

- 7. THIRD PARTY INFRASTRUCTURE AGREEMENT FOR THE DETAILED DESIGN, TENDER AND CONSTRUCTION OF THE 300 MILLIMETRE DIAMETER WATERMAIN ALONG MAPLE GROVE ROAD**
- ENTENTE DE TIERS SUR L'INFRASTRUCTURE VISANT LA CONCEPTION DÉTAILLÉE, LE PROCESSUS DE SOUMISSION ET LA CONSTRUCTION D'UNE CONDUITE D'EAU PRINCIPALE DE 300-MILLIMÈTRES LE LONG DU CHEMIN MAPLE GROVE**

COMMITTEE RECOMMENDATION

That Council approve:

1. Entering into a Third Party Infrastructure Agreement between the City and the Kanata West Owners Group for the detailed design, tender and construction of a 300-millimetre diameter watermain along Maple Grove Road, between Silver Seven Road and the proposed Kanata West Wastewater Pumping Station site, estimated at \$932,100.00 excluding harmonized sales tax (HST); and
2. Delegating approval of the final form of the agreement to the Deputy City Manager, Planning and Infrastructure Services and the City Clerk and Solicitor.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve ce qui suit :

1. Conclure une entente de tiers sur l'infrastructure entre la Ville et le Kanata West Owners Group en vue de la conception détaillée, du processus de soumission et de la construction d'une conduite d'eau principale de 300 millimètres longeant le chemin Maple Grove, entre le chemin Silver Seven et la station de pompage des égouts qui serait construite à Kanata-Ouest, un projet estimé à 932 100 \$, taxe de vente harmonisée (TVH) en sus;

2. **Déléguer l'approbation de la forme définitive de l'entente à la directrice municipale adjointe, Urbanisme et Infrastructure, et au greffier municipal et chef du contentieux**

DOCUMENTATION / DOCUMENTATION

1. Acting Deputy City Manager's Report, Planning and Infrastructure, dated 12 June 2015 (ACS2015-PAI-PGM-0107).

Rapport du Directeur municipal adjoint par intérim, Urbanisme et infrastructure, daté le 12 juin 2015 (ACS2015-PAI-PGM-0107).

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
June 23, 2015 / 23 juin 2015**

**and Council / et au Conseil
July 8, 2015 / 8 juillet 2015**

**Submitted on June 12, 2015
Soumis le 12 juin 2015**

**Submitted by
Soumis par:**

John L. Moser,

**Acting Deputy City Manager / Directeur municipal adjoint par intérim,
Planning and Infrastructure / Urbanisme et Infrastructure**

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Personne ressource:

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**Ward: STITTSVILLE (6) and KANATA
SOUTH (23) / KANATA-SUD (23)**

File Number: ACS2015-PAI-PGM-0107

**SUBJECT: Third Party Infrastructure Agreement for the detailed design, tender
and construction of the 300 millimetre diameter watermain along
Maple Grove Road**

**OBJET: Entente de tiers sur l'infrastructure visant la conception détaillée, le
processus de soumission et la construction d'une conduite d'eau
principale de 300-millimètres le long du chemin Maple Grove**

REPORT RECOMMENDATIONS

That Planning Committee recommend Council approve:

- 1. Entering into a Third Party Infrastructure Agreement between the City and the Kanata West Owners Group for the detailed design, tender and construction of a 300-millimetre diameter watermain along Maple Grove Road, between Silver Seven Road and the proposed Kanata West Wastewater Pumping Station site, estimated at \$932,100.00 excluding harmonized sales tax (HST); and**
- 2. Delegating approval of the final form of the agreement to the Deputy City Manager, Planning and Infrastructure Services and the City Clerk and Solicitor.**

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver ce qui suit :

- 1. Conclure une entente de tiers sur l'infrastructure entre la Ville et le Kanata West Owners Group en vue de la conception détaillée, du processus de soumission et de la construction d'une conduite d'eau principale de 300 millimètres longeant le chemin Maple Grove, entre le chemin Silver Seven et la station de pompage des égouts qui serait construite à Kanata-Ouest, un projet estimé à 932 100 \$, taxe de vente harmonisée (TVH) en sus;**
- 2. Déléguer l'approbation de la forme définitive de l'entente à la directrice municipale adjointe, Urbanisme et Infrastructure, et au greffier municipal et chef du contentieux.**

BACKGROUND

The Kanata West Community Design Plan and Master Servicing Study, approved by Council in March 2003, describes the proposed development and servicing of the Kanata West growth area. The wastewater servicing for the Kanata West area requires construction of the Kanata West Pumping Station on the west side of the Carp River and a 3.8-kilometre dual forcemain system discharging sewage to the existing Glen Cairn Collector at Eagleson Road. The Kanata West Pumping Station and forcemain

system is currently under detailed design. An Environmental Compliance Approval (ECA) approval by the Ministry of Environment is still required. Based on this necessary approval, tendering will follow and it is expected that construction could commence in late 2015. A detailed and accurate schedule will be developed once this approval is obtained. This pumping station is scheduled to be operational two years after construction starts.

Since a water service connection is required to support operation of the pumping station, and as there is no existing watermain for the pumping station property, there is a need to advance construction of the local watermain to service the station and future development in the vicinity of the station.

The proposed watermain is shown on Figure 1 below.

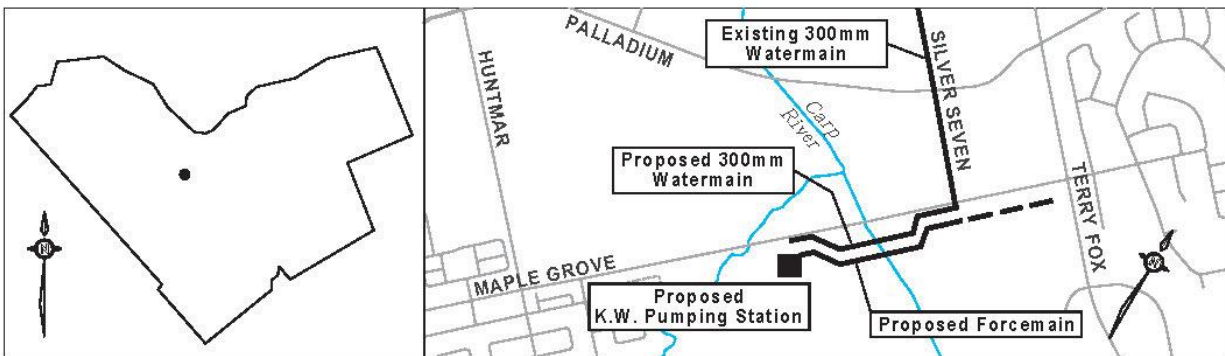


Figure 1 – Location Plan

DISCUSSION

The Kanata West Master Servicing Study identified the need for a 300-millimetre diameter local watermain connection along Maple Grove Road between existing watermains at Silver Seven Road and Rosehill Avenue to provide additional water supply and increase reliability for future developments in the Kanata West growth area. As a small diameter local watermain, construction is the responsibility of local developers, and the project is not eligible for the Development Charge funds earmarked for the Kanata West Pumping Station. Therefore, local developer funding is needed for the watermain construction.

The Kanata West Owners Group is going to cover 100 per cent of the cost for the detailed design, tender and construction of the 300-millimetre diameter watermain along Maple Grove Road between Silver Seven Road and the proposed Kanata West Wastewater Pumping Station site. The City's Infrastructure Services Department will complete the detailed design and construction of the watermain in the Kanata West Pumping Station and forcemains contract.

The estimate for the construction of the 300-millimetre diameter watermain between Silver Seven Road and the pumping station located west of Carp River is \$932,100 excluding HST. Costs have been estimated in accordance to the Council approved [Project Delivery Review and Cost Estimating](#) system. It is a Class B estimate and includes 36 per cent allowance for engineering, related City and utility costs, and 20 per cent contingency. The Deputy City Manager, Planning and Infrastructure Services has delegated authority to enter into agreements with third parties to reimburse the City for infrastructure works the City completes on behalf of a third party in respect of works or budget adjustments of up to and including \$350,000. Therefore, Council approval is needed for this watermain construction financing, even though the actual costs of the project shall be paid by the Kanata West Owners Group.

Concurrent watermain and forcemain system construction will reduce costs and minimize potential environmental impacts associated with the Carp River crossing work.

This third party infrastructure agreement is also needed because tender and construction of the Kanata West Pumping Station and Forcemain project cannot proceed until it is in place, which will allow for all the works to proceed as one project.

RURAL IMPLICATIONS

There are no rural implications associated with this report.

CONSULTATION

No public/agency consultation is required for this agreement.

COMMENTS BY THE WARD COUNCILLORS

Councillors Qadri and Hubley are aware of this project.

LEGAL IMPLICATIONS

There are no legal implications associated with the recommendations contained within the report. As the total cost of the project will be reimbursed by the developer, details of the repayment shall be stipulated in the agreement.

RISK MANAGEMENT IMPLICATIONS

Concurrent construction of the local watermain and forcemains crossing the Carp River will reduce potential impacts on the river, and avoid potential construction risks associated with installing the watermain adjacent to the forcemains at a later date.

ACCESSIBILITY IMPACTS

Comprehensive Asset Management (CAM) is an integrated business approach involving planning, finance, engineering, maintenance and operations geared towards effectively managing existing and new infrastructure to maximize benefits, reduce risk and provide safe and reliable levels of service to community users. This is accomplished in a socially, culturally, environmentally and economically conscious manner.

The recommendations documented in this report are consistent with the City's Comprehensive Asset Management (CAM) Program ([City of Ottawa Comprehensive Asset Management Program](#)) objectives. The implementation of the CAM program results in timely decisions that minimize lifecycle costs and ensure the long-term affordability of assets. To fulfill its obligation to deliver quality services to the community, the City must ensure that assets supporting City services are managed in a way that balances service levels, risk and affordability.

The recommended approach of entering into a third party infrastructure agreement, in this case, between the City and the Kanata West Owners Group for the detailed design, tender and construction of the 300-millimetre diameter watermain along Maple Grove Road between Silver Seven Road and the proposed Kanata West Wastewater Pumping Station site, supports timely investments and ensures long-term affordability of assets.

FINANCIAL IMPLICATIONS

Upon execution of the third party infrastructure agreement, an expenditure budget will be established, funded 100% by external recoveries from the Kanata West Owners

Group. The amount set out within the agreement will determine the amount of the budget to be established.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

The watermain project has been included in Kanata West Master Servicing Study which was completed in accordance with Schedule B of the Municipal Class Environmental Assessment process. Mitigation measures to reduce potential environmental impacts will be followed during detailed design, tender and construction phases.

TERM OF COUNCIL PRIORITIES

This project is consistent with the long term sustainability of water and wastewater servicing. The project will improve operational performance and reliability of services to existing residents and businesses and provide capacity for the future growth.

DISPOSITION

Following Planning Committee and Council approval, the Planning and Growth Management Department, in consultation with the City Clerk and Solicitor Department and the Finance Department will complete a third party infrastructure agreement between the City and the Kanata West Owners Group for detailed design, tender and construction of the 300-millimetre diameter watermain along Maple Grove Road between Silver Seven Road and the proposed Kanata West Wastewater Pumping Station site estimated at \$932,100 excluding HST with all costs associated with the project to be paid by the Kanata West Owners Group.

Once the third party infrastructure agreement is in place, the Construction Services Branch of the Infrastructure Services Department will include the watermain detailed design and construction in the Kanata West Wastewater Pumping Station and forcemain project.