



Construction of the East Markham Works Yard 10192 Ninth Line

**General Committee
Award Report
June 1, 2020**

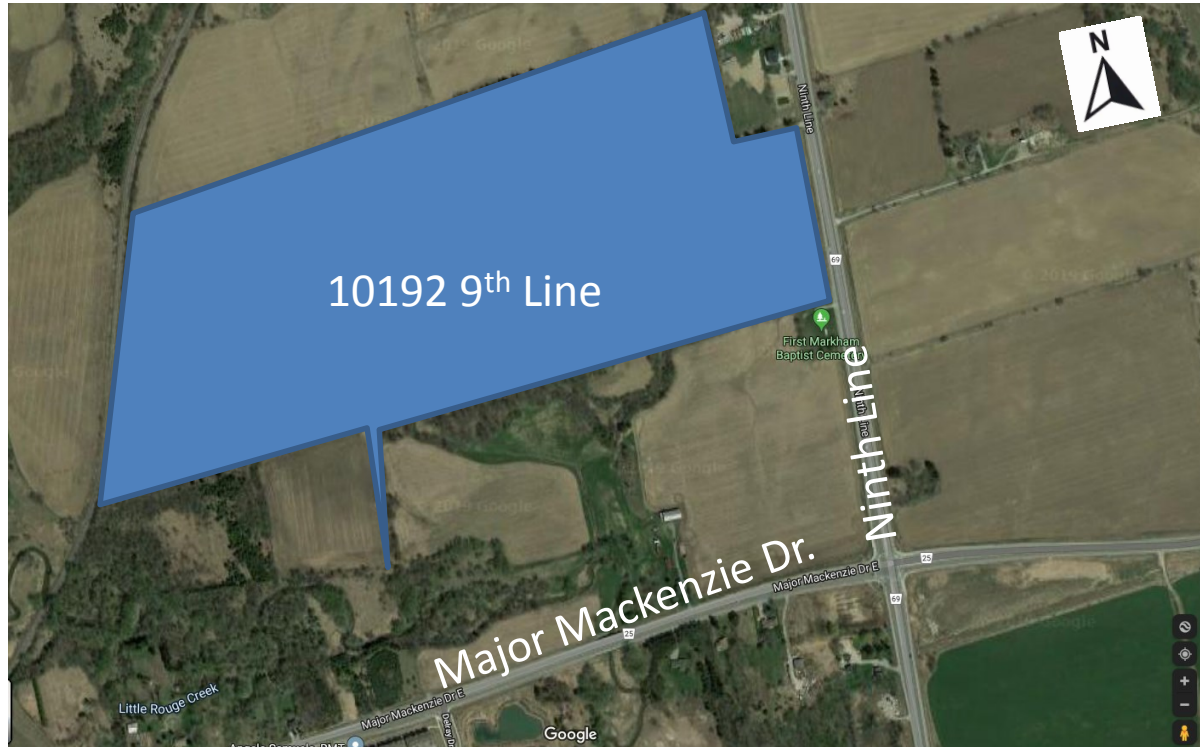


Agenda

- East Markham Works Yard – Overview
- Purposes & Objectives
- Site Plan
- Renderings
- Regional Municipality of York Land Conveyance
- Schedule
- Budget
- Conclusion
- Recommendations



Site Location – 10192 – 9th Line





Purpose & Objectives

1. Provide project update and present 3D renderings of the proposed facility.
2. Seek Council approval for:
 1. Surplus land to be conveyed to Regional Municipality of York for future widening of Ninth Line
 2. Award of Tenders for Phase 1
 3. Budget alignment and increase for Phase 1



Site Plan





Aerial view looking north-west





Aerial Perspective looking south





View from Ninth Line looking west





View entering through south entrance off 9th Line



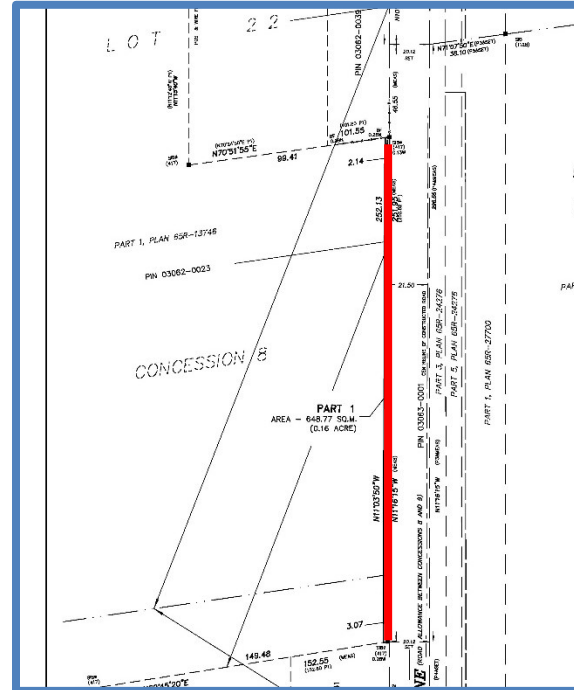
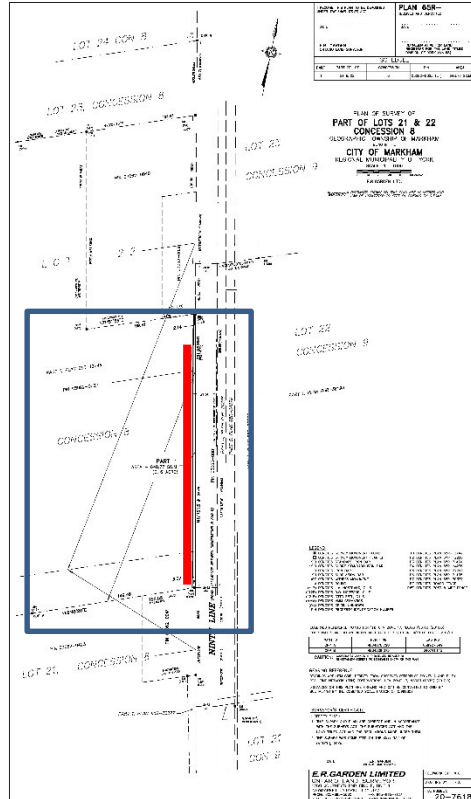


Land Conveyance to York Region

- The Region is seeking to have surplus land conveyed for future road widening along Ninth Line as part of the Application
- Conveyance will not interfere with any work the City has planned for the site.
- City can freely cross over the lands even after they are conveyed to the Region as they will be part of the road allowance.
- City will construct a left turn lane into the main Works Yard entrance as part of the Region's approval.



Land Conveyance – Reference Plan



Draft Reference Plan

- York Region requesting surplus land for 21.5m from the centerline of construction of Ninth Line
- Results in 2.8m wide strip of land to be conveyed.
- Area of land = 648.8m² / 0.16 Acres
- Design has been adapted to accommodate this request



Schedule

	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN
Site Plan Application – In progress										
Building Permit App. – In progress										
General Contractor Award Report to General Committee – June 1										
General Contractor Award Report to Council – June 9										
Award to General Con. - June 15										
Construction - Mobilization, Storage Bldg/Roads/Parking/Office/Brine/Fuel Tanks										
Salt Delivery										
Projected Operational Date *										
Construction Completion – Landscaping/Asphalt										JULY 2021

*Optimal delivery date pending any unforeseen delays. Contingency plans in place



Phase 1 Schedule

June 2020

- June 1 Award Report to General Committee
- June 9 Award Report to Council
- June 15 Award to General Contractor - GC Bonds & Insurance, Shop Drawing Review,
- June 15 Full Building Permit Issued

July – December 2020

- July 6 GC Mobilizes on Site
- July 6 – Dec. 31 Construction – Completion of Salt Storage Bldg., Brine system, Roadways, Portable Office, Parking, Site Lighting, Fencing, Security, and Fuel System
- December Commissioning of Salt Structure for Operations use
- January Site operational

Spring 2021

Construction – Completion of landscaping, asphalt, signage



Overall Project Budget

ITEM	ESTIMATED JUNE 2019	PROPOSED JUNE 2020
Land Purchase Cost	16,000,000	16,000,000
Phase 1A – Salt, Sand and Brine Storage, Fuel Stations, Weigh Scale, Office Trailer	7,040,000	14,312,307
Phase 1B - 555 Miller Salt Structures	\$1,200,000	\$852,967
Phase 2 – Water Crossing, Permanent Snow Storage w/ SWM, Decanting Facility, Site Servicing	10,740,000	For Future Considerations / Post-2031
Phase 3 – Storage, Office and Maintenance	12,785,000	For Future Considerations / Post-2031
TOTAL	\$47,765,000	\$31,155,333

Total funding available = \$47,000,000 from current and future DC collections to 2031 for Public Works



Reasons for Phase 1 Budget Increase

- Budget was developed in 2019 prior to land being selected and purchased.
- Contingency values for early project concept and budget stage were lower than industry standards for large capital projects.
- The amount of internal roadways increased by 60% from the budgeted amount due to the site dimensions and circulation patterns.
- Structural costs for the concrete foundation increased due to salt load against a higher wall height and soil conditions.
- Due to the deferral of Phases 2 and 3 components were moved into Phase 1 to produce a fully functioning site.



Conclusion

- Award Phase 1 Salt/Sand/Brine Works Yard Facility for Winter Operations.
- Defer Phases 2 and 3 for future consideration post 2031.
- Project's desired outcomes will be achieved:
 - Address constraints on Operations facilities' capacity to meet current service levels and related storage/handling of material, and equipment.
 - Provide the Operations Department with adequate salt, sand, brine, and equipment storage for current and future growth.
 - Facilitate flexible and efficient deployment of services and increased productivity.
 - Respond proactively to ongoing urbanization
 - Manage our environmental footprint effectively.



Recommendations

1. That the presentation entitled “Construction of the East Markham Works Yard at 10192 Ninth Line ” be received; and,
2. That after the draft reference plan prepared by E.R. Garden Limited (File No. 20-7618) attached as Attachment No. 1 to this presentation (the “Draft R-Plan”) is deposited on title, the proposed declaration of the following lands as surplus to municipal purposes be added to a public agenda of a Council meeting: the lands described as Part of Lots 21 & 22, Concession 8, Markham, shown as Part 1 on the Draft R-Plan (being approximately 648.8m² (0.16 Acres); and,
3. That subject to recommendation #2, the lands described as Part of Lots 21 & 22, Concession 8, Markham, shown as Part 1 on the Draft R-Plan, be declared surplus to municipal purposes and conveyed to The Regional Municipality of York for road widening purposes; and,
4. That the Mayor and Clerk be authorized to execute agreement(s) with The Regional Municipality of York, in a form satisfactory to the Director of Operations, Director of Sustainability & Asset Management and the City Solicitor, required for the development of a works yard on the lands municipally known as 10192 9th Line; and,



Recommendations

5. That Council award the following tenders:
 1. Tender 078-T-20 Construction of the East Markham Works Yard be awarded to the lowest priced bidder, Orin Contractors Corp. in the amount of \$11,494,687.42 inclusive of HST
 2. Tender 117-T-20 Supply and Installation of the Office Trailer be awarded to the lowest priced bidder, City Core Construction Inc., in the amount of \$421,795.20 inclusive of HST; and,
6. That a 5% contingency in the amount of \$595,824.13 (\$574,734.37 + \$21,089.76) inclusive of HST, be established for each contract to cover any additional construction costs and that authorization to approve expenditures of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
7. That the cost of \$12,512,306.75 (\$11,494,687.42 + \$421,795.20 + \$574,734.37 + \$21,089.76) be funded from project #19288 Design and Construction of Works Yard (account # 056-5350-19288-005) with budget available of \$6,440,000.00; and,
8. That shortfall in the amount of \$6,072,306.75 (\$12,512,306.75 - \$6,440,000.00) be funded from the Development Charges Reserve Fund \$5,920,499.08 or 97.5% and Non-DC Growth Reserve \$151,807.67 or 2.5%; and further,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.



End of Presentation

