

YEAR:	2022
CHARTER NUMBER:	ENV-001
CHARTER NAME:	Contaminated Sites Remediation
LEAD DEPARTMENT:	Utilities & Environment

TYPE:	GROWTH <input type="checkbox"/> RMR <input checked="" type="checkbox"/> GROWTH	
City-owned contaminated sites are existing environmental liabilities that require risk management or remediation.		
ASSET CATEGORY:	LAND IMPROVEMENT <input checked="" type="checkbox"/> Civic Facilities <input checked="" type="checkbox"/> Master Plan, Studies, & Other <input checked="" type="checkbox"/> Roads & Other Engineered Structures <input checked="" type="checkbox"/> Historical/Cultural	<input checked="" type="checkbox"/> Parks & Trails <input checked="" type="checkbox"/> Mobile & Other Equipment <input checked="" type="checkbox"/> Land & Land Improvements
SCOPE STATEMENT:	Three City-owned contaminated sites (Public Works Yard/Jack Kraft Facility, Snow Storage Site/Badger Lands and Public Works Satellite Yard/Riel Drive) require risk management and/or remediation actions based on environmental investigations conducted in 2016-2019.	

PROJECT CHARTER JUSTIFICATION:	<p>Current State - During a financial audit conducted in 2012 the City's auditors identified that the City of St. Albert needed to address a new Public Sector Accounting Standards Board (PSAB) policy related to environmental liabilities of contaminated sites (PSAB 3260 – Effective April 1, 2014). The recommendation provided by the auditor stated that the <i>“City needs to develop a process to complete environmental site assessments to identify measure and record the City’s environmental liabilities”</i>, of which the city owns. The recommendation also stated that the <i>“City needs to review estimates related to liabilities for contaminated sites and account for them by April 1, 2014”</i>.</p> <p>Issue - To address this recommendation, between 2013 and present, the Environment Department has implemented an environmental assessment process designed to satisfy the audit finding, comply with PSAB and conform fully with the Province of Alberta's Contaminated Site Policy Framework (October 31, 2014). Three City owned sites (Public Works Yard/Jack Kraft, Snow Storage Site/Badger Lands and the Public Works Satellite Yard/Riel Drive) were identified through this process that are</p>
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	<p>impacted with salt contamination. High level estimates of the environmental liabilities were determined from the initial studies, but further environmental assessments of these sites are planned for 2018/2019. These assessments will refine the liabilities estimates as well as provide recommendations for further risk management and/or remediation actions required.</p> <p>Opportunities -</p> <p>This project charter outlines the high-level cost estimates from the initial environmental assessments.</p> <p>When possible it would be ideal to implement a redevelopment of sites and capitalize on bigger projects to mitigate small contracted dollar costs.</p> <p>Risks -</p> <p>Significant risk is associated with the management of City-owned contaminated sites, as failure to adequately comply with provincial and federal legislation may result in investigations, enforcement or fines.</p> <p>These cost estimates in this charter are high level and preliminary and do not include potential costs related to third party impacts.</p>																						
STRATEGIC PLAN & CORPORATE BUSINESS PLAN ALIGNMENT:	<p>Council Priority: N / A</p> <p>Activity: N / A</p> <p>Administrative Priority: A.4. Business Process Improvements / Financial Sustainability</p> <p>Activity: A.4.2 Auditing / External Agencies</p>																						
STAKEHOLDER IDENTIFICATION:	<p>Internal stakeholders – Public Works, Utilities & Environment</p> <p>External stakeholders – Public users of compost depot</p>																						
TIMELINE:	<p>2022 – Detailed risk assessment and remediation plans developed for Snow Storage Site.</p> <p>2023 – Detailed risk assessment and remediation plans developed for Public Works Satellite Yard.</p> <p>2024 – Implementation of remediation plans (Costing to be determined during remediation plan)</p>																						
FINANCIAL INFORMATION:	<table border="1" data-bbox="605 1374 1434 1848"> <thead> <tr> <th data-bbox="605 1374 861 1417">Investment Year</th><th data-bbox="861 1374 1434 1417">\$ 100,000</th></tr> </thead> <tbody> <tr> <td data-bbox="605 1417 861 1459">2023</td><td data-bbox="861 1417 1434 1459">\$ 50,000</td></tr> <tr> <td data-bbox="605 1459 861 1501">2024</td><td data-bbox="861 1459 1434 1501">\$ -</td></tr> <tr> <td data-bbox="605 1501 861 1543">2025</td><td data-bbox="861 1501 1434 1543">\$ -</td></tr> <tr> <td data-bbox="605 1543 861 1586">2026</td><td data-bbox="861 1543 1434 1586">\$ -</td></tr> <tr> <td data-bbox="605 1586 861 1628">2027</td><td data-bbox="861 1586 1434 1628">\$ -</td></tr> <tr> <td data-bbox="605 1628 861 1670">2028</td><td data-bbox="861 1628 1434 1670">\$ -</td></tr> <tr> <td data-bbox="605 1670 861 1712">2029</td><td data-bbox="861 1670 1434 1712">\$ -</td></tr> <tr> <td data-bbox="605 1712 861 1755">2030</td><td data-bbox="861 1712 1434 1755">\$ -</td></tr> <tr> <td data-bbox="605 1755 861 1797">2031</td><td data-bbox="861 1755 1434 1797">\$ -</td></tr> <tr> <td data-bbox="605 1797 861 1848">Total</td><td data-bbox="861 1797 1434 1848">\$ 150,000</td></tr> </tbody> </table> <p>See Capital Project Worksheet for details.</p>	Investment Year	\$ 100,000	2023	\$ 50,000	2024	\$ -	2025	\$ -	2026	\$ -	2027	\$ -	2028	\$ -	2029	\$ -	2030	\$ -	2031	\$ -	Total	\$ 150,000
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2031	\$ -																						
Total	\$ 150,000																						

OPERATIONAL IMPACTS:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ASSOCIATED OPERATING BUSINESS CASE:	If yes, refer to Operating Impacts Worksheet for details.	

APPROVAL

Author:	Christian Benson, Manager Environment	
	Project Charter Developer	Date
Director:	Kate Polkovsky	March 3, 20212
	Director	Date

CAPITAL PROJECT WORKSHEET

PROJECT COMPONENT	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Land Determined Costs										
Concept Planning										
Detailed Planning and Design	100,000	50,000								
Site Servicing										
Structure/Building Construction										
Landscaping										
Construction Management										
Commissioning and QA/QC										
Contingency										
Public Participation Activities										
Equipment										
TOTAL	100,000	50,000	-	-	-	-	-	-	-	-

Please note Public Art is budgeted separately on the Ten-Year Capital Plan.

Comments: