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# Summary Notes

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R.C. Harris Public Advisory Committee

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Meeting #3/09

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June 4, 2009

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## **R.C. Harris Public Advisory Committee**

### **Meeting #3/09**

R.C. Harris Water Treatment Plant, Construction Trailer  
2701 Queen Street East, Toronto  
**Thursday, June 4, 2009**  
**7:00 p.m.**

### **SUMMARY NOTES**

#### **ATTENDANCE**

##### ***Public Advisory Committee:***

Julie McNeill (co-chair)  
Henry Spencer  
Lorraine Mask  
Rob Sharples

##### ***City of Toronto Staff:***

Ron Brilliant - Toronto Water - R.C. Harris Water Filtration Plant (Manager)

##### ***Facilitator:***

Cheryl Dow - Public Consultation Unit

##### ***Summary Notes:***

Jacie Kuker

##### ***Regrets:***

Alan Demb  
David Lewis  
Jacqueline J.  
Jim Glasspool  
Julie Charles

#### **PAC MEETING**

**Julie McNeill** called the meeting to order at 7:05 p.m.

## 1. APPROVAL OF AGENDA

The agenda for this meeting was adopted. The Heritage Inventory was discussed prior to the Building Envelope Rehabilitation.

## 2. APPROVAL OF MARCH 4, 2009 SUMMARY NOTES

The minutes from meeting #02/09 on March 4, 2009 were adopted without amendment.

## 3. HERITAGE INVENTORY UPDATE

**Ron Brilliant** advised that in 1997 Metro Works and Metro Planning prepared a Heritage Inventory and Historical Analysis of the plant. This has been a resource we have referred to whenever making renovations or changes to the plant. Since then changes noted in contractual documentation and archives have yet to be added to this inventory. The PAC is supportive of maintaining this inventory and Ron advised he would like some assistance in updating the book, and perhaps making a new book (in 2010) describing the changes to date.

**Julie McNeill** inquired as to what tasks would be involved if she were to volunteer for the project. **Ron Brilliant** said that a brief meeting would be arranged with the volunteer(s) to discuss the direction for the project, after which the volunteer might take pictures for the new document as well as reviewing the archived documents and updating the inventory. **Ron Brilliant** added that a realistic target for completion of this project would be towards the end of 2010.

**Julie McNeill** said that she would like to see the project continue because it has shown to be useful and valuable, and she would like to be involved with the project. All present at the meeting agreed that the PAC would like to support this initiative.

**Cheryl Dow** suggested putting the information from the heritage inventory on the plant's website in order to make it more accessible to the public. **Ron Brilliant** agreed that that could be a useful idea, and said that he would look into the issue to see if that could eventually be done.

### **Action Item:**

PAC members agreed to maintain the heritage update with a tentative target for the end of 2010. Over the summer of 2009, the PAC will look at the existing documents and plan how to do the new heritage inventory.

## 4. PLANT UPDATES

### 4.1 BUILDING ENVELOPE REHABILITATION (BER)

**Ron Brilliant** is pleased with the progress of the BER project. When the project went out for tender, there were two contractors pre-qualified bid. It was a competitive process and the prices were very close. The estimated cost ended up being lower than the original estimate, at less than 20 million dollars. Because the total was less than the projected budget and less than 20 million, we were able to take a different route for the approval process, without having to go to Council. Since the contract was awarded through a bid committee, work may begin sooner than originally expected.

**Ron Brilliant** told the committee that the contract has been awarded to “Clifford.” This company has done work on the site before: they did the work on the north wall, and were very professional.

**Lorraine Mask** asked whether the two companies involved in the bidding had been preselected. **Ron Brilliant** said yes. Because the plant is a heritage site, we identified a shortlist of five or six qualified bidders who all have appropriate experience to work on heritage sites. The two companies were from that list.

**Ron Brilliant** said that the legal agreement with the contractor must now be completed which may take about a month. The company is eager to start working while the weather is good, and Ron will have a pre-meeting with them next week. The contract length is about 380 weeks (about 3 and ½ years), which is about 3 years shorter than originally thought.

**Rob Sharples** asked why the time-line is shorter than originally anticipated. **Ron Brilliant** said that they had based the time-estimate on the amount of staff required to do the work; if the contractors can get a bigger staff, a shorter amount of time will be required, bringing down the overall cost.

**Ron Brilliant** said that the consultants have done a great deal of analysis on the building, inspecting every brick. Many of the bricks are now almost hollow and many of them are damaged, so a lot of brick will need to be replaced.

**Ron Brilliant** added that a slight problem has developed: Originally it was thought that the contractor would start at a certain place, but now, it is unclear as to what will be addressed first, but the damage in the north wall of the middle building, has gotten much worse over the last 6 months. Every time it rains, the water pours in and floods the entire main floor and basement of that building. This area now needs to be a higher priority. However at this point, **Ron Brilliant** is not sure what will be the first project the contractors will work on, but this will be discussed in the next few weeks with contractors.

Action Item:

After his meeting with the contractors, **Ron Brilliant** will distribute the information regarding the time-line for the project to PAC with the minutes from today's meeting.

**Lorraine Mask** asked about whether the problem with the north wall is related to the problems with the bricks. **Ron Brilliant** said that it appears to be caused by a combination of several things: (1) The limestone goes below the surface of the ground, which means the mortar joints are also below the ground. Water runs through the limestone at the mortar joints. (2) The bricks are becoming more porous, and there is a gap between the brick and the concrete. Anything that comes through goes all the way down. (3) The expansion joints on the north wall have also started to move and/or deteriorate. A combination of all three things is causing the water to enter the building.

The north wall had been protected from water for the past 3 or 4 years, because there was a huge pit as well as sump-pumps while the RMF project was under construction. Because of recent changes, this is no longer the case. After some rain a few weeks ago, there was ½ an inch of water on the ground floor of the building.

**Ron Brilliant** said that he is going to explain to the contractor the importance of doing the north wall first, and find out which parts of the project will need to be delayed until after the first year.

**Julie McNeill** asked whether there was a mandate that required the security wall to be completed early in the process. **Ron Brilliant** said that there is no mandate, but he wants to get it done as soon as possible. Ideally, he would like the north wall and the security upgrades done first – preferably both done by the end of this year.

**Ron Brilliant** said that part of the BER includes tearing down and re-building the chemical building (also known as the storage building or the “terrace”), which contains two of the plant’s major chemicals. Those chemicals will eventually be moved into two rooms in the RMF facility. The rehabilitation of the “terrace” was originally scheduled for 3 years into the project, but with the new timeline, it might be as soon as one year from now.

**Julie McNeill** asked why the chemicals in the chemical building (the terrace), aren’t being moved to the RMF , since space has already been allocated there. **Ron Brilliant** said that when they move the chemicals, they are planning on enhancing the chemical control system too, so once it is designed and in place, the move will happen. To date we have completed about 80% of the design and although not a very expensive project, it is a complex one and includes the chemical pumping or feed systems too.

**Julie McNeill** asked if the fountain would eventually be working again, and **Ron Brilliant** said yes, absolutely. Also, the area in the front of the fountain will look like it originally did with the concrete being replaced with vegetation. Toronto Botanical Gardens will work with that.

In a brief discussion about the lawn areas on the grounds, **Ron Brilliant** mentioned that the lawn down at the waterfront is not looking great. It has been fertilized and watered, but he would like to see it looking better. However, the rest of the areas are looking good.

**Cheryl Dow** recently received some e-mails/phone calls from members of the community about the graffiti on the south side of the seawall. **Ron Brilliant** said he hasn't checked the status of that, but it is definitely not a very easy area to clean. **Julie McNeill** added that Alan Demb had advised that there was graffiti "east of the entrance to the little beach at the foot of Nursewood Rd."

**Action Item:**

Ron said he would put the graffiti concern into the plant updates when he sends it out.

## 6. NEW BUSINESS

**Julie McNeill** asked if the front entrance gates were still up for discussion, or if the final decisions have already been made. **Ron Brilliant** said that most of the decisions have already been made and that Charles Hazel's presentation was a final plan for the gates as part of the security upgrade. **Julie McNeill** said that she was under the impression that there were still some aspects of this plan that were open to further discussion; such as the stairs up to the front lawn and the plans for signage. Ron said that the gates and the stairs along the small wall are part of the plan that is ready to be put into effect. However, the signage is something that will be dealt with at another time.

In the discussion at the last meeting, Julie had suggested relocating the railing along the stairs, and **Ron Brilliant** said that Charles Hazel has already addressed this possibility. The other area that **Julie McNeill** expressed concern about was the height of the retaining wall. **Ron Brilliant** said that he and Charles Hazel were still going to discuss this. When Charles Hazel comes up with a final plan for the entry to the plant, another PAC meeting could be called to discuss it – but that probably won't be until August. The signage is another project that could be worked on over the winter and put together for next summer.

**Ron Brilliant** said that the fence on the north side of the plant is still there, and once the small railing is installed (which was supposed to have been done a month and a half ago), the fence will be removed. He is not sure if the fence on the east side is gone or not, but there was some negotiation with the apartment building landlord to get the tenants to move their cars so that the fence could be removed. Originally, the northeast side had concrete poles with steel wire running through it; which is what it will be like once the fence is removed.

**Action Item:**

For the next meeting, **Ron Brilliant** said that he would provide information on what will be done for hording around the area. The hording will probably be similar to what was on the north wall: wooden, painted green, about 8 feet from the roadway. The area where the construction trailer currently is will eventually be empty and no longer have any cars.

**Julie McNeill** asked whether the building envelope project would involve any of the up-lighting or security lighting around the plant. **Ron Brilliant** said that only the lighting of the roadway would be involved in the project. As for the up-lighting/security lighting, the design is done, and the plan is to do that part of the project in-house. The approach will be to put in 1 or 2 lights, then if it looks good to determine how much work will be required, and proceed from there. There are still other lighting issues that need to be looked at: the parking lot, the roadway and the north field.

**7. NEXT MEETING AND AGENDA ITEMS**

**Rob Sharples** suggested a meeting be held the 2<sup>nd</sup> week in September. **Ron Brilliant** suggested sometime during the week of the 14<sup>th</sup>.

The next meeting was set for **Tuesday, September 15 at 7:00pm location TBA.**

**8. ADJOURNMENT**

**Julie McNeill** adjourned the meeting at 8:10 pm.