

City of Mississauga  
**Corporate Report**



<p>Date: April 2, 2026</p> <p>To: Chair and Members of General Committee</p>	<p>Originator's files:</p>
<p>From: Sam Rogers, MBA, Commissioner of Transportation and Works</p>	<p>Meeting date: April 22, 2026</p>

## Subject

**Additional Funding for Construction of the Cooksville Creek Erosion Control Project South of Lakeshore Road East (Ward 1) and Increase to Contract with Aquafor Beech Ltd. to include Contract Administration Services – Procurement No. PRC004999**

## Recommendation

1. That the capital project budget for PN #23014, Cooksville Creek Erosion Control Project South of Lakeshore Road East, be increased by \$2,292,000 from \$4,079,000 to a revised current budget of \$6,371,000, with \$2,177,400 funded from the Stormwater Capital Reserve Fund (RRF #35992) and \$114,600 from the DCA Stormwater Management Reserve Fund (RRF #31350).
2. That the Chief Procurement Officer or designate be authorized to negotiate and execute an amendment to the existing contract (Procurement No. PRC004999) with Aquafor Beech Ltd. to increase the value by an additional amount of \$222,349.85 to a revised total contract value of \$425,386.50, exclusive of taxes, and to include construction administration and related services for the Cooksville Creek Erosion Control Project South of Lakeshore Road East, as outlined in the corporate report entitled "Additional Funding for Construction of the Cooksville Creek Erosion Control Project South of Lakeshore Road East (Ward 1) and Increase to Contract with Aquafor Beech Ltd. to include Contract Administration Services – Procurement No. PRC004999" dated April 2, 2026 from the Commissioner of Transportation and Works, and all necessary agreements and related ancillary agreements, all in a form satisfactory to the City Solicitor, in accordance with the City's Procurement Bylaw 0013-2022, as amended.
3. That all necessary bylaws be enacted.

## Executive Summary

- Detailed design of the Cooksville Creek Erosion Control Project South of Lakeshore Road East was awarded to Aquafor Beech Ltd. (Aquafor) through a Medium Value Acquisition process in April 2025 and is near completion
- In addition to the necessary creek restoration work, the project will also include complete re-construction of the Helen Molasy Trail adjacent to the creek, replacement of failed drainage infrastructure to adjacent backyards and extensive re-planting
- Based on up-to-date cost estimates for the proposed works, staff recommend an increase of \$2,292,000 to the budget of PN #23014
- Staff recommend an increase of \$222,349.85 to the existing contract with Aquafor (PRC004999) to include construction administration and inspection services for the project

## Background

A section of Cooksville Creek south of Lakeshore Road East was realigned and channelized by Credit Valley Conservation (CVC) in the 1970s (Appendix 1). As part of this realignment, the creek bed and banks were lined with stone-filled gabion baskets to provide erosion protection, and berms were constructed to reduce flooding to nearby properties on Hampton Crescent and Beechwood Avenue. The Helen Molasy Trail was also constructed atop the east creek bank behind Hampton Crescent, and a series of drainage pipes were installed below the trail to provide drainage connections from the adjacent backyards to the creek.

The gabion bank protection has now reached the end of its life and is failing throughout this section of the creek, posing erosion risks to neighboring properties and contributing to deteriorated trail conditions, including uneven trail surfaces and leaning safety railings. Further, many of the drainage pipes beneath the trail have become clogged, buried and obstructed by sediment which has led to nuisance ponding of water in the adjacent residential backyards. Frequent maintenance is required to perform patchwork repairs to the trail and pump the ponded water.

In 2025, the City and its engineering consultant, Aquafor, completed a Municipal Class Environmental Assessment (EA) study that recommended replacement of the failing gabion creek banks with new vegetated buttress and armourstone protection. In addition, the EA recommended that the trail and associated failing drainage infrastructure also be replaced.

## Comments

### Additional Funding for Construction (PN #23014)

Following the recommendations of the EA study, detailed design of the proposed restoration works was initiated. The detailed design is now nearing completion. Permitting, land access agreements and approvals for the project are being pursued with the aim of beginning construction later in 2026.

The total budget for this project included in Works-in-Progress and proposed 2027 Capital budget (multi-year) is \$7,508,000. The funding amount was based on early cost estimates at the conceptual design stage for typical creek restoration projects. However, as noted, the recommended works are significantly more extensive than for typical creek projects. In addition to the bank protection measures, the project will also include:

- Complete re-construction of the existing 450m section of Helen Molasy Trail between Lakeshore Road East and the parking lot at the base of Hampton Crescent
- Replacement of all drainage pipes and catch basins that drain the Hampton Crescent and Beechwood Avenue backyards to the creek
- Extensive restoration plantings to meet Community Services' tree replacement and ecological requirements, as well as potential cash-in-lieu contribution to fund additional off-site plantings

Based on the most up-to-date cost estimate from Aquafor, together with anticipated fees associated with construction inspections and Community Services' tree replacement and ecological offsetting requirements, the total project budget is estimated to be \$9,800,000. As such, staff recommend an increase of \$2,292,000 to the budget of PN #23014 to fund the anticipated shortfall.

### Increase to the Value of the Contract with Aquafor

The engineering and environmental consulting services to complete the EA and design components of the project were procured through a Medium Value Acquisition process that was awarded to Aquafor. Aquafor's work has also incorporated input from the City's Transportation & Works and Community Services departments, as well as Credit Valley Conservation, and the federal Department of Fisheries and Oceans.

It is recommended that the existing contract with Aquafor be amended to include additional construction supervision and administration services during the construction of the project, scheduled for summer of 2026. In doing so, the City will benefit from Aquafor's above-noted specialized knowledge of the site-specific environmental constraints, agency requirements, design nuances, and continuity of knowledge on this project.

Based on Aquafor's fees estimate, an increase to the existing contract in the amount of \$222,349.85 is required. The fee covers the following services:

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- 34 weeks of full-time construction supervision and administration services and weekly on-site construction meetings
- Fish rescue activities ahead of construction
- Supervision of excess soils management and registration activities
- As-constructed survey and production of as-constructed drawings
- A 2-year environmental monitoring program required by approval agencies

The contract increase recommendation in this report is made in accordance with the Contract Amendments and Termination Policy Number 03-06-12, which requires Council approval for contract increases to Medium Value Acquisitions that result in a revised total contract value exceeding the value ascribed in the Procurement by-law 0013-2022 Schedule B.

## Strategic Plan

The Cooksville Creek Erosion Control Project south of Lakeshore Road East aligns with the *Connected* Strategic Pillar under its strategic goal to *Build and Maintain Infrastructure*.

## Financial Impact

### Additional Funding for Construction (PN #23014)

The Cooksville Creek Erosion Control Project South of Lakeshore Road East (PN #23014) is a multi-year planned project which currently has \$4,079,000 in approved funding (2026), and \$3,429,000 planned for inclusion in the upcoming 2027 capital budget. The total of which is \$7,508,000 for project construction.

An additional \$2,292,000 is requested through the recommendations of this report, bringing the total project cost from \$7,508,000 to \$9,800,000. Funding for this in-year incremental request is recommended as follows:

- \$2,177,400 to be transferred from the Stormwater Capital Reserve Fund (RRF #35992)
- \$114,600 will be transferred from the DCA Stormwater Management Reserve Fund (RRF #31350)

### Increase to the Value of the Contract with Aquafor

The current contract value with Aquafor (PRC004999) for the detailed design of the project is \$203,036.65. The recommended increase of \$222,349.85 to include construction administration services in the contract will bring the total value to \$425,386.50. Funding for the construction administration services is included as part of the request for an overall budget increase to PN #23014, as discussed in this report.

## Conclusion

The recommended increase of \$2,292,000 to PN #23014 will provide the necessary funding for construction of this important creek restoration project that also incorporates improved safety and flood reduction measures through re-construction of the failing pedestrian trail and backyard drainage infrastructure, as well as improved ecological conditions in the watershed through extensive re-planting.

An increase to the existing contract with Aquafor (PRC004999) for construction supervision and administration services will ensure consistency between the design and the construction of the proposed watercourse restoration works along Cooksville Creek south of Lakeshore Road East. Increasing Aquafor's contract represents good value as the firm has specialized knowledge of the site-specific environmental constraints and agency requirements through its recent work to complete the Environmental Assessment study and detailed design for the project. Council approval is required given that the total value of the revised contract will exceed the maximum value for Medium Value Acquisitions.

## Attachments

Appendix 1: Location Map for Cooksville Creek Erosion Control Project South of Lakeshore Road East



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Sam Rogers, MBA, Commissioner of Transportation and Works

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