

# Corporate Report

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<b>REPORT NUMBER</b> 112-2023-Infrastructure & Operations-Engineering & Operations	
<b>DATE PREPARED</b>	March 16, 2023
	<b>FILE</b>
<b>MEETING DATE</b>	April 3, 2023
<b>SUBJECT</b>	Contract 7, 2023 – Northcore Streetscape Renewal – Court Street/Red River Road

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## **RECOMMENDATION**

WITH RESPECT to Report 112-2023 (Infrastructure & Operations-Engineering & Operations), we recommend that Contract 7, 2023 for the Northcore Streetscape Renewal - Court Street and Red River Road be awarded to Nadin Contracting Ltd, which submitted the lowest tender in the amount of \$13,231,401.31 (inclusive of HST); it being noted that the amount shown is based on estimated quantities; final payment for this contract will be based on measured quantities for the completed work;

AND THAT consulting services be awarded to the firm of Brook McIlroy Ltd. with a maximum agreement approved in the amount of \$113,000.00 [inclusive of HST] for inspection associated with this contract;

AND THAT the General Manager of Infrastructure and Operations report any circumstances to City Council should serious variations in the Contract quantities occur;

AND THAT Appropriation #1 be approved;

AND THAT the Mayor and City Clerk be authorized to sign all documentation related to these matters;

AND THAT any necessary By-law be presented to City Council for ratification.

## **LINK TO STRATEGIC PLAN**

This report directly supports 'Our Priorities' of the 2019-2022 Corporate Strategic Plan, through renewal of City infrastructure. This project includes the replacement of sewer and water infrastructure based on Engineering Division's asset management plan. It also directly supports the Grow pillar through revitalization of the north core downtown.

## **EXECUTIVE SUMMARY**

The 2023 Capital Budget provides funds for rehabilitation of roads, watermains, sanitary sewers, new sidewalks, street lighting, traffic signals, streetscaping and PXO's on Red River Road between Court Street and Cumberland Street and Court Street between Lincoln Street and Cooke Street. There were three (3) tenders received for this work. The low tender for this contract is Nadin Contracting Ltd. Administration is recommending award of this contract to this company.

FedNor and NOHFC funding have been applied for to support the public realm improvements included in this project, but are not yet confirmed. To award the work, other projects included in the 2023 Capital Budget have been identified to be cancelled if the Federal and Provincial funding is not approved.

## **DISCUSSION**

As a result of a call for Tender, three (3) responses as listed below were received for Contract 7, 2023 for the Northcore Streetscape Renewal - Court Street and Red River Road.

The tendered costs include the applicable HST. Bids have been checked for mathematical errors and the corrections noted.

<b>CONTRACTOR</b>	<b>TENDERED COSTS</b>	<b>CORRECTED BID</b>
Nadin Contracting Ltd	\$13,231,401.31	No Data
Makkinga Contractors	\$16,523,607.50	No Data
LH North	\$16,552,946.25	No Data

The pre-tender estimate for the work in this Contract was \$12,860,00 (inclusive of HST).

### **Project Significance and Public Engagement**

The City of Thunder Bay embarked on a once-in-a-generation project to redesign the streets in the North Core Downtown. This opportunity exists because the watermains and sewers on Red River Road and Court Street through the downtown core need to be replaced which will require the excavation of the streets from storefront to storefront.

Public and stakeholder feedback through multiple online surveys, open houses, meetings, workshops, public pop-ups, pilot projects, and the project website comment section, informed the project vision and principles and ultimately the detail design of the streetscape. Feedback included the desire for an improved pedestrian experience where pedestrian safety is prioritized. The enhanced pedestrian experience included suggestions and requests for:

- Bicycle parking, more green spaces with lots of seating and access to public washroom facilities.
- The provision for 4 seasons use with improved lighting and vibrant patio spaces.
- Allowance for public artwork and event space where artists and vendors can showcase their wares.
- There was a particular desire to make use of construction materials that are locally available and support for local businesses.
- Accessible parking and drop-off where walking distances to available parking is minimized.

Based on feedback received the reconstruction of Red River Road and Court Street will be a flexible, curbsless street with granite planters, trees, benches, seating areas, widened pedestrian and patio areas, and reduced vehicle and parking lanes. A curbsless street can easily be closed to vehicles and programmed to suit different events, activities, or seasons. The road design also improves pedestrian safety through reduced vehicular traffic, speed, noise and emissions.

### **Construction Impacts**

The lowest tender received for this contract was from Nadin Contracting Ltd. They have completed numerous sewer, water and road reconstruction projects for the City. Administration is recommending this company as being capable of carrying out all the work within this contract. Construction is expected to start in May 2023 and continue until scheduled completion at the end of 2024. Some final planting and art installations may be completed in 2025.

The city's project team has been in communication with the Waterfront BIA to make them aware of construction impacts during the two year project and discuss mitigation measures.

On-street parking restrictions and other traffic control measures will be required on a temporary basis throughout the construction period. The Parking Authority has been advised of the need for these restrictions.

Temporary water servicing will be provided to all businesses affected during the construction process and special care will be taken to ensure a high level of customer service and an adequate level of fire protection. The businesses are not charged for water while they are on the temporary system.

Communication will be of the utmost importance prior to and during construction. Regular meetings will be held with the City project team, Contractor and BIA during construction so businesses are informed of upcoming work and the Contractor can be made aware of issues, and work can be coordinated to a reasonable extent with impacted businesses. A Notice of Construction will be hand delivered to each business owner in the area prior to the work commencing. This notice includes a general description of the work, temporary water use tips, contractor information and contacts as well as other City contacts and phone numbers should concerns arise. Information on the status of the construction, and road and sidewalk closures will be posted on the

project's Get Involved page on the City's website to inform the public on best ways to access businesses they want to visit.

**FINANCIAL IMPLICATION**

The following table breaks down the costs of the various components of the project based on the low tender.

<i>Summary of Expenditures</i>	<i>Monetary Amounts</i>
Revised Contract Tender Price	\$13,231,401.31
Consulting Services	\$ 113,000.00
<b>Contract Total</b>	<b>\$13,344,401.31</b>
Less HST Rebate	(\$ 1,327,354.61)
<b>Subtotal</b>	<b>\$12,017,046.70</b>
Engineering/Environment/Traffic and Street lighting	\$ 600,000.00
<b>Total Cost</b>	<b>\$12,617,046.70</b>

There is a contingency allowance included within the tendered price for work which is unforeseen. This contingency can only be expended with the approval of the General Manager of Infrastructure & Operations.

Brook McIlroy Ltd. and their consulting engineering team has been responsible for the detailed design of the streetscape. Administration recommends Brook McIlroy Ltd. provide contract services for landscape items for the project at a maximum cost of \$113,000.00 [HST included].

The 2023 Capital Budget includes \$8,350,000 of funding for this project. Phase 2 funding applications have been submitted to FedNor and NOHFC for a total of \$3,000,000. Carry forward funds and 2023 project funds for Cumberland Street reconstruction from Villa Street to McVicar Creek have been identified to fund the remaining overage. The Cumberland Street project has been identified as there are outstanding design questions associated with the possible construction of a roundabout to replace the traffic signals at the Marina Overpass at the north end of the project.

As FedNor and NOHFC funding have not been approved. Phase 2 applications have been submitted to each organization. In order to award the contract to allow the Contractor to begin planning the work and ordering materials, funds have been appropriated from other projects included in the 2023 Capital Budget and will be cancelled if the Federal and Provincial funding is not approved. Several options were considered to fund and award the contract including reducing the scope of work and identifying other funding sources, including Reserve Funds.

The following projects approved in the 2023 Capital Budget are identified to fund the shortfall in order to award the work. If the external Federal and Provincial funding is

received, the funds will be appropriated back for their original purpose. These funds have been included in Appropriation No. 1 for Council's approval.

Storm Sewer Lining	\$1,200,000
Pavement Rehabilitation Memorial – Central to Harbour	\$1,200,000
Traffic Signal Reconstruction Harbour & Memorial	\$ 300,000
Traffic Signal Communications (partial)	\$ 300,000

### ***CONCLUSION***

It is concluded that Contract No. 7, 2023 Northcore Streetscape Renewal - Court Street and Red River Road should be awarded to the low tender submitted by Nadin Contracting Ltd and that all work shall proceed.

It is also concluded that Brook McIlroy shall be retained to provide inspection services during construction.

It is also concluded Appropriation No. 1 be approved.

### ***BACKGROUND***

The 2023 Capital Budget includes funds for the rehabilitation and replacement of the road complete with decorative pavers, watermains, sanitary sewers, storm sewers, sidewalks, streetlighting, traffic signals and public realm spaces within the Northcore downtown area. Additional funding sources have been identified to award the project in full. Tenders for this project closed on February 28<sup>th</sup>, 2023.

### ***REFERENCE MATERIAL ATTACHED***

Attachment A - Appropriation Change Order No. 1

### ***REPORT PREPARED BY***

Brian Newman, P. Eng., Project Engineer

### ***REPORT SIGNED AND VERIFIED BY***

Kerri Marshall, General Manager- Infrastructure & Operations

03/27/2023