

Construction
Site
Minutes

PCL-MAXAM, A JOINT VENTURE

TRANSIT DEPT.
AUG 0 1 1986

JOB NO.

- DIRECTOR
- MGR. ADMIN.
- ADMIN. ASST.
- SUPT. INT. E.
- MARKET OFF.
- SUPT. TRAN.
- PLANNER
- ASUPT. TRAN.
- TRAINING
- CHIEF INSP.

MINUTES OF JOBSITE MEETING NO. 3
HELD ON WEDNESDAY, JULY 23, 1986
TRANSIT GARAGE PHASE I
REGINA, SASKATCHEWAN

FILE NUMBER

PRESENT

- Mr. G. Sykes
- Mr. J. Schneider
- Mr. D. Hnetka
- Mr. W. Schumacher

REPRESENTING

- BUILDING DESIGN 2 LTD.
- CITY OF REGINA
- CITY OF REGINA
- CITY OF REGINA
- CITY OF REGINA
- DELCAN
- DELCAN
- DELCAN
- CONLEY & CO. CONTRACTORS INC.
- WORKFORCE CONSTRUCTION LTD.
- PCL-MAXAM, A JOINT VENTURE
- PCL-MAXAM, A JOINT VENTURE

ABBREVIATION

- BD2
- CR
- CR
- CR
- CR
- CR
- DLC
- DLC
- DLC
- CCI
- WCL
- PM
- PM

23(1)(k) (2)(g)

ITEM NO. DESCRIPTION

ACTION BY

1:02 Color Schedule
Non Responsive

PM/BD2

1.04 Culverts
Non Responsive


CCI/CR/BD2


1.05 Ground Conditions and Obstructions

This subject is being dealt with on a day to day basis.

INFORMATION

[Handwritten signature]

| <u>ITEM NO.</u> | <u>DESCRIPTION</u> | <u>ACTION BY</u> |
|-----------------|--|---|
| 1.06 | <u>Backfill Material</u> A general discussion followed on the suitability of the excavated material for backfill. It was agreed that the excavated material would be investigated after the meeting and a standard set as to what was and was not suitable. | INFORMATION |
| 2.03 | <u>Price Requests</u> Non Responsive | PM |
| 2.04 | <u>Schedule</u> Non Responsive | PM |
| 2.05 | <u>Information</u> Non Responsive | ULC |
| 2.06 | <u>Roadways</u> Non Responsive | BD2 |
| 2.07 | <u>Landscaping</u> Excavated material being dumped at the north end of the site is to be investigated for suitability for landscaping. | BD2 |
| | <u>NEW BUSINESS</u> | |
| 3.01 | <u>Crawl Space</u> BD2 advised the meeting that the Environment have requested that a vented crawl space be formed where slab sits on void form as there is a fear of hydro-carbon build up within the area of the void form. PM advised that a change such as this could have a drastic effect on the schedule. Possible design changes were briefly discussed ie. core floor or a metal deck form. DLC suggested that a deeper void form be created and vented by perforating pipes or by accelerating the decomposition of the void form. PM advised that the administration grade |  |

| <u>ITEM NO.</u> | <u>DESCRIPTION</u> | <u>ACTION BY</u> |
|-----------------|---|--|
| | beams are due to be formed on Friday, July 25th, 1986. After further discussion BD2 advised PM to continue with their work and that they would advise of a method of venting. |  BD2 |
| 3.02 | <u>Precast Panels</u> Non Responsive | INFORMATION |
| 3.03 | <u>Street Closure</u> Non Responsive | PM/CR |
| 3.04 | <u>Existing Well</u> Non Responsive | PM/CR/BD2 |
| 3.05 | <u>Vegetation - North of Site</u> Non Responsive | PM |
| 3.06 | <u>Investigations After Meeting</u> 1) Refer Item 1.06 - PM were given instructions that excavated material deposited adjacent to the excavation can be used for backfill. 2) Refer item 3.04 - PM were given instructions to fill the existing well with Bentonite. CR are to investigate the remaining + 5 wells. | INFORMATION CR |

The next jobsite meeting is scheduled to be held on Wednesday, August 6th, 1986 at 1:30 P.M. in PCL-Maxam's Site Office.

The above are considered to be a true and accurate recording of all items discussed. Should any discrepancy or inconsistency be noted, advise the recorder or bring it up at the next scheduled meeting. If notification is not received, minutes are deemed accepted by all.

| <u>PRESENT</u> | <u>REPRESENTING</u> | <u>ABBREVIATION</u> |
|----------------------|-------------------------------|---------------------|
| 23(1)(k) (28)(i) | INTEGRAL DESIGN & LTD. | IDZ |
| | CITY OF MEDINA | CR |
| | CITY OF MEDINA | CR |
| | CITY OF MEDINA | CR |
| | CITY OF MEDINA | CR |
| Project Co-ordinator | DELCAH | DLC |
| 23(1)(k) (28)(i) | DELCAH | DLC |
| | DELCAH | DLC |
| | CONLEY & CO. CONTRACTORS INC. | CCI |
| | WORKFORCE CONSTRUCTION LTD. | WCL |
| | PCL-MAXAM, A JOINT VENTURE | PM |
| | PCL-MAXAM, A JOINT VENTURE | PM |

DISTRIBUTION:
All Present
23(1)(k) (28)(i) BD2

1.02 Order Schedule
Non Responsive

1.04 Contracts
Non Responsive

1.05 Ground Conditions and Obstructions
This subject is being dealt with on a day to day basis.

PCL-MAXAM, A JOINT VENTURE

JUL 18 1986

JOB NO. R-00126

| | | | |
|------------|--------------------------|--------------|--------------------------|
| DIRECTOR | <input type="checkbox"/> | MGR. ADMIN | <input type="checkbox"/> |
| MGR. | <input type="checkbox"/> | ADMIN. ASSI. | <input type="checkbox"/> |
| SUPV. | <input type="checkbox"/> | MARKET OFF. | <input type="checkbox"/> |
| SCH. MGR. | <input type="checkbox"/> | PLANNER | <input type="checkbox"/> |
| ASST. TRN. | <input type="checkbox"/> | TRAINING | <input type="checkbox"/> |
| CHIEF WSP. | <input type="checkbox"/> | | |

FILE NUMBER --

ITEM NO. DESCRIPTION

1.05 Ground Condition MINUTES OF JOBSITE MEETING NO. 2
HELD ON WEDNESDAY, JULY 9, 1986
TRANSIT GARAGE PHASE I
REGINA, SASKATCHEWAN

| <u>PRESENT</u> | <u>REPRESENTING</u> | <u>ABBREVIATION</u> |
|------------------|-----------------------------|---------------------|
| 23(1)(k) (28)(i) | BUILDING DESIGN 2 LTD. | BD2 |
| Mr. G. Sykes | CITY OF REGINA | CR |
| Mr. J. Schneider | CITY OF REGINA | CR |
| Mr. D. Hnetka | CITY OF REGINA | CR |
| | DELCAN | DLC |
| | DELCAN | DLC |
| 23(1)(k) 28(i) | WORKFORCE CONSTRUCTION LTD. | WCL |
| | PCL-MAXAM, A JOINT VENTURE | PM |

| <u>ITEM NO.</u> | <u>DESCRIPTION</u> | <u>ACTION BY</u> |
|-----------------|---|------------------|
| 1.02 | <u>Color Schedule</u> Non Responsive | PM/BD2 |
| 1.03 | <u>Mechanical Changes</u> Non Responsive | |
| 2.02 | <u>Definition Work</u> BD2 requested that daily sheets for the removal of obstructions be forwarded to them on a regular basis. PR has this in hand. | |
| 2.03 | <u>Price Requests</u> | BD2 |
| 1.04 | <u>Culverts</u> Non Responsive | BD2/CR/PM |

| <u>ITEM NO.</u> | <u>DESCRIPTION</u> | <u>ACTION BY</u> |
|-----------------|---|------------------|
| 1.05 | <u>Ground Conditions and Obstructions</u> CR advised that the large diameter steel pipes encountered are water pipes. PM advised that one large pipe crosses the south culvert location. PM advised that all severed pipe ends are being plugged as instructed. BD2 are to issue a Price Request. CR advised that Imperial Oil have not released drawings as expected. | BD2 |
| 1.06 | <u>Backfill Material</u> PM advised that excavated material is being dumped at the north end of the site as directed and rubble is being removed from site. CR confirmed that backfill material is to be granular or clay depending on specification requirements. BD2 confirmed that suitable backfill material can be stockpiled on site. | |
| | <u>NEW BUSINESS</u> | |
| 2.01 | <u>Site Investigation</u> PM reported that they had investigated the existing reservoir and found it to be full of fill material to a depth of 15'. | BD2 |
| 2.02 | <u>Demolition Work</u> BD2 requested that daily sheets for the removal of obstructions be forwarded to them on a regular basis. PM has this in hand. | PM |
| 2.03 | <u>Price Requests</u> Non Responsive | |



Project Co-ordinator

DISTRIBUTION:

All Present
23(1)(K) 22(-) CC1
Mr. J. Miskinen - CR
23(1)(K) 22(-) - PM

JUL 19 1986

ITEM NO. DESCRIPTION

ACTION BY

2.04 Schedule
Non Responsive

MINUTES OF JOBSITE MEETING NO. 2
HELD ON WEDNESDAY, JULY 9, 1986
TRANSIT GARAGE PHASE 1
REGINA, SASKATCHEWAN

200 NO. 100
201 101
202 102
203 103
204 104
205 105
206 106
207 107
208 108
209 109
210 110

PRESENT

REPRESENTING

PM

2.05 Information
Non Responsive

ARCHITECTURE DESIGN 2 LTD.
CITY OF REGINA
CITY OF REGINA
CITY OF REGINA

BD2
CP
CA
BD2

2.06 Roadways
Non Responsive

DELCON
WORKFORCE CONSTRUCTION LTD.
PCL-MAXAM, A JOINT VENTURE

DLC
WCL
PM

ITEM NO.

ACTION BY

1.01 Color Schedule

BD2

2.07 Landscaping

Excavated material being dumped at the north end of the site is to be investigated for suitability for landscaping.



BD2

The next jobsite meeting is scheduled to be held on Wednesday, July 23rd, 1986 at 1:30 P.M. in PCL-Maxam's Site Office.

The above are considered to be a true and accurate recording of all items discussed. Should any discrepancy or inconsistency be noted, advise the recorder or bring it up at the next scheduled meeting. If notification is not received, minutes are deemed accepted by all.

23(1)(k) 28(i)

Project/Co-ordinator

23(1)(k) 28(i)

DISTRIBUTION:

All Present.

- 23(1)(k) 28(i) CCI
- Mr. J. Nieminen - CR
- 23(1)(k) 28(i) - PM

JUL 03 1986

PCL-MAXAM, A JOINT VENTURE

JOB NO. R-00126

DIR/ADMIN.
 MGR/ADM. ASST.
 SUPV. & OFF. MARKET OFF.
 PLANNER
 ASST. TRAM. TRAINING
 CHIEF INSP.

MINUTES OF JOBSITE MEETING NO. 1

TRANSIT GARAGE PHASE I
REGINA, SASKATCHEWAN

FILE NUMBER

PRESENT

23(1)(k) 28(1)
 Mr. G. Sykes
 Mr. A. Campbell
 Mr. G. Nieminen
 Mr. J. Schneider
 Mr. W. Schumacher

REPRESENTING

BUILDING DESIGN 2 LTD.
 CITY OF REGINA
 CITY OF REGINA
 CITY OF REGINA
 CITY OF REGINA
 CITY OF REGINA
 DELCAN
 CONLEY & CO. CONTRACTORS INC.
 CONLEY & CO. CONTRACTORS INC.
 WORKFORCE CONSTRUCTION LTD.
 PCL-MAXAM, A JOINT VENTURE
 PCL-MAXAM, A JOINT VENTURE

ABBREVIATION

BD2
 CR
 CR
 CR
 CR
 CR
 DLC
 CCI
 CCI
 WCL
 PM
 PM

ITEM NO. DESCRIPTION

ACTION BY

1.01 Testing Services - Materials

Non Responsive

BD2

1.02 Color Schedule

Non Responsive

PM/BD2

1.03 Mechanical Changes

Non Responsive

BD2

1.04 Culverts

Non Responsive

BD2

....2

602

ITEM NO. DESCRIPTION

ACTION BY

1.05 Ground Conditions and Obstructions

PM advised that they had encountered some large diameter steel pipes running north south located directly at a pile location on Grid Line D. BD2 stated that they would bridge the large diameter pipes as the intention was to cover all obstructions where possible. CR stated that they wish to know the contents of the pipe encountered and requested that the pipes be tapped. PM noted that the encountered pipes may obstruct the location of the culvert. BD2 stated that an investigation should be made to see if this situation occurs. BD2 are to issue instructions regarding the tapping of the steel pipes.



BD2

CR advised the meeting that there were major concerns as to the ground conditions and underground piping and advised that a meeting had been arranged with Environment on June 27th to discuss this subject. CR also advised that they were expecting information from Imperial Oil as to the underground piping and possible contents. PM advised that the subject pile location is critical for the grade beam pour. Due to the concern over the ground conditions, PM asked if they should stop work until CR and Environment had met. BD2 instructed PM to carry on working. The City requested that all pipe ends be plugged with grout. PM advised they would undertake this work but due to the nature of the contaminated soil, they may have to bring in special breathing apparatus. BD2 are to issue instructions.

← Jun 27/36
HAVE.

P.M. -
FEED. MANAGER.
FEED. P.C.L.

BD2

PM advised that this will have an effect on the schedule.

1.06 Backfill Material

CR stated that no contaminated material is to be used for backfill. PM stated that it was their understanding that serious contaminated soil was to be spread at the north end of the site, other excavated material could be used as backfill. BD2 are to issue directions as to what is suitable backfill.



BD2

JUL 9 1986

| <u>ITEM NO.</u> | <u>DESCRIPTION</u> | <u>ACTION BY</u> |
|-----------------|---|------------------|
| | CR noted that where the excavation penetrates the clay layer, the excavation must be backfilled with clay up to the clay level. | |
| 1.07 | <u>Existing Slabs</u> At locations where slabs are undermined, the slab is to be removed and replaced with compacted material. are to issue instructions. | BD2 BD2 |
| 1.08 | <u>Inspection</u> Non Responsive | |
| 1.09 | <u>Removal of Obstructions</u> PM requested written instructions from BD2 describing the exact requirements for the removal of obstructions from the site. | BD2 BD2 |

The next jobsite meeting is scheduled to be held on Wednesday, July 9th, 1986 at 1:30 P.M. in PCL-Maxam's Site Office.

The above are considered to be a true and accurate recording of all items discussed. Should any discrepancy or inconsistency be noted, advise the recorder or bring it up at the next scheduled meeting. If notification is not received, minutes are deemed accepted by all.

23(1)(k) 28(i)

Project Co-ordinator

23(1)(k) 28(i)

DISTRIBUTION:

All Present

June 11, 1986

File No. 4800/061

MINUTES OF THE MEETING CONCERNING
THE NEW REGINA TRANSIT FACILITY
WINNIPEG STREET AND 2ND AVENUE NORTH

DATE: June 10, 1986, 1:00 p.m., 6th Floor City Hall

PRESENT:

28(i) 23(1)(k) PCL
, DeLCan
, Ground Engineering
, Ground Engineering
PCL
. PCL
b. Nieminen, Public Works and Engineering
28(i) 23(1)(k) BD2 Ltd.
John Schneider, Transit
Don Hnetka, Transit
Wilfred Schumacher, Public Works and Engineering
Gary Sykes, Buildings and Properties
28(i) 23(1)(k) Department of Environment
, Department of Environment

PURPOSE:

The meeting was called to bring to the attention of the Department of Environment, what action is planned during construction, to avoid any further movement of the hydrocarbons present in the soil.

DISCUSSION:

28(i) 23(1)(k) advised that about 140 piles will be drilled with a shaft diameter varying from 600 - 1,500 mm. The pile depth will be between 13 and 15 meters with some piles penetrating the "A" aquifer but will definitely be above the "B" aquifer.

To avoid downward contamination at the piles, the steel and concrete will be placed immediately after each pile is drilled.

Any excavated material that has evidence of hydrocarbons will be either surface spread on the land immediately north of the site or separately handled at the landfill.

28(i) 23(1)(k) advised that the construction plan is to build over what is on the site, as much as possible. Therefore by covering a good deal of the site with buildings or paved roads, the site will be better protected from surface water infiltration.

Any underground pipes that are hit during the minor excavation that is planned, will be either removed or sealed with concrete. If the piles hit underground pipes, the pipes will be sealed by the concrete poured into the pile holes. Bob Byers advised that the pipes should ideally be removed but sealing the pipes should help avoid the possible discharge of what liquid may be in the pipes.



It was further stated that surface water, and perched water on the site will be contained on site with the oil skimmed off before being discharged into the sewer system.

28(i) 23(1)(k) suggested that the Department of Labour should be contacted about the possible health concerning within the new building. He also suggested that pile inspections should be carried out to see what material is encountered and analyze the soil samples for the presence of hydrocarbons. 28(i) 23(1)(k) will be the Department of Environment contact person who would like to be advised when the piling begins. 28(i) 23(1)(k) advised that the Department of Environment is concerned that the aquifer and the contaminated soil is properly dealt with. Also the City should assure itself that it has taken the necessary precautions to avoid future problems. It appears that the proposed development will not prevent possible future reclamation of the "A" aquifer since methods such as pumping will still be possible.

When pressed for an opinion on the proposed plans for construction, 28(i) 23(1)(k) stated that it appears that all major concerns have been addressed. He will be advising his superiors of what action is planned and what precautions are being taken.

Prepared by J. H. Schneider
Director of Transit

Any excavated material that has evidence of hydrocarbons will be either surface spread on the land immediately north of the site or separately handled at the landfill.

28(i) 23(1)(k) advised that the construction plan is to build over what is on the site, as much as possible. This is done by covering a good deal of the site with buildings or paved roads. The site will be better protected from surface water infiltration.

INTERDEPARTMENTAL CORRESPONDENCE

DAF

CITY OF REGINA

Our File: 4800

Your File: _____

January 29, 1987

To: Senior Director
Corporate Finance and Administration

Re: Former Imperial Oil Property - Soil Tests

CITY MANAGER
RECEIVED
FEB 02 1987
FILE 4950 Vards

No attachment sent!

*- Transit
- New*

The City is the owner of certain portions of the subject property. Refer to the attached plan. This land is presently off the market due to the existing railway that will be relocated if Phase 1 of Rail Relocation proceeds.

My concern is the possible contamination of this land based on findings of the Transit Garage site. My understanding from discussions with the Sewer & Environmental Engineering Division is that funding has been placed in their 1987 budget in anticipation of doing testing this year in this general area. My request is that a portion of these funds be used to prepare a geotechnical analysis of the City's land. The results of this study should enable us to take any necessary mitigation or monitoring measures and advise any future purchasers accordingly. The results may also determine if and when this land could be placed on the market regardless of any said relocation plans.

Please advise.

Rudy D. Sirke
Acting Manager of Properties

RS:jk
Attachment

Glossa - get attachment and then send to Bland

Bland - could I have your comments please

Dany

INTERDEPARTMENTAL CORRESPONDENCE

CITY OF REGINA

Our File: 4950 Yards
Your File: - Transit
- New

February 11, 1987

To: Senior Director, Corporate Finance
and Administration

Re: Former Imperial Oil Property
Soil Contamination

This is further to Rudy Sirke's letter of January 29, 1987, regarding the former refinery site on Winnipeg Street. In 1986, the Public Works and Engineering Department commissioned a geotechnical study to determine the nature and extent of contamination on the site. Preliminary findings indicate high levels of hydrocarbon contamination in the near surface soil and some minor contamination of the upper aquifer. This contamination may be representative of a widespread problem in the refinery area. Accordingly, we have opened discussions with Saskatchewan Environment on a strategy for dealing with the whole area covering both City and privately owned land.

The efforts of the Public Works and Engineering Department in this regard are of a regulatory nature. The testing and monitoring program will be aimed at identifying potential sources and delineating the extent and implications of the contamination. As was the case with the Transit building site, mitigative and/or cleanup work will be the responsibility of the property owner. I would, therefore, suggest that the cost of conducting a detailed geotechnical investigation on the City owned land is a development expense and should be charged to the property account. The Public Works and Engineering Department can provide technical assistance in arranging for and supervising the investigations.



Bland Brown, Senior Director
Infrastructure and Land Use

BGB:kdt
cc: Director of Public Works
and Engineering

FEB 12 1987



| | | | |
|---------|--------------------------|---------|-------------------------------------|
| DIS. | <input type="checkbox"/> | SEW. | <input checked="" type="checkbox"/> |
| ENG. | <input type="checkbox"/> | WAT. | <input type="checkbox"/> |
| PLN. | <input type="checkbox"/> | STIS. | <input type="checkbox"/> |
| Admin. | <input type="checkbox"/> | CPDG. | <input type="checkbox"/> |
| D. & L. | <input type="checkbox"/> | A. & S. | <input type="checkbox"/> |
| TRAC. | <input type="checkbox"/> | CL. | <input type="checkbox"/> |

100-1-1037

File No. 6300/2

XR- ~~4800~~
5400

9

CITY OF REGINA

Our File: 4800/C.F. Former
Your File: Imperial Oil Property
- Wpg. St.

February 25, 1987

To: Director of Public Works and Engineering

Re: Former Imperial Oil Property - Soil Contamination

Further to the February 11, 1987 memorandum from the Senior Director, Infrastructure and Land Use that was copied to your department, I have discussed this matter with Gary Nieminem. I need the following information to determine what action we can take at this time.

1. What is the estimated cost to conduct a detailed geotechnical investigation of the City-owned land? Refer to the attached plan.
2. How long would this investigation take and when could the results be made available?

At the conclusion of the study, we would expect your department to provide us with remedial recommendations now, if any, while the land remains vacant and any protection measures when the land is sold.

If you have any questions, please contact me at 23(1)e. 28(1)

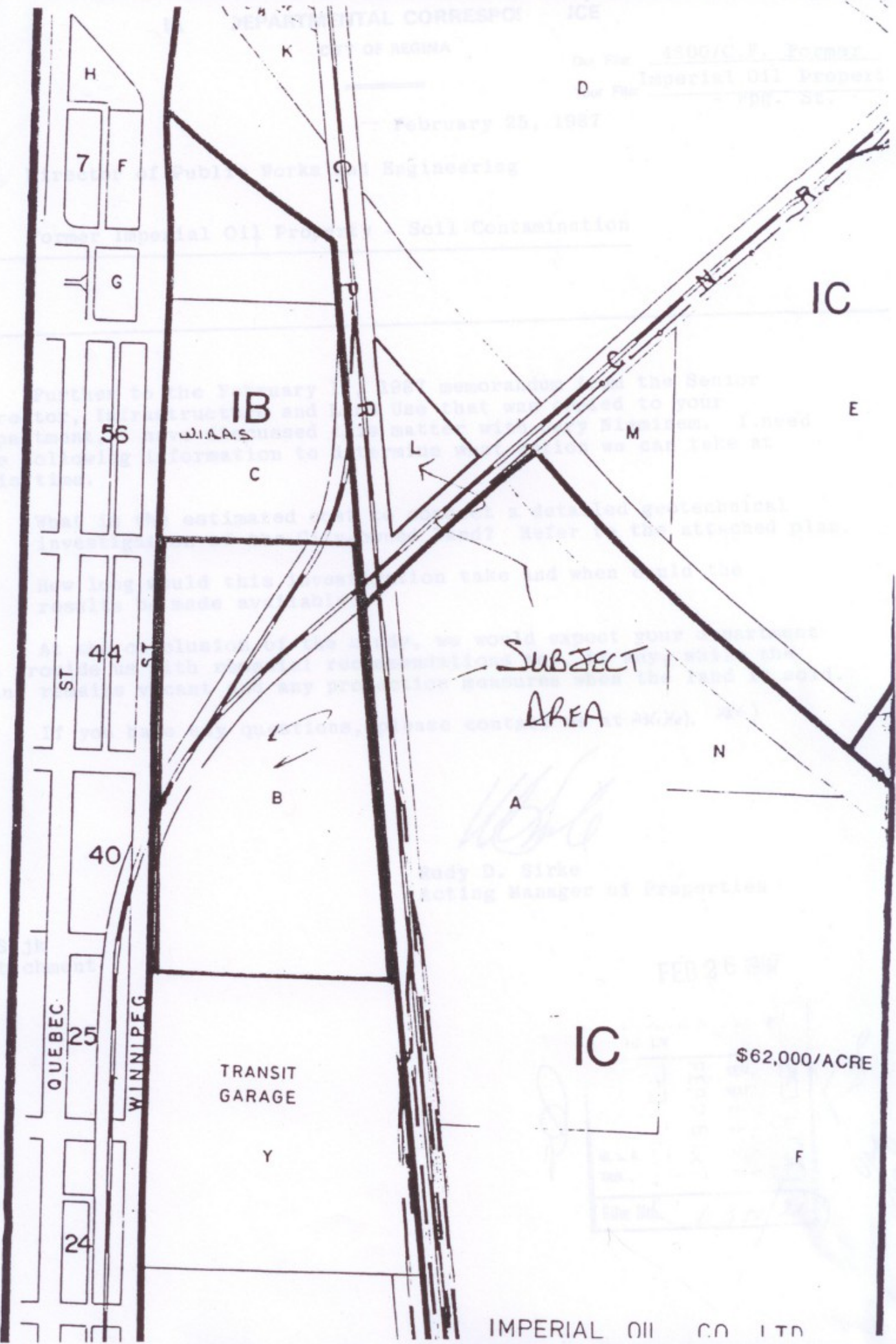
Rudy D. Sirke
Acting Manager of Properties

RS:jk
Attachment

FEB 26 1987

| | | | |
|------------------|---------|------------|-------|
| SEARCHED | INDEXED | SERIALIZED | FILED |
| | | | |
| FEB 26 1987 | | | |
| REGINA | | | |
| File No. 6300/21 | | | |

Handwritten notes: SEW. WAT. [initials]



Imperial Oil Properties
February 25, 1987

IB
W.I.A.A.S.
C

SUBJECT AREA

TRANSIT GARAGE

IC

\$62,000/ACRE

INTE DEPARTMENTAL CORRESPONDENCE

CITY OF REGINA

TRANSIT DEPT.

Our File: MAR 26 1987

| | | | |
|----------------|-------------------------------------|---------------|---|
| Year | 1987 | ADVISORY | |
| Director | <input checked="" type="checkbox"/> | SUPV. MGMT | M |
| Asst. Dir. | <input type="checkbox"/> | TRAN. CO-ORD. | |
| Plann. & Insp. | <input type="checkbox"/> | TRAN. INT. | |
| Eng. & Const. | <input type="checkbox"/> | CHIEF Insp. | |
| Off. of Comm. | <input type="checkbox"/> | | |
| Ext. Affairs | <input type="checkbox"/> | | |

March 24 1987

File: 4950

Non Responsive

To: Senior Director, Infrastructure & Land Use

Re: Transit Garage

On July 3, 1986 this department reported on the progress of the Transit Garage project which has now advanced to the stage where the building is substantially complete. The project proceeded with difficulties, and these have resulted in the issuance of a substantial number of change orders involving large sums of money which will be the subject of this report.

In order to put the report into context, we feel it is necessary to document the history of the project which officially began in February, 1981 when the firm of Building Design 2 Ltd. were appointed the architects for the project. Prior to their appointment, two studies had been undertaken by Delcan Consulting Engineers to determine the location and preliminary design of the project; consequently these two factors had been established prior to BD2 starting the working drawings.

Non Responsive

Non Responsive

cel

Non Responsive

Non Responsive

After the first week on site PCL had done some preliminary investigation (test pits, etc.) with respect to the existing concrete foundations on site and advised the City and our Consultants that they would have to remove a significant amount of abandoned material in order to proceed with the construction. It was common knowledge that the site had been the former location of the Imperial Oil Refinery, and we were likely to encounter a considerable amount of abandoned infrastructure on the site. At the time of tendering it was impossible to determine the extent of the material, and in the absence of this information and recognizing that the City would be responsible for its removal, the project was tendered with the instruction that the owner would pay for the removal of debris which conflicted with the construction. After the project started consideration was given to adjusting the location of the building on the site; however a decision was made to proceed as planned since it appeared that no area of the site would be much better than another.



It was at this time that the Environmental people became involved in the discussions and voiced numerous concerns regarding the construction of the building and the existence of abandoned piping, structures and contaminated soil and their possible effect on the underlying aquifers. By making certain changes to the design and following certain specified procedure (See Appendix D), the Environmental specialists were satisfied that their concerns would be alleviated. The only other hurdle to cross was the removal of abandoned piping and concrete structures, and through negotiations with PCL Maxam it was agreed that this work would be carried out by them on a cost plus basis as required.

Non Responsive

To: Senior Director,
Infrastructure & Land Use

Non Responsive

On July 3, 1988 this department reported on the progress of the Transit Garage project which has now advanced to the stage where the building is substantially complete. The project proceeded with difficulties and these have resulted in the issuance of a substantial number of change orders involving large sums of money which will be the subject of this report.

In order to put the report into context, we feel it is necessary to discuss the history of the project which officially began in February, 1987 when the firm of Building Design 7 Ltd. were appointed as architects for the project. Prior to their appointment, two studies had been undertaken by Belcan Consulting Engineers to determine the location and preliminary design of the project; consequently these two factors had been established prior to BD7 starting their working.

G. Colby Burns
G. Colby Burns,
Director of Buildings.

GS/jm
Attachment
0615F

Non Responsive

cc: City Solicitor
Director of Transit

INTERDEPARTMENTAL CORRESPONDENCE

CITY OF REGINA

Our File: 4960

Your File:

July 3, 1986.

To: Director of Public Works
and Engineering
Attention: Mr. Gary Nieminen

Re: Transit Garage

We would appreciate it if you could advise your contacts at the Provincial Department of Environment of the decisions which have been made relative to the protection of the aquifer at the above noted construction site.

They would be as follows:

1. Piling design has been changed to short belled piles to a depth of 7.5 metres. No penetration of the "A" zone.
2. All piping encountered during excavation will be drained and plugged with concrete.
3. All severely contaminated soil to be moved to the north end of the site and spread out to assist in the natural decomposition of the material.
4. All excavations made when removing old foundations are being backfilled with clean clay and compacted.

G. Colby Burns
G. Colby Burns, Director,
Buildings & Properties.

GS/dk

17

| | | | |
|---------------------------|-----|-------------------------------------|--|
| Public Works & Eng. Dept. | | | |
| RECEIVED | | | |
| <input type="checkbox"/> | SW | <input checked="" type="checkbox"/> | |
| <input type="checkbox"/> | VAL | <input type="checkbox"/> | |
| <input type="checkbox"/> | PLS | <input type="checkbox"/> | |
| <input type="checkbox"/> | REC | <input type="checkbox"/> | |
| <input type="checkbox"/> | ENG | <input type="checkbox"/> | |
| <input type="checkbox"/> | CP | <input type="checkbox"/> | |
| 5100/3 | | | |
| JUL 9 1986 | | XR-7700 | |

CITY OF REGINA
INTERDEPARTMENTAL CORRESPONDENCE

SCD

| | | | |
|----------------|------------------|--------------------------|------------------|
| CITY OF REGINA | DIR. MGR./ADMIN. | <input type="checkbox"/> | Our File: 4960 |
| MGR. OPER. | ADMN. ASS. | <input type="checkbox"/> | Your File: _____ |
| SUPV. MICE. | MARKET OFF. | <input type="checkbox"/> | _____ |
| SUPT. TRAN. | PLANNER | <input type="checkbox"/> | July 8, 1986. |
| A/SUPT. TRAN. | TRAINING | <input type="checkbox"/> | |
| CHIEF INSP. | | <input type="checkbox"/> | |

To: Acting City Manager

Re: Transit Garage

FILE NUMBER 4960/161

CITY MANAGER
RECEIVED
 JUL 9 1986
 FILE 4950 Transit Garage

In 1980, DelCan were engaged by the City to do a preliminary design study for the new Transit Garage and as a part of the study, they employed Ground Engineering Ltd. to do the soils investigation. As you know, the project was fully designed at that time, and the drawings shelved until recently.

When the project was activated this year, additional questions regarding the effects of the hydrocarbon contamination on the building design were raised. Ground were engaged by this department to do a follow-up report specifically to advise our consultants of measures to be taken to prevent the contaminated soil from becoming a problem inside the building, this work has been completed at a cost of \$3,902.85.

In addition, a decision has been made to employ Ground Engineering to undertake a full-time inspection of the piling operation. This is a common approach for a project this size, and even more significant in light of the recent concerns about the aquifer and because of the numerous obstructions encountered on the site. The cost of this is estimated to be \$8,000 to \$10,000. They will also be taking samples of the material being excavated for the Public Works and Engineering Department.

In addition to the above, we require a testing firm to do concrete testing and compaction testing for pavement structures. We have obtained three quotations for this work and the quoted costs are similar. However, we feel that Ground Engineering Ltd. should be retained in order to maintain the continuity with their design recommendations.

May we please have your formal approval of the decisions we have made.

5000.00 Est.

GS/dk

APPROVED July 11/86

 City Manager

G. Colby Burns
 G. Colby Burns, Director,
 Buildings and Properties.

cc: Director of Buildings & Properties
 Director of Transit
 City Comptroller
 Acting City Treasurer

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OCT 03 1986

October 1, 1986

File No. 4800/1

- DIRECTOR
- MGR./ADMIN.
- MGR./OPER.
- ADMIN. ASST.
- SUPT. MTCE.
- MARKET OFF.
- SUPT. TRAN.
- PLANNER
- A/SUPT. TRAN.
- TRAINING
- CHIEF INSP.

FILE NUMBER 4800/1061

TO: Director of Buildings and Properties

RE: Transit Site
Installation of Large Storm Water Services

This is to confirm our Department's discussion with Mr. G. Sykes as of 1 October that the procedure to be adopted for fill over the large storm detention sewers will be to use a compacted clean clay fill to maintain the continuity of an impermeable layer on the site. This will include those sections under road/pavement.

Obvious contaminated material removed during excavation for installation of the storm facilities or other services (fuel tanks, etc.) is to be moved to the north end of the site as per early procedure during excavation of old foundations, etc.

R. G. Richardson
R. G. RICHARDSON, Acting Director
Public Works and Engineering

GAN/rlh

cc:  Director of Transit

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