issue Requests for Proposals (RFPs) for consulting services for Roads, Services and Utilities and Bridges and Dockwall structure subject to:
 - Assessing those consultants retained to complete due diligence work and whose contracts may be extended to include design and contract administration services pursuant to the Due Diligence procurement criteria
- Continue engagement of CH2M Hill to undertake additional environmental site characteristics and environmental approvals services as required
- Engage selected soil remediation and stabilization proponents based on the results of bench testing currently being completed by qualified vendors
- Retain a construction manager to provide pre-construction related services through a pre-qualification and RFP process

Schedule



Subject to Board of Directors approval, and subject to the execution of the revised Contribution Agreement submitted to the City of Toronto, work will commence on or about April 1, 2017.

Schematic design work is scheduled to be completed by the end of 2017, with environmental, soils and structural testing continuing as may be required.

Funding



- The City of Toronto has included \$10M in the approved 2017 City Capital Budget to:
 - “allow Waterfront Toronto, working with City Programs, the Toronto and Region Conservation Authority and the Toronto Port Lands Company, to advance the design of the project so that the project schedule can be maintained.”
- The Waterfront Toronto 2017/2018 Annual Corporate Plan will be amended and additional funding in the amount of \$10M added to reflect this continuing scope of work
- The Annual Corporate Plan amendment and project procurement will commence once the Contribution Agreement between the City and Waterfront Toronto has been executed

Recommendation



- Management and the Finance, Audit and Risk Management Committee recommends the following:
 - An initial capital investment of \$10M to commence the PLFPEI Schematic Design, Environmental and Soils Works; and
 - Retain the Michael Van Valkenburg Associates team to provide planning and design services for the Earthwork and Parks and Public Realm project components, including geomorphology/ecology, and municipal engineering services based on the original international design competition for the Don River Naturalization and Flood Protection Environmental Assessment.
- Management advises that additional Capital Approvals will be required from the Board for the continued design and implementation of the PLFPEI Project. These Capital Approval requests will be made once additional funding has been committed by governments and in compliance with the Capital Approval Process adopted by the Board of Directors on September 10, 2014.

Proposed Motion



ON MOTION duly made, seconded, and carried, be it **RESOLVED** that the Board approves the following:

1. An initial capital expenditure of \$10M to commence the Port Lands Flood Protection and Enabling Infrastructure schematic design and implementation work;
2. The retention of the Michael Van Valkenburg Associates team to provide planning and design services for the Earthwork and Parks and Public Realm project components, including geomorphology/ ecology, and municipal engineering services based on the original international design competition for the Don River Naturalization and Flood Protection Environmental Assessment; and
3. Management is authorized to execute any necessary agreements and/or documentation associated with the above work.

Be it further **RESOLVED** that Management will commence the procurement process but will not award contracts until the Contribution Agreement between Waterfront Toronto and the City of Toronto has been properly executed.