

# Port Lands Flood Protection and Enabling Infrastructure

## Bridge Design and Construction Mobilization

## Request for Supplementary Capital Approval

Board of Directors Meeting

September 14, 2017

# Objective



- To provide context and status of the Port Lands Flood Protection and Enabling Infrastructure (PLFPEI) Project
- To obtain Board approval to invest \$5.6M to begin design and implementation related to the PLFPEI Project bridge work packages

# Background



# Background

Earthworks

Roads and Services

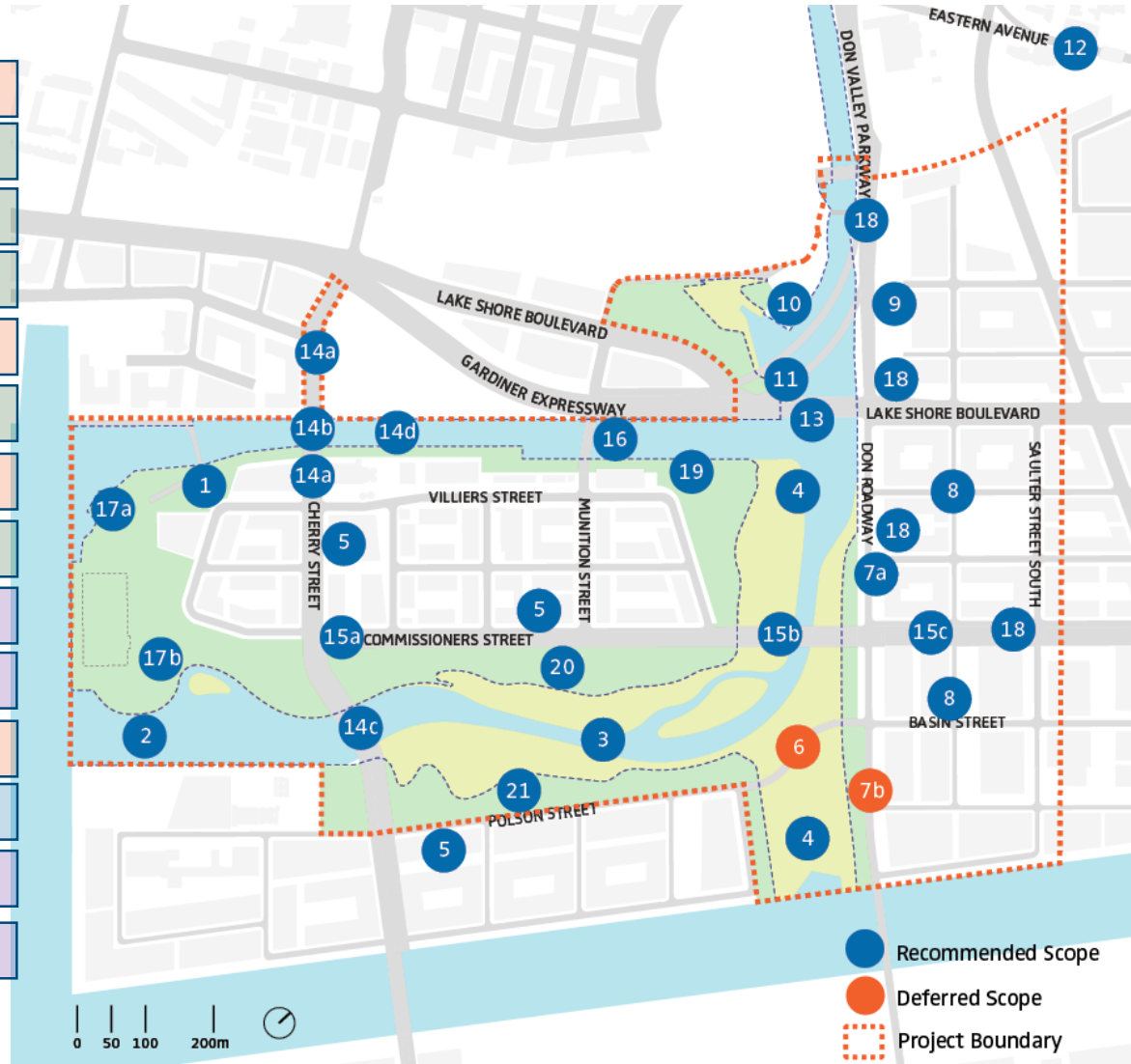
Bridges & Structures

Parks & Public Realm

## Legend

- 1 Cherry Street Stormwater and 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)



- Recommended Scope
- Deferred Scope
- ⋯ Project Boundary

# Background



- The federal, provincial and municipal governments have each identified a funding and financing solution for 1/3 of the \$1.25B required for the Port Lands Flood Protection and Enabling Infrastructure Project (PLFPEI)
- Full funding approval for the PLFPEI project was announced June 28, 2017
- Toronto City Council has approved the City of Toronto's 1/3 share of the funding for the PLFPEI project through its 2017 Capital Budget and 10-Year Capital Plan. Additional approval of the final cash flow is required from City Council in December 2017
- The City of Toronto allocated \$10M to the PLFPEI project from the approved 2017 Capital Budget, and has now put forward an additional \$5.6M to accelerate bridge design and limited construction work as part of early works associated with the project
- A Delivery Agreement between the City of Toronto and Waterfront Toronto has been executed, which will allow us to proceed with incremental works, subject to Waterfront Toronto Board of Directors approval
- The Waterfront Toronto Board of Directors is now asked to provide capital approval to invest an additional \$5.6M, as required to allow the initial design work to commence

# Project Scope




- Retain bridge design and engineering consultants
- Commence schematic design of the project to advance design to between 25% and 100% completion
- Once retained, engage construction manager to provide constructability evaluation, estimating, value engineering, scheduling, site logistics, project sequencing and health and safety consulting services in support of this specific work
- Tender and construct selected bridge foundation works related to the new Cherry Street Bridge planned to cross the Keating Channel
- Waterfront Toronto and partner public agencies – Toronto and Region Conservation (TRCA) and Toronto Port Lands Company (TPLC) – will provide project management and supporting services

# Project Scope – Schematic Design Elements

Earthworks

Roads and Services

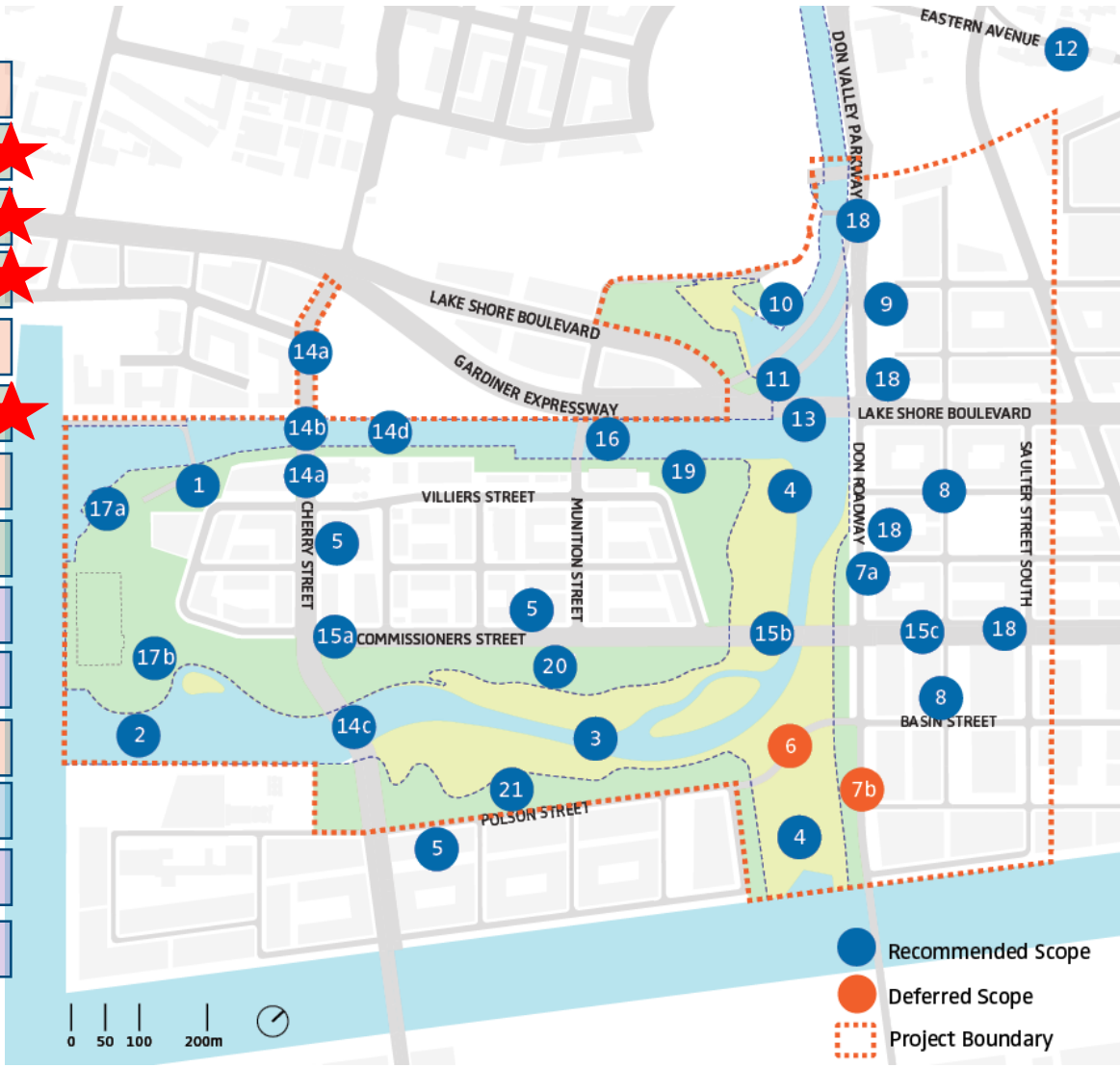
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Parks & Public Realm

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# Project Budget



Budget Item	March 27/17 Original Capital Approval	Supplemental Capital Approval Request	Adjusted Capital Approval
	All costs in \$Millions		
<b>Project Components</b>			
A) Earthworks (River Valley and Flood Protection Landforms)	\$3.14	\$0.00	\$3.14
B) Roads, Services and Utilities	\$0.70	\$0.00	\$0.70
C) Bridges, Bridge Construction and Dock Wall Structures	\$1.00	\$4.20	\$5.20
D) Topographic Surveys	\$0.00	\$0.325	\$0.325
E) Parks and Public Realm	\$0.19	\$0.00	\$0.19
<b>Sub-Total</b>	<b>\$5.030</b>	<b>\$4.525</b>	<b>\$9.555</b>
<b>Environmental, Construction Consulting &amp; Project Management</b>			
Agency Project Management Staff Time and Expenses	\$0.72	\$0.515	\$1.235
Environmental investigations, Approvals and Treatment Testing	\$2.52	\$0.00	\$2.52
Procurement Peer Review	\$0.00	\$0.25	\$0.25
Pre-Construction Consulting Services	\$0.54	\$0.00	\$0.54
<b>Sub-Total</b>	<b>\$3.78</b>	<b>\$0.765</b>	<b>\$4.545</b>
<b>Total Design, Management and Consulting Services</b>	<b>\$8.81</b>	<b>\$5.29</b>	<b>\$14.10</b>
Contingency	\$1.19	\$0.31	\$1.50
<b>Total Interim Project Budget</b>	<b>\$10.00</b>	<b>\$5.60</b>	<b>\$15.60</b>



# Project Risks

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

# Contracting Strategy



- Request for Proposal (RFP) for consulting services for bridges is underway
- Construction Management RFP is underway pursuant to Board of Directors approval granted on March 17, 2017. Once retained, the construction manager will provide pre-construction services and construction services

# Schedule



- Subject to Board of Directors approval, and subject to the execution of the revised Delivery Agreement submitted to the City of Toronto, design work will commence on or about October 1, 2017
- Schematic design work is scheduled to be completed by the end of Q1 2018
- Limited bridge construction work will take place in parallel with Cherry Street Stormwater & Lakefilling (CSLF) project construction works

# Funding



- The City of Toronto has included \$15.6M 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 draft 2017/2018 Annual Corporate Plan has been amended to reflect the full scope of initial design and construction work, reflecting an adjusted total approval to \$15.6M
- Project procurement will commence on execution of the Delivery Agreement between the City and Waterfront Toronto

# Recommendation



- Management recommends the following:
  - That approval be granted for a further capital investment of \$5.6M to commence bridge-related schematic design and limited construction related to specified bridges
  - Commence with limited construction of Cherry Street north bridge over the Keating Channel in coordination with CSLF construction, to the limit of available funding
- Management advises that additional Capital Approvals will be sought from the Board of Directors for the engagement of consultants and contractors required to implement the remaining components of the Port Lands Flood Protection and Enabling Infrastructure project. These Capital Approval requests will be made 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 of Directors hereby approve the expenditure of \$5.6M to commence the Port Lands Flood Protection and Enabling Infrastructure schematic design and implementation work relating to new bridges.

Be it further **RESOLVED** that Management will commence the procurement process but will not award contracts pending execution of the Delivery Agreement between Waterfront Toronto and the City of Toronto.