



Date: March 30, 2021

Report to: Board of Directors
CityHousing Hamilton Corporation

Submitted by: Tom Hunter,
Chief Executive
Officer/Secretary

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Subject: **Wellington-King William – Policy 11 Single Source Provider for
Environmental Consultant (Report #21007)**

RECOMMENDATION:

That the Board of Directors approve the following resolution:

WHEREAS Peto MacCallum (PML) was selected in 2018 through the Roster to provide environmental services for CityHousing Hamilton (CHH) at 253 King William and Jamesville through Purchase Order 122;

AND WHEREAS PO 122, was expanded in November 2020 as Purchase Order 1213 to complete the necessary Phase 2 and Supplemental Phase 2 ESA;

AND WHEREAS an Environmental Consultant is required to develop the scope of remediation work, provide oversight to the remediation process, and reporting including a Phase 2 Site Remediation Report and the Record of Site Condition filing;

THEREFORE, be it resolved that:

- (i) the Board of Directors approve the recommended increase to the following purchase order outlined in Report #21007 to: Expand Purchase Order #1213 to an upset limit of \$95,000 plus HST pursuant to Procurement Policy #11 - Non-competitive Procurements, to Peto MacCallum Ltd. (PML) to extend their current contract.



Tom Hunter
Chief Executive Officer/Secretary

EXECUTIVE SUMMARY:

Remediation work is generally begun in stages as the results of each investigation inform the scope of work and remediation pathway. CHH began this process for several sites through the Roster in 2018, with PML being allocated 253 King William and Jamesville and hired through Purchase Order 122.

The first environmental assessment included developing a preliminary determination on the likelihood of contaminants in the land and water and determine if a Phase 2 ESA was required. It was determined that both a Phase 2 and Phase 2 Supplemental ESA were recommended to vertically and horizontally delineate the soil and ground water contamination on site to facilitate the preparation of a Record of Site Condition (RSC). A continuation of scope was provided for these Phase 2 services through Purchase Order 1213. Additional work remains to complete the RSC process, and a further expansion of the purchase order is required, one which is beyond the Roster assignment limit of \$150,000.

CHH has requested the authorization to expand the current purchase order of PML to an upset limit of \$95,000 in accordance with a Policy 11 Single Source due to their site-specific knowledge and experience with the required remediation. This step will allow CHH to receive the scope of work to conduct the remediation, for PML to help coordinate the remediation, and for them to complete the Phase 2 Site Remediation Report and file the Record of Site Condition to receive permission from the Ministry of the Environment, Conservation and Park (MECP) for the development of the site. CHH has requested authorization to increase Purchase Order 1213 to an upset limit of \$95,000 to account for this continuation of work.

BACKGROUND:

CHH hired PML through the Roster in 2018 through Purchase Order 122, to conduct a Phase 1 Environment Assessment of the King William site, in addition to completing one for the Jamesville site as well. This assessment included developing a preliminary determination on the likelihood of contaminants in the land and water and determine if a Phase 2 ESA was required.

Based on the findings of the Site records review four (4) on-Site and twelve (12) off-Site potentially contaminating activities (PCAs) were identified as contributing to thirteen (13) areas of potential environmental concern (APECs). Based on these findings, a Phase 2 ESA for the site was warranted, and involved drilling eight (8) boreholes and installing three (3) ground water monitoring wells, soil and ground water sampling and chemical analysis, data compilation.

Based on the findings of the Phase 2 ESA, a Supplemental Phase 2 ESA was recommended to vertically and horizontally delineate the soil and ground water contamination on Site, to address any data gaps in the initial sampling and chemical testing program, and to facilitate the preparation of an RSC for the site. The final report on the existing condition of the site was received in March 2021.

DISCUSSION:

With the data collection and reporting completed on the existing condition of the site, a remediation scope now needs to be established, along with coordination of the work and reporting, culminating in the filing of the RSC.

The pathway to the RSC, which will be filed with the MECP, was determined through the investigatory process completed by PML and at a high level involves the removal of a 2m layer of contaminated soil around the site and 2-3m around the proposed building. To continue the environmental services consulting work that remains through use of the same consultant, including developing the precise scope of remediation for competitive tender, as well as coordinating the remediation, and reporting including filing the RSC, the purchase order would exceed the roster assignment limit of \$150,000.

CHH is requesting authorization to expand PML's current PO 1213 to an upwards limit of \$95,000, through Procurement Policy #11 - Non-competitive Procurements.

Both the expansion of the environmental services consulting contract for PML proposed to be authorized here, and the actual remediation of the site, are expected to fall within the proposed budget.

CONCLUSION:

Due to the remediation required for the Wellington-King William site, additional studies and consulting work have brought the cost of services of the existing Roster procured consultant above the roster assignment limit of \$150,000.

Staff are seeking authorization from the Board of Directors to approve the continued use of the existing environmental services consultant PML for the final stage of services related to site remediation, with an upward limit of \$95,000.

ALIGNMENT TO THE 2017-2021 STRATEGIC PLAN:

This report implements:

Clean and Green

CityHousing Hamilton strives to be an environmental steward by minimizing our environmental footprint by implementing sustainable water and energy efficiencies in our housing stock.

Built Environment and Social Infrastructure

CityHousing Hamilton is committed to finding new ways to be innovative that will contribute to a dynamic City characterized by unique infrastructure, buildings, and public spaces. The maintenance, renewal and new development of our housing stock will ensure that the quality of life, well-being and enjoyment of our residents', influences the design and planning of our homes.

APPENDICES:

N/A

Mission: We provide affordable housing that is safe, well maintained and cost effective and that supports the diverse needs of our many communities.

TH/sb