



The Corporation of the Town of Tecumseh

Public Works & Engineering Services

To: Mayor and Members of Council

From: Phil Bartnik, Director Public Works & Engineering Services

Date to Council: February 28, 2023

Report Number: PWES-2023-21

Subject: Amendment to the 2023-2027 PWES Capital Works Plan
Tecumseh Secondary Plan Area Northwest Water &
Wastewater Infrastructure Project

Recommendations

It is recommended:

That report PWES-2023-21 Amendment to the 2023-2027 PWES Capital Works Plan, Tecumseh Secondary Plan Area, Northwest Water & Wastewater Infrastructure Project, **be received;**

And that expenditures for the expanded scope and construction costs for the Tecumseh Secondary Plan Area Northwest Water & Wastewater Infrastructure Project, of \$15,598,500, for a total project cost of \$16,618,500, **be authorized and funded from:**

- \$3,885,000 from the Watermain Reserve Fund
- \$6,853,500 from the Wastewater Sewer Reserve Fund
- \$3,510,000 from the Road Lifecycle Reserve
- \$1,350,000 from the Storm Sewer Lifecycle Reserve

Background

At the May 5, 2022 Special Meeting of Council, the Members received a presentation on the '[PWES Capital Priorities 2023-2031](#)' and directed Administration to incorporate the recommended hybrid scenario within the 2022 and the 2023-2027 PWES Capital Works

Plans. This hybrid scenario will address the strategic priorities of growth and economic development as well as Council approved mandates. One of the highest priorities is the advancement of development and growth in the Tecumseh Hamlet Area.

At the June 28, 2022 Regular Council Meeting, the Members adopted the recommendations contained within report [PWES-2022-27](#) 'Amendment to the 2022 PWES Capital Works Projects, Tecumseh Secondary Plan Area – Northwest Water & Wastewater Infrastructure Projects' (Motion: RCM-199/22). This provided project approval and allocated funding for the engineering design of trunk water and wastewater infrastructure which will help facilitate the development of the Tecumseh Hamlet Secondary Plan Area along Banwell Road from County Road 22 to CP Rail.

At the January 26, 2023 Special Council Meeting, the Members adopted the recommendations contained within report [PWES-2023-01](#) '2023-2027 Public Works & Engineering Services 5-Year Capital Works Plan' (Motion: SCM-04/23), which included the Tecumseh Secondary Plan Area Northwest Water & Wastewater Infrastructure Project (design in 2023 and construction in 2024). The water and wastewater infrastructure includes projects identified in the Town's Water & Wastewater Master Plan 2018 Update, being: W-1 West Tecumseh Watermain, WW-1 West Tecumseh Sanitary Sewer, WW-2 Diversion Sanitary Sewer.

Comments

Tecumseh Hamlet Secondary Plan, Municipal Class Environmental Assessment and Functional Servicing Study

Council has previously authorized Administration to undertake various initiatives to move forward with the Tecumseh Hamlet Secondary Plan area, which included the completion of a stormwater management analysis, finalizing the final road network and commencing the Municipal Class Environmental Assessment (Class EA) and Functioning Servicing Report (FSR), which would run concurrently with the related planning, land use and concept plan process for the Tecumseh Hamlet Secondary Plan.

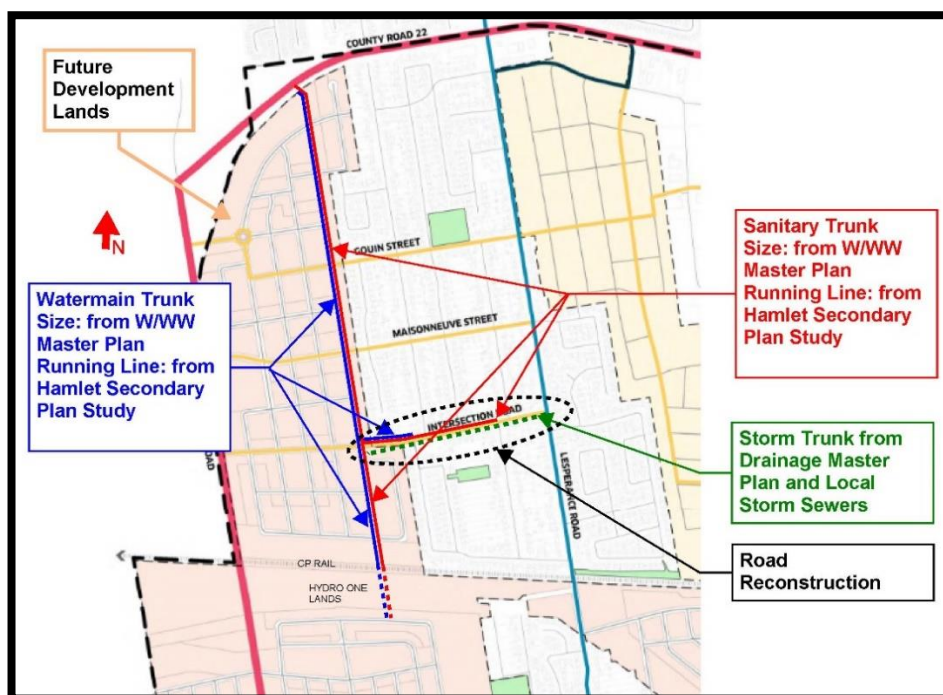
Work has progressed on these initiatives, including coordination with the City of Windsor and the Essex Region Conservation Authority with other ongoing studies within the area that impact the servicing design, including the 'City of Windsor Sandwich South Master Servicing Report' and the 'Little River Watershed Floodplain Mapping Project'. Administration and the Consultants are continuing work in 2023 and aim to have the planning and engineering studies completed by Q2/Q3 of 2023.

Tecumseh Secondary Plan Area, Northwest Water & Wastewater Infrastructure Projects

As progress continues with the Tecumseh Hamlet Secondary Plan and associated studies (as identified above), Administration has been working in parallel on the Request for Proposal (RFP) for Engineering Consulting Services for the 'Tecumseh Secondary Plan Area Northwest Water and Wastewater Infrastructure Project'. Through the development of the RFP a number of issues became apparent that warranted Administration to report back to Council, which included: an updated scope, strategic phasing of the project, and obtaining full project funding allocations.

1) Updated Scope

In preparing the RFP and review of the project specifics, Administration identified two separate areas where expanding the scope would find efficiencies in construction and positioning the development of lands south of the CP Rail and Hydro One Corridor in a shorter timeline. The proposed scope changes are depicted in the Figure below and outlined in the subsequent paragraphs.



CP Rail & Hydro One Corridors: It is recommended to extend the trunk sanitary sewer and trunk watermain by approximately 200-metres south through the CP Rail and the Hydro One corridors. The approval processes for crossing these corridors are quite lengthy and it is advantageous to undertake them at this time in order to help facilitate the development of the Tecumseh Hamlet areas southerly to County Road 42.

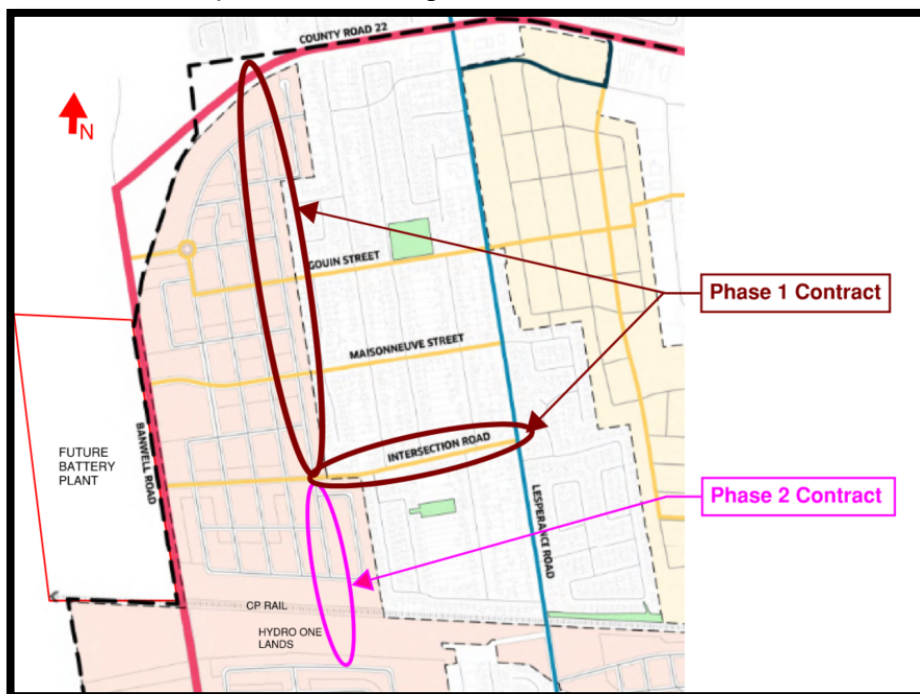
Intersection Road: In review of the sanitary sewer and watermain proposed on Intersection Road, it was identified that the alignments will be within the existing road pavement and that a full road reconstruction will be highly likely. The length of Intersection Road from the north-south easement to Lesperance Road is 700-metres. The proposed sanitary sewer and watermain will be installed for 560-metres and 215-metres respectively. This would entail approximately 80% of Intersection Road from the north-south easement to Lesperance Road to be disturbed and reconstructed to its current form.

It was also identified that Intersection Road is in need of storm sewer improvements, being the installation of a trunk sewer for approximately 180-metres as identified in the Tecumseh Storm Drainage Plan, as well as replacement of local storm sewers.

It is recommended that the scope be updated for construction efficiencies for the installation and replacement of storm sewers, complete road reconstruction to a Collector Road cross-section as outlined within the Town's Transportation Master Plan (inclusive of curb and gutter, pathway, sidewalk and streetlights) in addition to the sanitary sewer and watermain works on Intersection Road (from the north-south easement to Lesperance Road).

2) Strategic Phasing of the Project

In review of the constructability of the project and obtaining all the necessary approvals, Administration will look to complete this project in two separate contracts as depicted in the Figure below.



Contract 1: The proposed works will be undertaken within the existing north-south easement (between County Road 22 and Intersection Road) and within the Intersection Road right-of-way. Detailed design is anticipated to be completed by the Fall 2023, with construction to commence in early 2024. This will provide water and wastewater services within the Tecumseh Hamlet along Banwell Road north of Intersection Road.

Contract 2: The proposed works will be from Intersection Road to south of the CP Rail and Hydro One Utility corridors. It is anticipated that obtaining the necessary easements through private property, and approvals from CP Rail and Hydro One, will take a bit of time. It is anticipated that detailed design and obtaining all approvals will be completed by Spring/Summer 2024, with construction commencing in Winter 2024/2025. This will provide water and wastewater services within the Tecumseh Hamlet along Banwell Road south of Intersection Road and to parcels south of the CP Rail and Hydro One corridors.

3) Project Funding Allocations

With the updated scope to find project efficiencies and the strategic phasing plan, it is important to obtain approval for the full project funding allocation at this time. This will allow for the tendering of Contract 1 by the Fall 2023 and continued works (design, acquisition of easements, obtaining CP Rail and Hydro One approvals) on Contract 2.

Project financials are further discussed in the Financial Implications Section of this Administrative Report.

Consultations

Development Services

Financial Services

Financial Implications

Report PWES-2023-01 had identified a project cost estimate of \$13.96M that was calculated in the Fall 2022. The updated project estimate of \$16.62M (an increase of \$2.66M) was completed in February 2023, inclusive of the expanded scope as described within this report and is further broken down as follows:

Funding Source	Construction	Engineering	Contingency	Total	Previously Approved	Current Request
Watermain Reserve Fund	\$3,100,000	\$465,000	\$620,000	\$4,185,000	\$300,000	\$3,885,000
Wastewater Sewer Reserve Fund	\$5,610,000	\$841,500	\$1,122,000	\$7,573,500	\$720,000	\$6,853,500
Road LC Reserve	\$2,600,000	\$390,000	\$520,000	\$3,510,000	\$0	\$3,510,000
Storm Sewer LC Reserve	\$1,000,000	\$150,000	\$200,000	\$1,350,000	\$0	\$1,350,000
Totals	\$12,310,000	\$1,846,500	\$2,462,000	\$16,618,500	\$1,020,000	\$15,598,500

The current funding request of \$15,598,500 provides for the tendering of Contract 1 in 2023 with construction commencing in early 2024, as well as continuing with the detailed design and tendering of Contract 2 in mid/late 2024 with construction commencing in late 2024/early 2025.

Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input checked="" type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

Communications

Not applicable ☒

Website ☐

Social Media ☐

News Release ☐

Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Phil Bartnik, P.Eng.
Director Public Works & Engineering Services

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Development Services

Reviewed by:

Tom Kitsos, CPA, CMA, BComm
Director Financial Services & Chief Financial Officer

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
None	None