

THE CITY OF EDMONTON
SANITARY SERVICING STRATEGY FUND



2011 ANNUAL REPORT

June 2012

Prepared by:
City of Edmonton
Infrastructure Services Department
Drainage Services Branch

MESSAGE FROM THE MANAGEMENT COMMITTEE

This is the thirteenth annual report of the Sanitary Servicing Strategy Fund (SSSF). SSSF activities in 2011 included the construction completion of the South Edmonton Sanitary Sewer (SESS) Stages SA1b&c, SE4b and the North Edmonton Sanitary Trunk (NEST) Stages NL2/NL3/N1, construction starts for West Edmonton Sanitary Sewer (WESS) Stage W13 and the finalization of the concept design for SESS Stage SA10a. The SSSF Management and Operational Committees met a total of seven times separately to approve design and construction schedules, monitor construction progress, and review the financial status of the Fund. In addition, two joint meetings were held to discuss the West Edmonton Sanitary Sewer (WESS) Stage W14 project and the required actions to move it forward.

Since the program started in 1999, a total of about 31 km of tunnels and sewers had been constructed which supported close to 45,000 single family lots in addition to other multi-family residential, commercial and industrial developments.

In 2011, the SSSF Fund recorded revenues of \$18.1 million and expenditures of \$12.7 million, for a closing balance of \$27.3 million. This is an increase of \$5.5 million compared to the 2010 year-end balance of \$21.9 million. With the local economy continuing to recover, revenues were higher than the previous year. The expenditures for 2011 remained at more or less the same level as in 2010. The projected revenues in the next few years are expected to stabilize to the same level as in 2009-2011 and the SSSF Fund is in a solid financial position to undertake all planned projects over the next five years.

Our focus in 2012 will be to finish the remaining works required to put both NEST Stages NL2/NL3/N1 and SESS Stages SA1b&c into service, continue the construction of WESS Stages W13, commence the construction of SESS Stages SE4a as well as WESS Stage W14 and start the design of SESS Stage SA1a. We will also undertake a review of the WESS, NEST and SESS Functional Plans to ensure that implementation schedules can accommodate the latest growth projections as well as to ensure sustainability of the Fund.



James Tan, P. Eng.
Chair, SSSF Management Committee

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1.0 PLANNING & CONSTRUCTION ACTIVITIES IN 2011

The following is a summary of the planning and construction activities completed under the Sanitary Servicing Strategy (SSS) in 2011. Figures 1(a) to 1(d) are photos showing some of the construction activities.

North Edmonton Sanitary Trunk (NEST) – Stages NL2/NL3/N1

The project consists of a 3.6 km long tunnel to provide sanitary servicing to neighbourhoods north of 153 Avenue between 76 Street and Manning Drive. Tunneling work for these stages of NEST was completed in 2010. In 2011, two manhole connections to the completed tunnel and a hand tunnel connection to the existing pump station at 76 Street were completed. The Project is expected to be in service when the connections to the new developments in Schonsee are completed. Installation of the real time discharge control gate at 153 Avenue/Manning Drive has been postponed pending the completion of NEST staging review.

South Edmonton Sanitary Sewer (SESS) – Stage SA1b&c

Stages SA1b&c of SESS are required to service the Ellerslie East neighbourhoods located south of Anthony Henday Drive and east of 66 Street. Tunneling work for this project was completed in 2011. When the real time control gate is connected to the existing Mill Woods double barrel sewer in 2012, the tunnel will be put into service.

West Edmonton Sanitary Sewer (WESS) – Stage W13

WESS Stage W13 is a 1.1 km long tunnel designed to provide hydraulic relief to the existing sanitary sewer system in order to provide sanitary servicing to the new subdivisions west of 199 Street and south of Whitemud Drive. Construction of this project started in September 2011 and is scheduled to be completed in 2013.

South Edmonton Sanitary Sewer (SESS) – Stages SA10a

Conceptual Design of Stage SA10a was finalized with three alignment options being brought forward for further evaluation during the preliminary and detailed design stage. Construction is currently scheduled to begin in 2013.

West Edmonton Sanitary Sewer (WESS) – Stage W14

Re-design and re-tendering of WESS Stage W14, which will provide sanitary servicing to the Big Lake and Winterburn industrial areas, were completed in summer of 2011. Final approvals of tender award were obtained from both the SSSF Management Committee and the City's Transportation and Infrastructure Committee in November 2011. Tender was awarded based on trenchless construction method rather than open cut to minimize risks during construction. The revised schedule is to start construction in early 2012 and to complete by end of 2013.

South Edmonton Sanitary Sewer (SESS) – Stage SE4a

Tender for the construction of SE4a together with other underground utilities and roadwork was issued by the developer in summer of 2011. The tender however, was not awarded as the developer was unable to secure some of the right of way south of 30 Ave SW. The City's Corporate Properties Branch

has now taken over the part of the project from 25 Ave SW to 30 Ave SW in order to allow servicing of their portion of land to proceed. The construction works will now be managed by Drainage Design & Construction and will be re-tendered. Construction is expected to start in mid 2012 for completion before the end of the 2012.

South Edmonton Sanitary Sewer (SESS) Stage SE4b

SESS Stage SE4b has a total length of 1,140 meters and is located along the old 30 Ave right-of-way between 88 Street and 91 Street. Construction was advanced to 2011 ahead of the construction of the walkway and the nearby subdivision by the private developer in order to minimize construction costs. Construction of the trunk sewer was completed in the fall of 2011.

SESS-SERTS Joint Planning Study

The City and the Alberta Capital Region Wastewater Commission (ACRWC) collaborated on a joint planning study to identify integration opportunities for the future extension and upgrades of the SESS and SERTS systems. The study identified impacts on the increasing dry weather flow and wet weather flow from both the SESS and SERTS service areas to the existing downstream City sewers. Recommendations of the study include advancing the construction timing and upsizing the tunnel diameter for some sections of the SESS. Building upon this study, the SESS Functional Plan will be reviewed in 2012 to ensure that the implementation schedules can accommodate the latest growth projections as well as to ensure sustainability of the SSS Fund.



Figure 1a. WESS W13 – Construction of Working Shaft



Figure 1b. SESS SA1b&c – Excavation of Removal Pit



Figure 1c. NEST NL2/NL3/N1 – Installation of Control Structure



Figure 1d. NEST NL2/NL3/N1 – Construction of Access Manhole

2.0 MANAGEMENT AND OPERATIONAL COMMITTEES

The role of the **SSSF Management Committee** is to make decisions regarding revenues, expenditures and schedules that best meet the long-range plans of all stakeholders. The Committee has six members:

Chair: Director of Drainage Planning – James Tan
Members: UDI Representative – Peter Cavanagh
UDI Representative – Wade Zwicker
Engineering Manager of Drainage Design & Construction – Siri Fernando
Senior Planner of Current Planning – Tim Ford
General Supervisor of Infrastructure Planning – Francis Wu
(Secretary & Non-voting Member)

The Management Committee met a total of six times in 2011 (twice in joint session with the SSSF Operational Committee). Some of the major decisions made are listed below:

Major decisions made by the Management Committee in 2011 were:

- *Approved construction and tender award of SE4b*
- *Approved advancing construction of W13 to match roadwork schedule*
- *Approved payment of SSTC from SU to SSSF for qualified*
- Approved advancing the construction of the full length of SE4b (approximately 1,140 m) prior to the downstream section SE4a. Subsequently, also approved the tender award and a revised budget of \$3.4 M for the project.
- Approved the revised schedule of W13 to commence construction at the end of 2011 with completion in 2013 at the original budget estimate of \$11.83 M in order to stay ahead of the roadway reconstruction works planned under the Neighbourhood Renewal Program.
- Approved the payment arrangement from Sanitary Utility (SU) to the SSSF for SSTC payment on behalf of homeowners applying to legalize their existing secondary suites, whereupon the payment will be deferred

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homeowners with secondary suites, on a deferred payment basis starting after 2023

- *Approved tender award for W14 upon review of Operational Committee*
- *Approved postponement of construction of SA10a*
- *Approved payment for the chemical cost of odour treatment at the Ambleside pump station*
- *Increased SSSF rates by 3.75% effective January 1, 2012*

until after 2023 and the amount of annual deferred payment to the SSSF will be determined by the SU each year.

- Approved to proceed with the tender of W14 using the base design option as recommended by the SSSF Operational Committee, with the final decision to award the tender subject to the bid prices and affordability of the SSS Fund.
- Approved the W14 tender award of \$21 M based on the contractor's lower alternate lump sum bid and schedule (trenchless construction instead of open cut with an extended schedule), following review by the SSSF Operational Committee.
- Approved to postpone the start date of SA10a from 2012 to 2013.
- Approved the purchase of, and payment by SSSF for, the odour treatment chemical to be used at the Ambleside pump station starting January 2012 until the treatment is no longer needed.
- Proposed an increase to SSSF rates by 3.75% effective January 1, 2012.

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The **SSSF Operational Committee** provides recommendations to, and flags relevant issues for consideration by, the SSSF Management Committee regarding the timing and capacity requirements for new SSS trunk construction. The Committee is made up of seven members:

Chair: General Supervisor of Strategic Planning – Albert Kwan/
Michael Porretta
Members: Program Manager, Drainage Design & Construction– Arbind
Mainali
UDI Representative – Leo Levasseur
UDI Representative – George Cantalini
Director of Development Coordination, Sustainable
Development – Orest Gowda
Drainage Financial Coordinator – Bonnie Bryks/Stephen
Cheung
Senior Engineer, Drainage Planning– David Leung
(Secretary)

*Major accomplishments by the
Operational Committee in 2011
include:*

- *Recommended to advance the construction of SE4b to coordinate with land development construction activities*
- *Recommended to move up construction of W13 to meet the roadwork schedule*
- *Provided technical support to the Management Committee for their decision on W14*

The Operational Committee met five times in 2011 (twice in joint session with the SSSF Management Committee) and achieved the following major accomplishments:

- Recommended to advance the construction of SE4b by open cut in 2011 in coordination with development activities on the adjacent lands. This was based on reviews of construction and staging options and land availability.
- Recommended to move up the construction start of W13 to late 2011 to coordinate with roadway reconstruction schedule in the neighbourhood.
- Investigated and evaluated the design and construction options for W14, and made recommendations to the SSSF Management Committee on the

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- *Recommended commencement of preliminary design for SA10a*
 - *Investigated odour treatment methods for Ambleside Pump Station*
 - *Completed the joint SESS-SERTS planning study with ACRWC*
- tendering and subsequent award for the work.
- Accepted the conceptual design of SA10a and recommended to proceed with the preliminary design.
 - Investigated treatment methods to address odour concerns reported in the vicinity of the Ambleside Pump Station and force main. Recommended a nitrate-based treatment method based on successful pilot testing.
 - Completed a joint planning study with the ACRWC to identify future implementation issues for the SESS-SERTS system expansion and upgrades.
-

3.0 FIVE YEAR CONSTRUCTION PLAN

The following section outlines the proposed major SSS trunk construction program for the next five years (2012-2016). This proposed program is developed to support orderly development throughout the City of Edmonton in a cost effective manner, using latest population and employment projections available to the City as well as input from the development industry. It also strives to meet the important objective of maintaining a positive balance for the Fund. The locations of the construction projects are shown in Figure 2.

2012 – North Edmonton Sanitary Trunk (NEST) Stages NL2/NL3/NL1

NEST Stages NL2/NL3/NL1 will be put into service for Schonsee and Joviz neighbourhood

Construction of NEST Stages NL2/NL3/NL1 began in late 2007. The tunnel has already been completed. As soon as all other sanitary connections are made, the tunnel will be put into service.

2012 – West Edmonton Sanitary Sewer (WESS) Stage W14

Construction for WESS Stage W14 is planned to start in 2012

Construction of WESS Stage W14 is scheduled to start in early 2012 and planned to be completed by the end of 2013.

2012 – South Edmonton Sanitary Sewer (SESS) Stage SE4a

Construction of SESS Stage SE4a in 2012 will complete the entire southeast portion of the SESS trunk

Construction of SESS Stage SE4a along the new 91 Street from 25 Ave SW to 30 Ave SW, connecting the recently completed Stage SE4b to the downstream SE3 trunk, is expected to start in summer of 2012 and be completed by year end. This is the final stage to be completed for the entire southeast section of the SESS trunk.

2012 – South Edmonton Sanitary Sewer (SESS) Stages SA1b&c

SESS Stage SA1b is to provide permanent sanitary servicing to the Ellerslie East neighbourhoods by 2012

The tunneling work for SESS Stages SA1b&c was completed in 2011. Once all connections to the existing sewers are made and the real time control gate is installed at the existing double barrel sewer connection, the tunnel will be put into service in 2012. This will provide permanent sanitary servicing to the Ellerslie East neighbourhoods.

2011 to 2013 - West Edmonton Sanitary Sewer (WESS) Stage W13

Construction of WESS (Stage W13) is planned to be completed in 2013

Construction started at the end of 2011 and will continue until 2013. Once completed, it will allow future development areas in West Edmonton to be serviced without the need for local wet weather flow storage.

2013 to 2015 – South Edmonton Sanitary Sewer (SESS) Stage SA10a

SESS Stage SA10a will provide sanitary servicing for Maple Ridge Industrial development

This section of SESS will be constructed along 34 Street south of the Sherwood Park Freeway. It will provide sanitary servicing to the early stages of Maple Ridge Industrial Area. Construction work is tentatively planned to start in 2013.

2013 to 2015 – South Edmonton Sanitary Sewer (SESS) Stage SA1a

SESS Stage SA1a will allow the SESS flow to bypass the SERTS

SESS Stage SA1a will connect the SW1 pump station at Ellerslie Road and Parsons Road to Stages SA1b&c. This segment will allow the SESS flow to bypass the SERTS and no longer be limited by its available capacity. Construction of SA1a is tentatively scheduled to start in 2013 and be completed by 2015.

2015 – South Edmonton Sanitary Sewer (SESS) Stages SW4 & SW5

SESS Stages SW4 & SW5 will service additional development in the Windermere area

This portion of SESS will be constructed south of Anthony Henday Drive from 141 Street to 156 Street. It is planned to service additional development in the Windermere area. Construction is expected to commence in 2015 and be completed by 2018.

2012 – SESS, NEST and WESS Functional Plans Reviews

SESS, NEST & WESS Functional Plans will review implementation schedules

The WESS, NEST and SESS Functional Plans reviews will be carried out in 2012 to ensure that implementation schedules can accommodate the latest growth projections as well as to ensure sustainability of the Fund.

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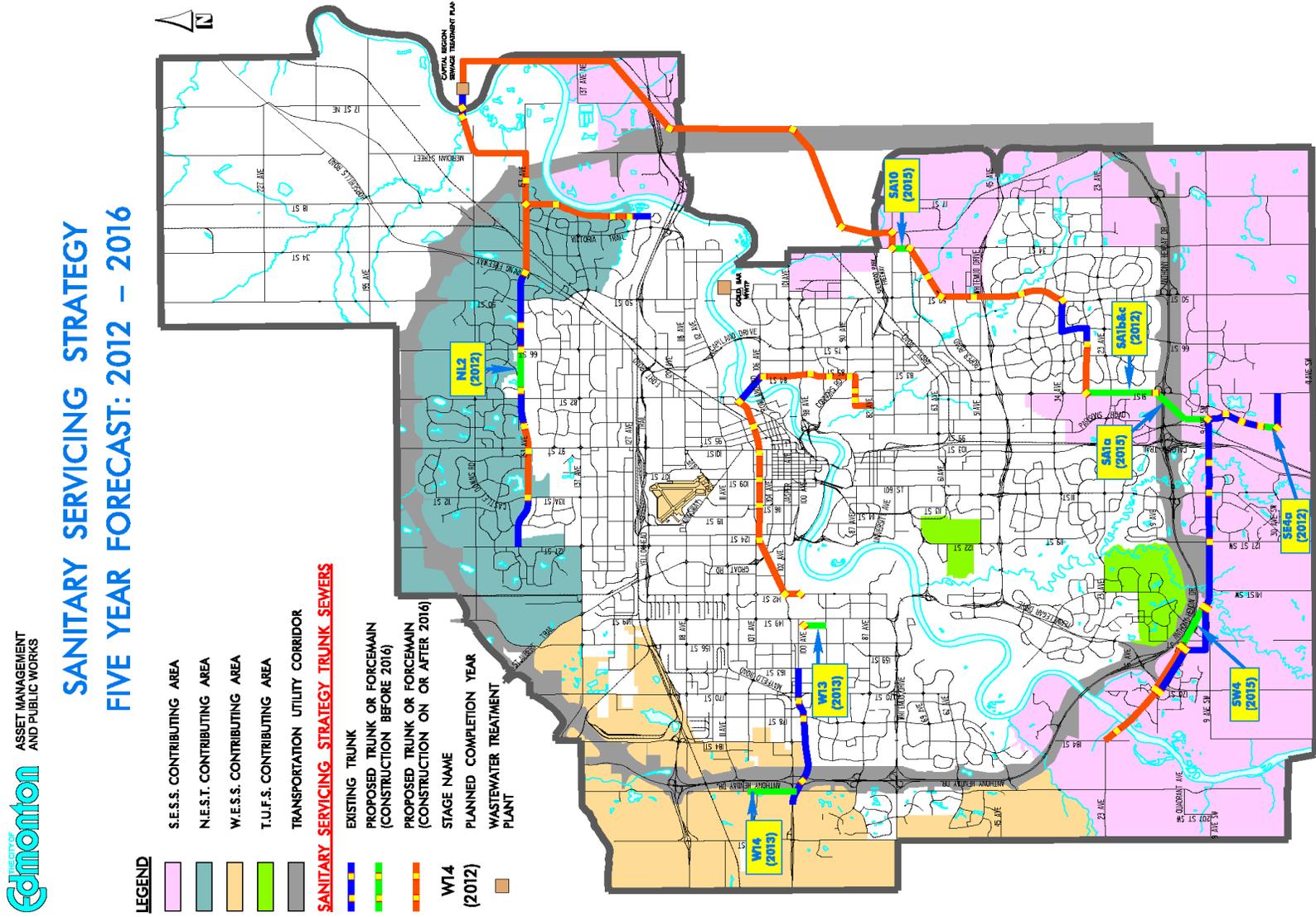


Figure 2

4.0 FUND BALANCE

4.1 TWENTY FIVE YEAR HISTORY & PROJECTION

The SSSF Financial Model was updated in 2011 to reflect the changing economic situation, particularly the construction cost inflation and near term revenue projections. In addition, construction schedules for some segments were adjusted to reflect the latest planning. The latest cashflow projection shows that the fund balance will be slightly lower than those recorded in previous years during the next three years but will remain in a positive position throughout the next fifteen years. Figure 3 shows the twenty five year fund balance history and projection (1999 to 2025).

The next 15 years show a positive fund balance despite a large construction program during the next 3 years

The following general assumptions have been adopted in the current version of the Model:

- a) Population projections were based on the latest Edmonton census data from spring 2006, adjusted based on actual yearly increases.
- b) Annual inflation rate for construction costs is revised to 4% for 2012 increasing to 5% in 2015.
- c) Annual interest rate is assumed to be 1.5% - 4.0% during the next 5 years

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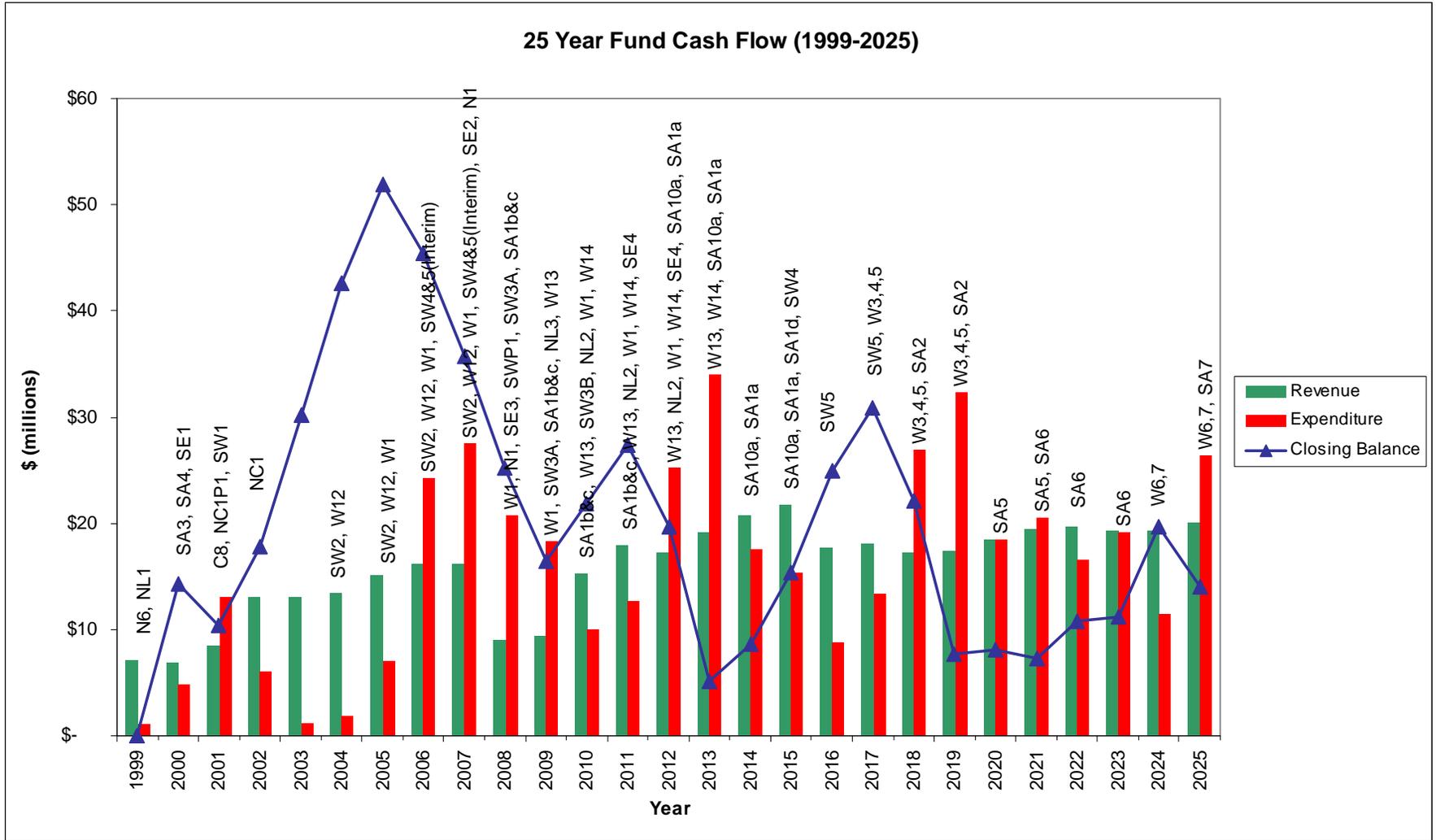


Figure 3

4.2 FIVE YEAR PROJECTION

Table 1 shows the five-year revenues and expenditures projections for the Fund based on the latest information available.

REVENUES

Opening Balance for 2012 – The SSSF cash balance as of December 31, 2011.

Interest (2012-2016) – Interest rates used varied from 1.5% to 4.0% per annum based on the estimated mid-year balance.

Utility Contribution – This amount represents contributions from the Sanitary Utility for diversion of sanitary flows from serviced City lands to the new trunk system constructed under the SSSF. These lands are located in Mill Woods and Castle Downs. The amount is calculated based on an estimate of the SSTC these lands would have to pay. Based on results of the lot counts conducted in 2000, the Sanitary Utility would make annual contributions of \$2.6 million to the SSSF until 2014. In March 2006, City Council approved the recommendation to change the Utility Contribution amount to \$1.3 million for 17 more years commencing on January 1, 2007.

Sanitary Sewer Trunk Charge (SSTC) – The SSTC is collected when an application is made for a development permit or sanitary service connection. This charge applies to all new and re-developments in the City. Rates for 2012 were increased by 3.75% from 2011. The following are the SSTC rates for 2011 and 2012:

Utility Contribution represents contribution from the Sanitary Utility for diversion of sanitary flows from serviced City lands to the new trunk system constructed under the SSSF

The Sanitary Sewer Trunk Charge for 2012 has increased by 3.75% from 2011

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<u>Type of development</u>	<u>2011</u>	<u>2012</u>
Single-family/Duplex Residential	\$1,156/dwelling	\$1,199/dwelling
Secondary, garage & garden suite	\$512/dwelling	\$531/dwelling
Multi-family Residential	\$826/dwelling	\$857/dwelling
Commercial, Industrial, Institutional	\$5,782/ha	\$5,999/ha

Estimated SSTC revenues from 2012 to 2016 are based on the assumption that residential development activity which started to rebound in 2010 will continue in 2012.

Expansion Assessment (EA) – The EA is an area-based assessment that is collected at the time of subdivision, development permit application or sanitary service connection application. The EA applies to those areas of the City that did not have an approved Neighborhood Structure Plan (NSP) before January 1, 1999.

The Expansion Assessment is collected from the benefiting areas shown in Figure 2

The 2012 EA rates were increased by 3.75% from 2011. The 2011 and 2012 rates for EA are as follows:

<u>Contributing Area</u>	<u>2011</u>	<u>2012</u>
North Edmonton Sanitary Trunk (NEST)	\$16,515/ha	\$17,134/ha
South Edmonton Sanitary Sewer (SESS)	\$16,515/ha	\$17,134/ha
Terwillegar and University Farms (TUFS)	\$16,515/ha	\$17,134/ha
West Edmonton Sanitary Sewer (WESS)	\$20,645/ha	\$21,419/ha

EXPENDITURES

Estimated Construction Costs – Construction cost estimates for the 2012 to 2016 time frame developed during the concept planning or design stage were used for the cash requirement projection unless actual tender is awarded. The construction start dates have been adjusted in some cases to maintain a positive Fund balance.

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SANITARY SERVICING STRATEGY FUND - 5 YEAR PROJECTION

	2012	2013	2014	2015	2016
Opening Balance	\$ 27,339,175	\$ 19,676,737	\$ 5,162,310	\$ 8,586,415	\$ 15,359,158
Interest	349,994	245,931	169,737	353,875	694,292
Utility Contribution	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000
Sanitary Sewer Trunk Charge	10,363,573	10,747,099	12,015,635	12,580,115	9,159,679
Expansion Assessment	5,540,074	7,149,093	7,470,802	7,844,342	7,219,609
Total Receipts	17,553,642	19,442,123	20,956,175	22,078,333	18,373,580
Estimated Construction Costs	(24,466,080)	(33,456,550)	(17,032,069)	(14,805,590)	(8,223,758)
Other Estimated Expenditures	(750,000)	(500,000)	(500,000)	(500,000)	(500,000)
Total Disbursements	(25,216,080)	(33,956,550)	(17,532,069)	(15,305,590)	(8,723,758)
Closing Reserve Balance	\$ 19,676,737	\$ 5,162,310	\$ 8,586,415	\$ 15,359,158	\$ 25,008,980

Construction Costs (Nominal Dollars)

	Total 2012- 2016	2012	2013	2014	2015	2016
W13	\$ 12,236,000	\$ 7,400,000	\$ 4,836,000	\$ -	\$ -	\$ -
SW3B	-	-	-	-	-	-
NL2	550,160	550,160	-	-	-	-
W1	25,000	25,000	-	-	-	-
W14	26,064,000	13,584,000	12,480,000	-	-	-
SE4	1,967,000	1,967,000	-	-	-	-
SA10a	14,365,485	439,920	6,780,550	7,085,675	59,339	-
SA1a	19,846,744	500,000	9,360,000	9,946,394	40,351	-
SA1d	3,500,000	-	-	-	3,500,000	-
SW4	11,205,901	-	-	-	11,205,901	-
SW5	8,223,758	-	-	-	-	8,223,758
Total	\$ 97,984,047	\$ 24,466,080	\$ 33,456,550	\$ 17,032,069	\$ 14,805,590	\$ 8,223,758

Table 1

4.3 STATEMENT OF FUND ACTIVITIES AND BALANCE

The Statement of Fund Activities and Balance for 2011 are shown on Table 2, while Figure 4 shows each revenue component as a percentage of the total revenues. Figure 5 shows the historical SSSF revenue breakdown whereas Figure 6 shows the historical SSSF expenditures.

REVENUES

Total revenues for 2011 were \$18.2M which is higher than the amount of \$15.4M collected in 2010.

Total SSTC for 2011 were 38% more than the amount collected in 2010

Revenues from single family & duplex units were higher than multi-family units in 2011

SSTC collected from commercial, industrial and institutional development was up by 137%

Interest earned was up by 126%

- **Sanitary Sewer Trunk Charge (SSTC)** – For 2011, SSTC revenues totaled \$9.58M, a significant increase from the 2010 SSTC revenues of \$6.92M. For this year, single-family/duplex developments continue to contribute more than the multi-family developments, with the respective revenues being \$4.74M versus \$ 2.64M. This is similar to the situation in 2010 when the single-family/duplex contribution was \$4.02M versus the multi-family total of \$1.97M. The remaining SSTC revenues, \$2.20M, came from commercial, industrial, and institutional sectors, much higher than the \$0.93M collected in 2010.
- ♦ **Expansion Assessment (EA)** - For 2011, the total EA collected was \$7.05M, slightly up from the \$7.04M collected in 2010.
- ♦ **Utility Contribution** – Utility contribution in 2011 was \$1.3M as in past years.
- ♦ **Interest Earned** – Total interest earned during 2011 was \$0.26M compared to \$0.12M in 2010 due to higher interest rate and earlier receipt of SSTC and EA in the year.

EXPENDITURES

The largest single item of expenditure in 2011 was \$4.0 M for the construction of SESS Stages SA1b&c. Another \$2.9 M were spent in the construction of NEST Stages NL2/NL3/N1, while the rest were spent on SESS Stages SW2-SW5, WESS Stages1 & W13, and SSSF Developer-built projects as well as several engineering studies.

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STATEMENT OF FUND ACTIVITIES & BALANCE

*Sanitary Servicing Strategy Fund
For the Period Ending December 31, 2011*

	2010 Actual	2011 Actual	2011 Budget	2011 Variance
REVENUES				
Sanitary sewer trunk charge - single/duplex revenue	\$ 4,021,785	\$ 4,739,723	\$4,100,000	\$ 639,723
Sanitary sewer trunk charge - multi family revenue	1,971,953	2,638,986	2,300,000	338,986
Sanitary sewer trunk charge - commercial/industrial/institutional revenue	929,720	2,198,664	900,000	1,298,664
Expansion assessment	7,035,508	7,049,410	5,000,000	2,049,410
Secondary suite refund	41,738			
	14,000,704	16,626,783	12,300,000	4,326,783
Utility system contribution	1,300,000	1,300,000	1,191,667	108,333
Interest earned	116,383	263,003	162,000	101,003
<i>Total Revenues</i>	<i>15,417,088</i>	<i>18,189,787</i>	<i>13,653,667</i>	<i>4,536,120</i>
EXPENDITURES				
NEST Stage NL2 & NL3	3,139,871	2,904,335	2,520,837	(383,498)
SESS SA1b&c	3,663,258	4,008,980	4,021,413	12,433
SESS SW2-SW5	442,883	167,411	-	(167,411)
Developer Built Projects (W14 & SE4b)	364,610	3,762,067	12,191,663	8,429,596
WESS W1	2,158,408	108,938	183,337	74,399
WESS W13	140,940	1,397,727	2,264,163	866,436
Concept Plans	122,496	390,587	916,663	526,076
<i>Total Expenditures</i>	<i>10,032,466</i>	<i>12,740,045</i>	<i>22,098,076</i>	<i>9,358,031</i>
Excess of Revenues over Expenditures	5,384,622	5,449,742	(8,444,409)	13,894,151
Balance – January 1, 2011	16,504,812	21,889,433	21,889,433	-
Balance – December 31, 2011	21,889,433	27,339,175	13,445,024	13,894,151

Table 2

SSSF Revenues for 2011 (\$18.2M)

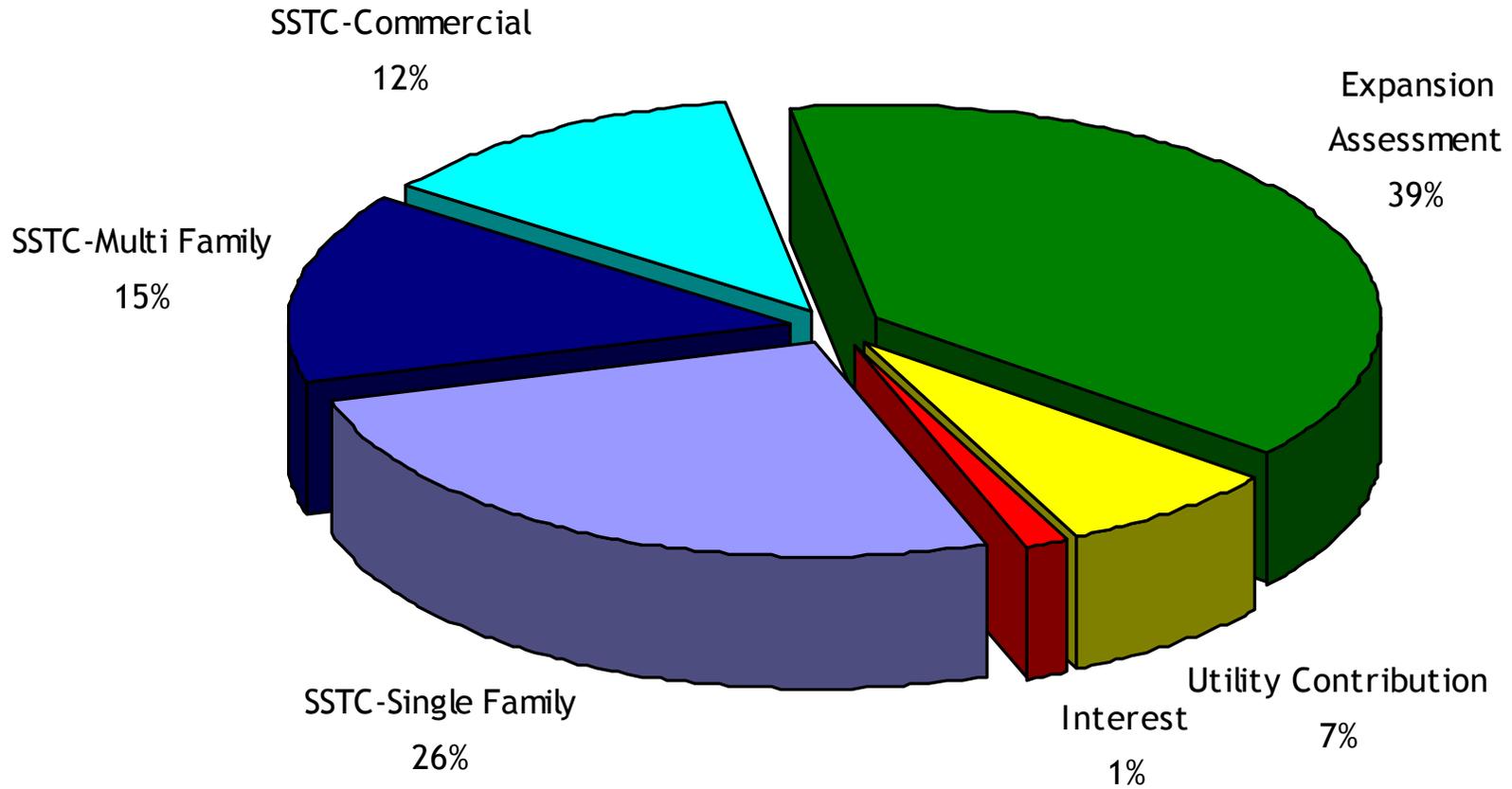


Figure 4

SSSF REVENUE BREAKDOWN

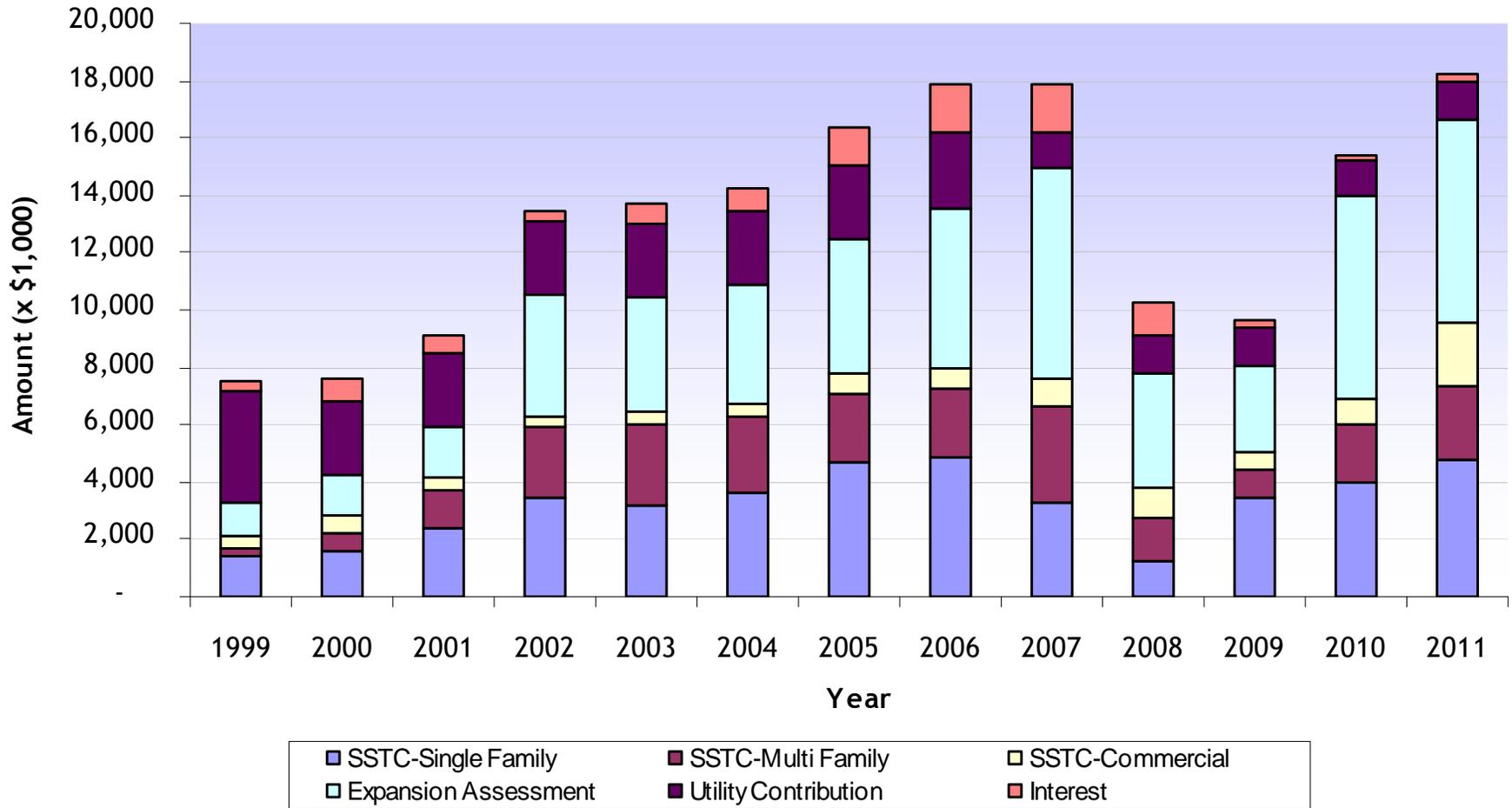


Figure 5

SSSF EXPENDITURES

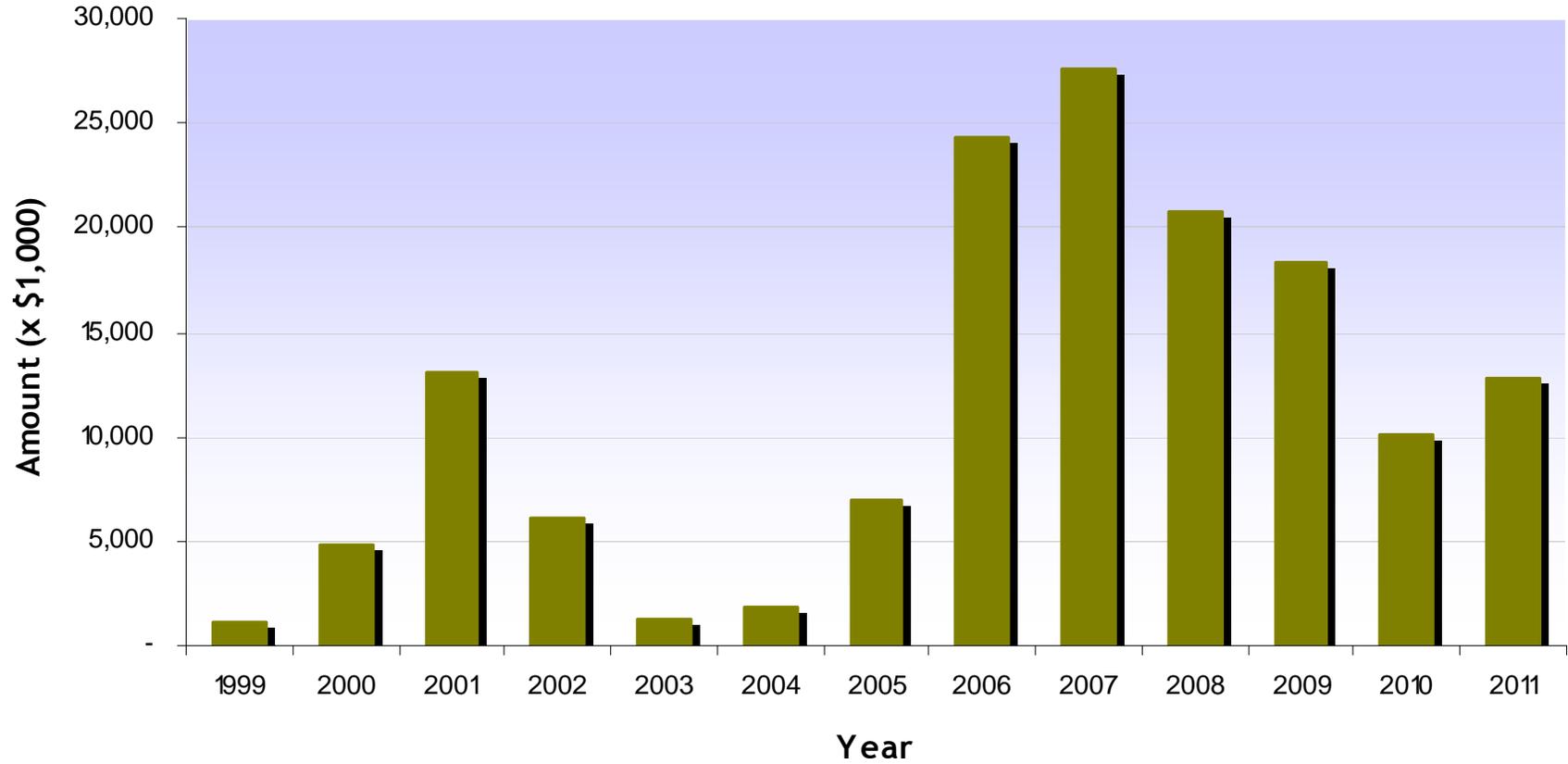


Figure 6