

**To:** Warden and Members of County Council

**From:** Director of Public Works

## Contract Funding – Lansdowne Avenue Sanitary Pumping Station, Woodstock

### RECOMMENDATION

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1. That Oxford County Council authorize the transfer of \$165,000 from the Woodstock Wastewater Development Charge Reserve to cover the budget shortfall related to professional engineering services for the detailed design of the Lansdowne Avenue Sanitary Pumping Station in Woodstock.

### REPORT HIGHLIGHTS

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- The purpose of this report is to obtain \$165,000 in additional funds to proceed with the design of the new Lansdowne Avenue Sanitary Pumping Station (SPS) in the City of Woodstock.
- The new SPS will provide sanitary servicing to accommodate development lands in the City of Woodstock.
- Detailed design is anticipated to begin in July 2022, with construction expected to commence in 2024.

### Implementation Points

Upon Council approval, a consulting agreement will be executed with AECOM Canada Ltd. prior to proceeding with the work. At this time, based on the estimated timelines associated with the Environmental Compliance Approval (ECA), Geotechnical and Hydrogeological investigations, as well as permit approvals, it is anticipated that detailed design will be completed by Q4 2023.

### Financial Impact

This work was planned for and approved as part of the 2022 *Business Plan and Budget*; however, the cost exceeds the approved project budget. The engineering costs and funding source for the project are summarized in Table 1 below.

Table 1: Funding Summary for *Lansdowne Sanitary Pumping Station*

2022 Budget Summary Account / Description	Amount (excluding HST)
Detailed Design Costs	\$238,430
Non-Refundable HST (1.76%)	4,197
Allowance for Geotechnical / Hydrogeological Investigations, and Permitting	25,000
Project Contingency	20,000
<b>TOTAL ESTIMATED EXPENDITURES</b>	<b>\$287,627</b>
<b>Available 2022 Budget – 950163 WDSTK</b>	<b>125,000</b>
<b>BUDGET SHORTFALL</b>	<b>\$162,627</b>







The Lansdowne SPS project is eligible to be funded by Development Charges at 100% of the project cost. The budgeted 2022 closing balance of the Woodstock Wastewater Development Charge Reserve is \$3,607,718, which is sufficient to fund this design assignment.

## Communications

Once the design has been finalized, an application for Site Plan Approval through the City of Woodstock will be completed. Through this process, applicable stakeholders will be engaged prior to final approval and issuance of a building permit.

Staff will continue to work with key internal stakeholders (County Management staff, Water/Wastewater staff) and external stakeholders during the execution of this project as required to ensure the appropriate level of communication and outreach is maintained, and further ensuring all parties involved are updated on project status and outcomes as needed.

## Strategic Plan (2020-2022)

					
<b>WORKS WELL TOGETHER</b>	<b>WELL CONNECTED</b>	<b>SHAPES THE FUTURE</b>	<b>INFORMS &amp; ENGAGES</b>	<b>PERFORMS &amp; DELIVERS</b>	<b>POSITIVE IMPACT</b>
				5.ii.	

## DISCUSSION

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### Background

The City of Woodstock developed a Secondary Plan for the northeast portion of the City in 2006. Approximately 187 hectares of industrial and business lands will be serviced by the proposed Lansdowne SPS. The lands are bounded by County Road 35 (Devonshire Avenue) to the south, Lansdowne Avenue (Township Road 3) to the north, environmentally-protected areas to the east, and existing development to the west.

The proposed SPS will be constructed along Lansdowne Avenue (west of the Lampman drain) to support wastewater servicing in the Northeast Woodstock Secondary Plan Area. The SPS is being designed to service an initial development of 80 hectares, along with the ability for expansion of up to 173 hectares over a 20-year period. The sanitary discharge will be conveyed via one 300mm forcemain westerly along Lansdowne Avenue to an existing maintenance hole along the Northeast Woodstock Trunk Sanitary Sewer.

As a result of developer interest in servicing lands tributary (within sewershed) to this SPS, this design work was originally initiated in 2015. At that time, AECOM was retained through a competitive RFP process to begin working on this project. Due to delays in the development of the lands within the proposed Lansdowne SPS sewershed, this capital design project was put on hold at the 50% detailed design stage.

Due to a developer recently renewing their interest in servicing/developing these lands, County staff intend to re-open the SPS design project, and further, will formalize a new agreement with AECOM for engineering services to complete the detailed design due to the expanded project scope of work.

### Comments

The 2022 budget included \$125,000 for the design of the new Lansdowne SPS.

There are several factors that account for the additional costs associated with this assignment:

- The MECP requires that an emergency overflow (new scope) be incorporated into the design of a SPS whenever possible in order to protect public health. This will include new overflow sewer and headwall design as well as Upper Thames River Conversation Authority approval;
- Coordination of electrical servicing to the SPS site;
- Updated MECP approval application documentation requirements; and
- Additional direction was provided by the MECP on the new O.Reg. 406/19: *On-Site and Excess Soil regulation*, outlining increased responsibilities for Owners.

Staff have reviewed the design costs provided by AECOM in the amount of \$238,430 (excluding HST), and believe it represents good value for the work in the current market. After the requested contingency and allowances, this results in a budgetary shortfall of \$162,627.

## **Conclusions**

It is recommended that Council approve the above-noted funding allocation in order to advance the design of the Lansdowne SPS to service new development in northeast Woodstock.

## **SIGNATURES**

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### **Report Author:**

Original signed by

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### **Departmental Approval:**

Original signed by

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David Simpson, P.Eng., PMP  
Director of Public Works

### **Approved for submission:**

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