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## **Award of Contract - Environmental Consulting Services - Former Saskatoon Transit Sites**

### **Recommendation**

1. That the award of contract to SNC-Lavalin Inc., for RFP No. 17-0698 - Environmental Consulting Services at the Former Saskatoon Transit sites for Limited Excavations, Vapour Well Installation, and Groundwater and Vapour Well Monitoring Program, for a total amount of \$110,705.18, including applicable taxes, be approved; and
2. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

### **Topic and Purpose**

The purpose of this report is to obtain approval to award the contract for environmental consulting services at the former Saskatoon Transit sites for limited excavations, vapour well installation, and a groundwater and vapour well monitoring program to the team led by SNC-Lavalin Inc.

### **Report Highlights**

1. The City of Saskatoon (City) posted a Request for Proposals (RFP) on SaskTenders requesting environmental consulting services for limited excavations, vapour well installation, and groundwater and vapour well monitoring program (well monitoring program) required at the former Saskatoon Transit sites in the Caswell Hill neighbourhood.
2. The requested consulting services are broken down into four tasks: vapour well installation and baseline sampling and testing; remedial excavation and completion of site activity reports; well monitoring program completion; and updated environmental report completion based on environmental field work and findings.
3. The Evaluation Committee reviewed the proposals and selected SNC-Lavalin Inc. (SNC-Lavalin), which had the highest scoring proposal.
4. Undertaking the environmental work recommended in the Risk Assessment and Corrective Action Plan for the sites will assist in determining a sales process for the City-owned sites and confirming City contribution to the overall redevelopment project.

### **Strategic Goals**

This project supports the Strategic Goals of Environmental Leadership, Asset and Financial Sustainability, and Sustainable Growth. Elimination of risks associated with lead-contaminated soil and obtaining additional information regarding potential vapour risks of the former Saskatoon Transit sites corresponds to the long-term strategy of addressing soil quality issues on City-owned properties.

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### **Background**

In the spring of 2014, a Phase I Environmental Site Assessment (ESA) and a Limited Phase II ESA was completed by the City for the former Saskatoon Transit sites in Caswell Hill. See Attachment 1 for City-owned sites. The results of the 2014 Phase II ESA identified several areas of petroleum hydrocarbon and lead impacts above the applicable Saskatchewan Ministry of Environment criteria for both soil and groundwater located across the 321 Avenue C North property and beneath the transit maintenance building. Remedial work on an impacted area on the property began in 2015.

### **Report**

From January to June 2017, SNC-Lavalin completed a Detailed Phase II ESA and Risk Assessment for the former Saskatoon Transit sites. The results of the 2017 Detailed Phase II ESA cleared 301 24<sup>th</sup> Street West, 230 Avenue C North, and 316 Avenue C North of impacts as no contamination above the referenced criteria were identified. One sample exceeded the referenced residential criteria for lead on the 232 Avenue C North property. The results delineated and confirmed three specific locations of impacts exceeding the referenced criteria on the 321 Avenue C North property. A Risk Assessment and Corrective Action Plan was prepared for the impacts on 321 Avenue C North and 232 Avenue C North. Completion of additional environmental work is required to mitigate potential unacceptable risks on these two sites, and to gather additional information to further understand possible land use options for redevelopment.

### Rationale for Request for Proposals

The Administration is recommending that this project not be completed in-house. This project requires extensive knowledge and experience in environmental site assessments, site remediation, and applying risk assessment and management to contaminated sites. Given that this type of expertise is rarely required by the City, the Administration does not have staff with the level of expertise required to successfully deliver this project. Through a competitive process, the Administration has identified that SNC-Lavalin has significant experience in this field.

### Request for Proposals

An RFP was posted on SaskTenders on September 14, 2017, (closed October 3, 2017) for the purpose of hiring an interdisciplinary team consisting of environmental, geo-environmental, chemical, and risk assessment professionals for additional environmental work required on the former Saskatoon Transit sites in Caswell Hill.

The intended scope of work outlined in the RFP included:

- a) Vapour Well Installation, Baseline Sampling and Testing - all work related to the installation and baseline sampling and testing of a minimum of three soil vapour wells;
- b) Remedial Excavations and Completion of Site Activities Reports - execution of remedial excavation and confirmatory sampling for two lead

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impact locations (northwest corner of 321 Avenue C North and 232 Avenue C North);

- c) Well Monitoring Program - groundwater and soil vapour well monitoring (sampling, testing, and reporting) for two years; and
- d) Environmental Report Updating - updating current Risk Assessment and Corrective Action Plan with new data; completing a site-specific Health and Safety Plan.

Proposals were submitted by the following companies:

- a) Dillon Consulting Ltd. (Saskatoon, SK);
- b) PINTER & Associates Ltd. (Saskatoon, SK);
- c) P. Machibroda Engineering Ltd. (Saskatoon, SK); and
- d) SNC-Lavalin Inc. (Saskatoon, SK).

### Evaluation Process

The proposals were evaluated by a multi-divisional committee that included the Environmental and Corporate Initiatives and Planning and Development Divisions using the criteria and points outlined in the RFP that included:

- a) Project Understanding (10 points);
- b) Team Skill Set and Experience/Proponent Expertise (30 points);
- c) Approach/Methodology/Schedule (35 points);
- d) Submission Quality (5 points); and
- e) Cost (20 points).

### Successful Proponent

Following the evaluation, the proposal with the highest score was submitted by SNC-Lavalin. As SNC-Lavalin worked with the City for the environmental work completed between January and June 2017, the overall project intent moving forward is fully understood. SNC-Lavalin's proposed comprehensive approach to the environmental work required to address the Risk Assessment and Corrective Action Plan for the sites demonstrated a capacity to successfully deliver on this project. SNC-Lavalin's team expertise includes site assessments and remediation projects, as well as extensive knowledge and experience applying risk assessment and management processes to address complicated sites.

### Next Steps

Determining the most appropriate sales process for the City-owned sites and confirming City contribution to the overall redevelopment of the area is the next phase in the South Caswell Redevelopment Project. Undertaking the environmental work recommended in the Risk Assessment and Corrective Action Plan for the sites will assist in determining options associated with transfer of environmental liability, evaluating the land value, and establishing a more accurate cost estimate of environmental remediation or mitigation options (if required) going forward.

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An information report on the progress of the South Caswell Redevelopment Project will be presented at the Standing Policy Committee on Planning, Development and Community Services before the end of the year.

### **Options to the Recommendation**

City Council could choose to not approve the award of contract to SNC-Lavalin. The Administration would then require further direction.

### **Public and/or Stakeholder Involvement**

SNC-Lavalin was selected by the Evaluation Committee, which is made up of members of the Administration. The Caswell Hill Community Association and nearby property owners will be notified of the schedule of the onsite environmental work.

### **Communication Plan**

The RFP process followed the requirements of Purchase of Goods, Services and Work Policy No. C02-030. All firms that submitted a proposal and were not selected will be notified in writing.

### **Financial Implications**

The net cost to the City for consulting services, as submitted by SNC-Lavalin, would be as follows:

Soil Vapour Well Installation and Baseline Sampling	\$ 11,923.40
Remedial Excavation of Lead Impacts	\$ 30,189.00
Groundwater and Vapour Monitoring Program (two years)	\$ 32,486.60
Reporting (Update Corrective Action Plan; Risk Assessment; and Health/Safety Plan)	\$ 8,513.00
Contingency (20%)	<u>\$ 16,622.40</u>
Subtotal Upset Fee	\$ 99,734.40
GST (5%)	\$ 4,986.72
PST (6%)	<u>\$ 5,984.06</u>
<b>Total Project Cost</b>	<b>\$110,705.18</b>

Capital Project No. 1584 – Civic Operations Centre provides funding to cover the environmental consulting services costs for the limited excavations, vapour well installation, and the well monitoring program related to the former Saskatoon Transit sites in Caswell Hill.

### **Environmental Implications**

Remediation of the lead-contaminated materials within the soil will reduce the potential for further negative environmental impacts and/or direct contact. Installation of vapour monitoring wells will allow for assessment of the potential vapour inhalation risks by obtaining direct soil vapour data, and the well monitoring program will allow for assessment of seasonal effects on groundwater and soil vapour. The remediation, installation of vapour wells, and implementation of the well monitoring program will meet or exceed Saskatchewan Ministry of Environment regulations and provide the City

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additional environmental information of the sites that may then be provided to the potential purchaser(s) of the former Saskatoon Transit sites.

### **Other Considerations/Implications**

There are no policy, privacy, or CPTED implications or considerations.

### **Due Date for Follow-up and/or Project Completion**

Vapour well installation and commencement of the well monitoring program are scheduled for 2017. Completion of the limited excavations may occur by the end of 2017, but will be dependent on weather and soil conditions. If weather and/or soil conditions do not permit for remedial work to proceed before the end of the year, it will begin in the spring of 2018. Completion of the well monitoring program is anticipated to conclude in 2019.

### **Public Notice**

Public notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

### **Attachment**

1. South Caswell Hill Redevelopment Area

### **Report Approval**

Written by: Melissa Austin, Senior Planner, Planning and Development  
Reviewed by: Lesley Anderson, Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

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