

Report to Civic Works Committee

To: Chair and Members
Civic Works Committee

From: Kelly Scherr, P. Eng., MBA, FEC
Deputy City Manager, Environment & Infrastructure

Subject: RFP-2023-097 Streetscape Master Plan for Dundas Street
Appointment of Consulting Engineer – Irregular Result

Date: July 18, 2023

Recommendation

That, on the recommendation of the Deputy City Manager, Environment & Infrastructure, the following actions **BE TAKEN** with respect to the appointment of a consulting engineer for the Streetscape Master Plan for Dundas Street – Argyle Core Area:

- (a) Dillon Consulting Limited **BE APPOINTED** as the Consulting Engineer to complete the Streetscape Master Plan for Dundas Street – Argyle Core Area in the total amount of \$159,899.30 excluding HST; in accordance with Sections 15.2 (d) and 8.10 (a) of the Procurement of Goods and Services Policy;
- (b) the financing for this assignment **BE APPROVED** as set out in the Sources of Financing Report attached hereto as Appendix A;
- (c) the Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with this assignment;
- (d) the approvals given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract with the Consulting Engineer for the work; and,
- (e) the Mayor and City Clerk **BE AUTHORIZED** to execute any contract or other documents including agreements, if required, to give effect to these recommendations.

Executive Summary

This report seeks the approval of the Municipal Council to appoint Dillon Consulting Limited as the consultant to undertake the Streetscape Master Plan for Dundas Street in the Argyle Core area. In accordance with the City's Procurement of Goods and Services Policy, Council approval of this consulting contract award is required. The award is noted as an irregular result because the value slightly exceeds the approved budget.

Linkage to the Corporate Strategic Plan

Municipal Council's new Strategic Plan identifies "Mobility and Transportation" and "Economic Growth, Culture and Prosperity" as strategic areas of focus. This report supports the Strategic Plan by identifying infrastructure that supports safe, integrated, connected, reliable and efficient transportation choices while creating an environment to support a vibrant business community along this urban corridor.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

- December 14, 2020 – Planning and Environment Committee – Argyle Regeneration Study Recommendations
- June 21, 2021 – Planning and Environment Committee – Draft Argyle Core Area Community Improvement Plan
- September 20, 2021 – Planning and Environment Committee - Argyle Core Area Community Improvement Plan

2.0 Discussion and Consideration

2.1 Project Background

The Argyle Core Area Community Improvement Plan (CIP) was completed in 2021 and established the following goals and objectives for the Argyle Core Area:

1. Develop a high quality pedestrian realm by providing a pedestrian-oriented streetscape and public spaces that are safe, clean, accessible and pleasant.
2. Improve mobility by providing interconnected community-wide transportation network that is safe, convenient, and prioritizes active mobility.

The Argyle Core Area CIP study area is shown in Figure 1 below. The scope of the Streetscape Master Plan includes the full length of the Dundas corridor within the CIP and extends from Highbury to just east of Wavell Street.

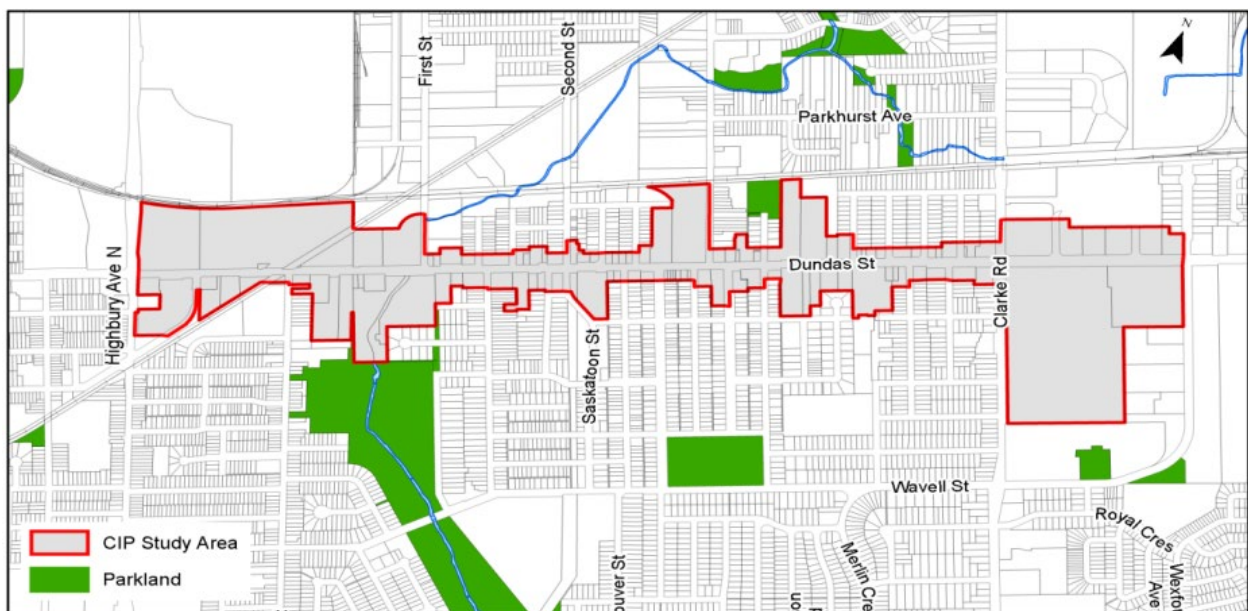


Figure 1: Community Improvement Study Area

As part of the CIP recommendations, the first action item identified for the City is the development of a Streetscape Master Plan for the Dundas Street corridor, to support The London Plan vision for urban corridors as high-quality spaces with neighbourhood amenities including parks, civic spaces, and attractive outdoor seating areas, accessible to the public.

Generally, the scope of the Streetscape Master Plan includes the following components:

- An urban design concept derived from the existing urban fabric and character.

- Streetscape guidelines that include street furniture, street signage and wayfinding, bicycle parking, planters, and canopies/awnings.
- Landscape guidelines that include soft and hard landscaping, median planting, boulevard trees, screening, landscape buffering, and the protection and enhancement of significant view and focal points such as the Pottersburg Creek and Kiwanis Park.
- A review of pedestrian, cyclist, and vehicular networks, including analysis of how each mode can be integrated with existing and planned transit services.
- A review of access management along Dundas Street to improve traffic operations and safety for active transportation modes.
- A review of opportunities to widen sidewalks as part of future infrastructure renewal projects.
- Develop strategies to screen parking and vacant lots/plazas to minimize the visual and physical impact of parking, parking lots, vehicular access points and vacant lots on the streetscape.
- Recommendations for infrastructure to achieve environmentally sustainable streetscape design.
- Provide a streetscape plan for future infrastructure projects.
- A long-term plan for streetscape improvements that considers redevelopment opportunities along the corridor and street widening.

Consultation with the public, businesses and the Argyle Business Improvement Area will be important when developing the Streetscape Master Plan. Public Information Centres are included in the scope of work to solicit feedback on the vision, alternatives, and proposed Streetscape Master Plan.

3.0 Consultant Procurement Process

The consultant selection process for this assignment (RFP 2023-097) has been undertaken in accordance with the City's Procurement of Goods and Services Policy. The procurement process followed the two stage competitive process with the first stage being an open, publicly advertised pre-qualification stage (RFQUAL 21-16). Subsequently, a consultant shortlist comprised of three engineering consulting firms was developed and these consultants were invited to submit detailed proposals. Proposals were received from three consultants: Stantec Consulting Ltd., Dillon Consulting Limited and Arcadis Professional Services (Canada) Inc. The selection committee evaluated the proposals against an established evaluation criteria which included an understanding of project objectives, team member's qualifications and experience on directly related projects.

The evaluation committee determined that the submission from Dillon Consulting Limited provides the best value for the City. Dillon Consulting Limited has experienced project team members with the required qualifications. Their proven experience on similar projects combined with a strong project proposal that demonstrated a thorough understanding of the project goals and objectives determined their suitability for this assignment. The consultant will be considered for future project phases subject to performance.

The financial proposal submitted by the consultant exceeds the available budget by 7%

including contingency. In accordance with section 8.10 a) of the City's Procurement of Goods and Services Policy, if the value of the lowest compliant bid, or highest scoring proposal, exceeds the City Council approved budget, including any contingency allowance, Council approval of this consulting contract award is required as an irregular result. Despite the budget overage, Civic Administration are recommending to proceed with the award of this consulting assignment based on the value to the City resulting from the Consultant's past experience and performance on projects of similar scope and complexity. The project budget and contingency will also be closely monitored during the course of the project to identify opportunities for any budget efficiencies.

3.0 Financial Impact and Considerations

The 2023 budget update identified \$150,000 in the capital budget for the completion of the Streetscape Master Plan for Dundas Street – Argyle Core Area as per the source of financing attached as Appendix A. The value of the recommended submission slightly exceeds the approved budget by 7%. The exceedance is recommended to be absorbed by a related capital account intended for corridor planning purposes.

There are no anticipated additional annual operating costs to the Environment and Infrastructure Department budget associated with this consulting assignment.

The services are scheduled to commence in August 2023 and the final Streetscape Master Plan is anticipated in the spring of 2024.

Conclusion

A Corridor Improvement Plan (CIP) was completed in 2021 for the Argyle Core Area with the goal of promoting a welcoming, well-maintained and safe destination for businesses and shops. Recognizing the significance of Dundas Street within the Argyle area, the development of a Streetscape Master Plan for this corridor will support the London Plan vision for high quality spaces along urban corridors.

Dillon Consulting Limited has provided a proposal that demonstrates a comprehensive understanding of the requirements for this project. Based on the competitive consultant procurement process, it is recommended that Dillon Consulting Limited be appointed to undertake the Streetscape Master Plan for the Dundas Street Argyle Core Area in the amount of \$159,899.30, excluding HST.

Prepared by: Garfield Dales, P. Eng., Division Manager,
Transportation Planning and Design

Submitted by: Doug MacRae, P. Eng., MPA, Director, Transportation
and Mobility

Recommended by: Kelly Scherr, P. Eng., MBA, FEC, Deputy City Manager,
Environment and Infrastructure

Schedule A: Source of Financing

c: Steve Mollon, City of London
Andrew Denomme, City of London
Steven Funk, City of London
Kate Preston, Dillon Consulting Limited

Appendix "A"

#23141

July 18, 2023

(Appoint Consulting Engineer)

Chair and Members

Civic Works Committee

RE: RFP 2023-097 Streetscape Master Plan for Dundas Street – Argyle Core Area Appointment of Consulting Engineer

(Subledger NT23RD03)

Capital Project TS3229 - Streetscape Master Plan Dundas Street Argyle BIA

Capital Project TS103119 - Long Term Corridor Protection EA Studies

Dillon Consulting Limited - \$159,899.30 (excluding HST)

Finance Supports Report on the Sources of Financing:

Finance Supports confirms that the cost of this project can be accommodated within the financing available for it in the Capital Budget and that, subject to the approval of the recommendation of the Deputy City Manager, Environment and Infrastructure, the detailed source of financing is:

Estimated Expenditures	Approved Budget	Committed To Date	This Submission	Balance for Future Work
TS3229 - Streetscape Master Plan Dundas Street Argyle BIA				
Engineering	150,000	0	150,000	0
TS103119 - Long Term Corridor Protection EA Studies				
Engineering	796,388	18,972	12,714	764,702
Total Expenditures	\$946,388	\$18,972	\$162,714	\$764,702

Sources of Financing

TS3229 - Streetscape Master Plan Dundas Street Argyle BIA				
Drawdown from Community Investment Reserve Fund	150,000	0	150,000	0
TS103119 - Long Term Corridor Protection EA Studies				
Drawdown from City Services - Roads Reserve Fund (Development Charges) (Note 1)	796,388	18,972	12,714	764,702
Total Financing	\$946,388	\$18,972	\$162,714	\$764,702

Financial Note	TS3229	TS103119	Total
Contract Price	147,405	12,494	159,899
Add: HST @13%	19,163	1,624	20,787
Total Contract Price Including Taxes	166,568	14,118	180,686
Less: HST Rebate	-16,568	-1,404	-17,972
Net Contract Price	\$150,000	\$12,714	\$162,714

Note 1: Development charges have been utilized in accordance with the underlying legislation and the approved 2019 Development Charges Background Study and the 2021 Development Charges Background Study Update.

Jason Davies
Manager of Financial Planning & Policy

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