



City of North Bay Report to Council

Report No: CORP-2024-078

Date: September 6, 2024

Originator: Lori Jackson
Manager, Purchasing

Karin Pratte, P.Eng.
Director, Water, Wastewater and Environmental Services

Business Unit:
Corporate Services

Department:
Financial Services Department

Subject: Request for Tender 2024-057 Jack Garland Airport Soil Remediation

Closed Session: yes no

Recommendation

That City Council approves the award of a contract to Clean Harbors Canada, Inc. o/a Clean Harbors Canada & Clean Harbors Energy & Industrial Services Corp in the amount of \$7,312,787.00 (plus HST) for the provision of Soil Remediation at the Jack Garland Airport.

Background

The North Bay Jack Garland Airport lands ("Site") have been owned by the City of North Bay (City) since 1998, prior to which they were under the ownership of Transport Canada from 1939 to 1998. The Department of National Defence (DND) utilized and released aqueous film-forming foams (AFFF) containing Perfluoralkylated (PFAS) for decades at the Site while it was owned by Transport Canada. Environmental investigations have confirmed that there are locations at the Site that exceed current guidelines for PFAS in soil, groundwater and surface water.

The City and the DND reached an agreement to address the remediation of PFAS at the Site. The \$20 million contribution agreement, which is funded by DND at 97% (\$19.4 million) and by City at 3% (\$600,000), was approved for execution by North Bay City Council on July 13, 2021.

The City engaged Jacobs Consultancy Canada Inc. ("Jacobs"), to assist in the

environmental remediation process for the Site. Jacobs consulting contract, which was approved for execution by North Bay City Council in October of 2021, included environmental assessments, site-specific risk assessments, developing remediation objectives and designing the remediation plan. Jacobs has completed field investigations which included soil, groundwater and surface water samples, analysis and reporting, risk assessments and soil/ground water remediation option analysis. Jacobs has aided the City, as a technical representative, in liaison with DND, Ministry of Environmental, Conservation and Parks (“MECP”) and the Health Unit.

Jacobs has developed a remediation plan for the Site. The first phase, which focuses on preventing PFAS from leaving the Site, includes soil, groundwater and surface water remediation in the most contaminated areas, also known as “hot spots”. This project will ensure the removal and treatment of the most contaminated soil at the North Bay Jack Garland Airport lands.

Financial/Legal Implications

A formal bid request, which closed August 22, 2024 was administered by the Purchasing Department and was publicly advertised in accordance with the City’s Purchasing By-Law 2013-200, as amended. Eight (8) bids were received and evaluated by the Purchasing Manager, the Director, Water, Wastewater, and Environmental Services, and the external consultant Jacobs.

The evaluation considered mandatory submission requirements related to the bidder’s experience, preliminary construction schedule, and Environmental Compliance Approvals (ECA). None of the Bidders were able to comply with the provision of supplying a mobile ECA for on-site Soil Mixing/Stabilization for Treatment of PFAS Contaminated Soil so the requirement was waived for all Bidders. One Bidder did not provide a copy of their mobile ECA for on-site Treatment of PFAS Contaminated Water and was eliminated from further evaluation. After compliance was achieved price was the sole criteria being evaluated.

| Ranking | Company | Bid Price |
|----------------|---|------------------|
| 1 | Clean Harbors Canada, Inc. o/a Clean Harbors Canada & Clean Harbors Energy & Industrial Services Corp | \$7,312,787.00 |
| 2 | Arcadis Canada Inc | \$7,897,918.54 |
| 3 | Green Infrastructure Partners Inc. | \$7,987,000.00 |
| 4 | York1 Remediation LP | \$8,494,848.00 |
| 5 | Sanexen Environmental Services Inc. | \$9,104,432.16 |
| 6 | QM ENVIRONMENTAL | \$9,795,540.00 |
| 7 | Milestone Environmental Contracting Inc. | \$10,594,600.00 |
| 8 | Priestly Demolition Inc. | * |

* Respondents marked with an asterisk failed to meet the mandatory submission requirements

The bid from Clean Harbors Canada, Inc. o/a Clean Harbors Canada & Clean Harbors Energy & Industrial Services Corp was the lowest bid and provides the best overall value to the City. Their bid is considered fair and reasonable.

Sufficient funding for this contract is available in Capital Project No. 4132WS Remediation on Airport Lands.

As outlined in RTC IO 2021-08 and RTC OI 2024-003, an agreement was executed with the Department of National Defense regarding funding for this work. Capital Project No. 4132WS has been established to record expenses and recovery of eligible expenses under this agreement. The Contribution Agreement is for a total sum of \$20 million over a 6-year term. The City's share of costs is 3% of actuals up to a maximum of \$600,000. The agreement was based on estimated costs at a point in time; however, assumptions used in the estimates will depend heavily on decisions made over the next few years during consultation with Ministry of Environment Conservation and Parks ("MECP"). The shared responsibility agreements allow the City to submit a second proposal, if required, through the shared responsibility framework for additional costs of the remediation once a more detailed project estimate can be obtained.

Corporate Strategic Plan

- | | |
|---|--|
| <input checked="" type="checkbox"/> Natural North and Near | <input type="checkbox"/> Economic Prosperity |
| <input type="checkbox"/> Affordable Balanced Growth | <input type="checkbox"/> Spirited Safe Community |
| <input checked="" type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

Ensure the efficient and effective operations of the City

Protect, promote and enhance the environment in all aspects of the city's operation and plans.

Maximize funding opportunities with other governments

Options Analysis

Option 1: Award the contract.

Option 2: Do not award a contract. This option is not recommended because this work will remove and treat the most contaminated soil and aid to prevent downstream impacts.

Recommended Option

That City Council approves the award of a contract to Clean Harbors Canada, Inc. o/a Clean Harbors Canada & Clean Harbors Energy & Industrial Services

Corp in the amount of \$7,312,787.00 (plus HST) for the provision of Soil Remediation at the Jack Garland Airport.

Respectfully submitted,

Name: Lori Jackson
Title: Manager, Purchasing

Name: Karin Pratte, P.Eng.
Title: Director, Water, Wastewater and Environmental Services

We concur with this report and recommendation.

Name: Alan Korell, P.Eng.
Title: Interim City Engineer

Name: Margaret Karpenko, CPA, CMA
Title: Chief Financial Officer /Treasurer

Name: John Severino, P.Eng, MBA
Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Karin Pratte, P.Eng.
Title: Director, Water, Wastewater and Environmental Services