

## 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:** Oxford Street West & Gideon Drive Intersection  
Improvements – Appointment of a Consulting Engineer for  
Contract Administration Services

**Date:** May 22, 2024

## Recommendation

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions **BE TAKEN** with respect to the appointment of a consulting engineer for the construction administration and supervision of the Oxford Street West and Gideon Drive intersection improvements project:

- (a) R.V. Anderson Associates Limited, **BE AUTHORIZED** to complete the contract administration and construction supervision required for this project as per the R.V. Anderson Associates Limited work plan, on file, at an upset amount of \$459,298.00, excluding HST, in accordance with Section 15.2 (g) of the Procurement of Goods and Services Policy;
- (b) the financing for this project **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 project;
- (d) the Civic Administration **BE AUTHORIZED** to approve a Memorandum of Understanding between the Corporation of the City of London and a private property owner in relation to the cost-sharing of servicing works contained within the Oxford Street West and Gideon Drive Intersection Improvements project;
- (e) the Mayor and the City Clerk **BE AUTHORIZED** to execute any contract or other documents including agreements, if required, to give effect to these recommendations.

## Linkage to the Corporate Strategic Plan

Municipal Council's new Strategic Plan identifies Mobility and Transportation as a strategic area of focus. This report supports the Strategic Plan by identifying the building of infrastructure that provides safe, integrated, connected, reliable and efficient transportation choices.

## Analysis

### 1.0 Background Information

#### 1.1 Previous Reports Related to this Matter

- June 19, 2012 - Civic Works Committee – London 2030 Transportation Master Plan
- September 7, 2016 - Civic Works Committee - London ON Bikes Cycling Master Plan
- May 6, 2019 – Strategic Priorities and Policy Committee – Approval of 2019 Development Charges By-Law and DC Background Study
- October 20, 2020 – Strategic Priorities and Policy Committee – 2021 Development Charges Update Covering Report and Proposed By-law

- January 19, 2021 – Civic Works Committee – Oxford Street West and Gideon Drive Intersection Improvements - Environmental Assessment Study Appointment of Consulting Engineer
- May 10, 2022 – Civic Works Committee – Oxford Street West and Gideon Drive Intersection Improvements – Environmental Assessment Project File Report
- April 12, 2023 – Civic Works Committee – Oxford Street West and Gideon Drive Intersection Improvements - Appointment of Consulting Engineer

## **1.2 Purpose**

This report recommends that the existing engineering agreement with R.V. Anderson Associates Limited be extended to include contract administration and construction supervision services required for the project. The report also recommends that delegated authority be granted to Civic Administration to execute a cost sharing agreement with a property owner related to municipal servicing of adjacent development lands.

The award of the construction tender for the project is proceeding separately through the delegated administrative approval process of the Procurement of Goods and Services Policy.

## **1.3 Background**

Growth and development in the City of London requires transportation infrastructure improvements to support sustainable mobility and the efficient movement of goods and services. The ongoing developments on the west side of the City are leading to increased traffic volumes through the Oxford Street West and Gideon Drive intersection. Current traffic volumes indicate between 16,000 to 20,000 vehicles travel through this intersection every day. There is also a small and growing number of pedestrians and cyclists that currently use this intersection. Based on the current intersection configuration, these increased traffic volumes are creating capacity and safety concerns.

This intersection is located within the Urban Growth Boundary (UGB). Oxford Street West is classified as an Urban Thoroughfare within the UGB and as a Rural Thoroughfare outside of the UGB limits. Gideon Drive is also classified as a Rural Thoroughfare. Kains Road, the north leg of the intersection, is classified as a Neighbourhood Connector serving the recently developed residential area to the north of the intersection. As an important corridor for east west travel, Oxford Street West also forms an important link in the surrounding roadway network.

The need for improvements to the Oxford Street West and Gideon Drive intersection was identified as a priority in the Smart Moves 2030 Transportation Master Plan (TMP) and the Transportation Development Charge Background Study.

An Environmental Assessment (EA) for the Oxford Street West and Gideon Drive intersection was completed in 2022 and recommended a new roundabout at this location. The Project File Report (PFR) was approved by Council in May of 2022. The detailed design followed upon successful completion of the environmental assessment. The proposed improvements are intended to accommodate the existing and future travel demands, improve safety and provide enhanced cycling and pedestrian facilities. This project will also facilitate access and provide municipal services for adjacent developments.

The Oxford Street West and Gideon Drive Intersection Improvements project has been reviewed using the Climate Emergency Screening Tool. This review recognized the reduced emissions associated with the implementation of a roundabout when compared to a signalized intersection option and the benefits associated with the new pedestrian

and cycling facilities. With regard to the infrastructure's resilience to climate change, the improvements to stormwater management infrastructure such as new low impact development (LID) features are anticipated to mitigate the impacts of increased severity and frequency of storm events and protect the nearby sensitive watercourse.

A map of the Oxford Street West and Gideon Drive Intersection Improvement project limits is included in Figure 1 below.

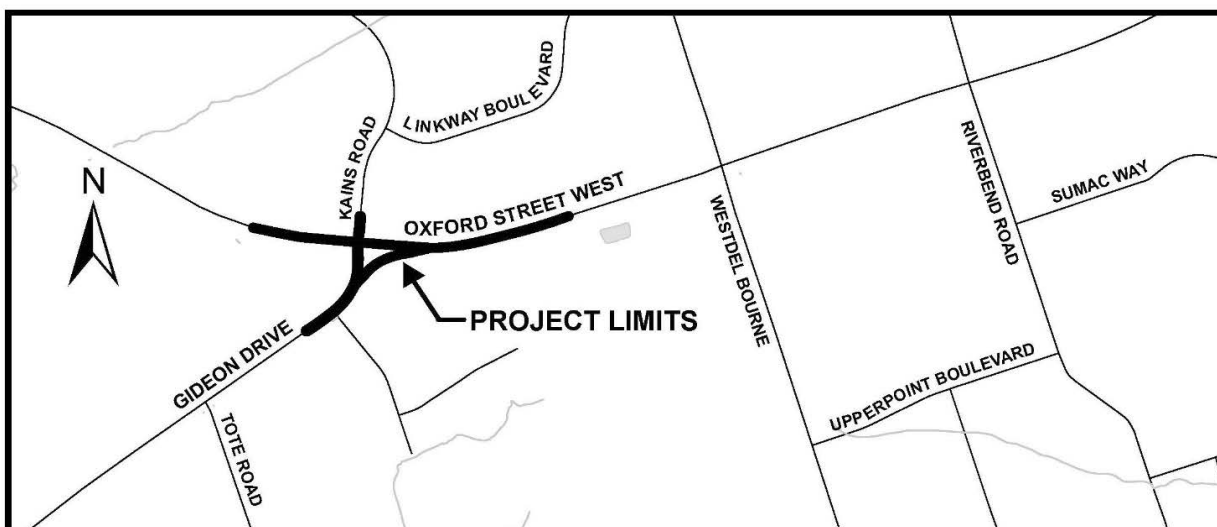


Figure 1: Map of the construction area for the Oxford Street West and Gideon Drive Intersection Improvements Project.

## 2.0 Discussion and Considerations

### 2.1 Project Description

The recommended improvements to this intersection will increase vehicular capacity, provide new active transportation facilities, and enhance overall safety of the intersection by better accommodating the growing volume of vehicles, cyclists, and pedestrians. The project follows the Council-approved complete streets design approach and will improve active transportation connectivity for the adjacent communities and trail network.

Improvements to the intersection will include:

- A new roundabout with active transportation facilities and pedestrian crossings on all approaches;
- New concrete sidewalks and an in-boulevard cycle track on Oxford Street West;
- New roadway lighting;
- Landscaping features and new trees;
- Bike racks, benches, and rest area in the north-west corner of the roundabout;
- Upgrades/replacement and new underground infrastructure, including watermains and storm/sanitary sewers;
- Extension of sanitary and storm sewers to the south for servicing a proposed future development; and,
- New stormwater management features for water retention and quality control.

This project accommodates infrastructure for servicing adjacent residential development lands. This servicing work will be included in the construction project and cost shared with the private developer. This approach will ensure effective coordination to facilitate development while also minimizing future traffic disruption and resident disturbance. An agreement has been prepared with the assistance of Legal Services to address this work and it is recommended that Civic Administration be authorized to execute this agreement.

## **2.2 Advance Works**

The project will require the relocation of various utilities including London Hydro, Enbridge Gas, Bell, and Rogers cable. To ensure prompt and efficient utility relocation, coordination has been underway with the respective utility companies.

Tree removals were undertaken in advance of the upcoming construction activities. New trees will be planted as part of this project.

## **2.3 Traffic Management and Communications**

Consultation on this project started during the EA process. More recently, a virtual Public Update Meeting was held on February 15, 2024, to provide an update on the project and share information about the upcoming construction impacts. Property owners, residents, and businesses near the project area were invited to attend.

Traffic management and construction staging plans have been developed and included in the project. These plans will balance mobility and access during all stages of construction while allowing the project to be completed in a timely and cost-effective manner. It is anticipated that, during construction:

- Two lanes of traffic (one in each direction) will be maintained on Oxford Street West during construction including the use of a temporary diversion roadway;
- Detours will be required for Gideon Drive and Kains Road;
- A right-in and right-out access at Gideon Drive will be permitted for periods when possible;
- Access to homes and businesses will be maintained; and,
- Construction activities will continue to be coordinated with emergency services and the County of Middlesex road authority.

The traffic management plan will be communicated, monitored, and adjusted during construction based on traffic conditions.

## **2.4 Construction Schedule**

Construction of the Oxford Street West and Gideon Drive Intersection improvements is recommended to begin in 2024 and will require the full construction season with some planned finishing work in 2025.

## **2.5 Consultant Procurement Process**

R.V. Anderson Associates Limited was awarded the detailed design of the Oxford Street West and Gideon Drive intersection improvements project by Council in April 2023, after previously completing the associated EA. With the consultant's knowledge and acceptable performance during earlier phases of the project, the consultant was invited to submit a proposal to carry out the contract administration and construction supervision. Staff have reviewed the submitted proposal, including the time allocated to each project task, along with hourly rates provided by consultant staff members. The review of assigned personnel and hourly rates for various activities are in alignment with the original competitive procurement and with similar infrastructure assignments.

The continued use of R.V. Anderson Associates Limited on this project for the construction administration phase is of financial advantage to the City because the firm has specific knowledge of the project and has undertaken work for which duplication would be required if another firm were to be selected. The City's requirement for the creation of record drawings following construction requires the reviewing professional engineer to seal the drawings based on field verification and ongoing involvement. This requirement promotes consultant accountability for the design.

In accordance with Section 15.2 (g) of the Procurement of Goods and Services Policy, Civic Administration is recommending that R.V. Anderson Associates Limited be authorized to carry out the remainder of engineering services as contract administrators, and complete the project for a fee estimate of \$459,298 including contingency and excluding HST. Section 15.2 (g) of the City's Procurement of Goods and Services Policy which states:

“A consulting firm which has satisfactorily partially completed a project may be recommended for award of the balance of a project without competition subject to satisfying all financial, reporting and other conditions contained within this Policy. This should be to the financial advantage of the City due to the fact that such a consultant has specific knowledge of the project and has undertaken work for which duplication would be required if another firm were to be selected.”

## **Conclusion**

Improvements to the Oxford Street West and Gideon Drive intersection are necessary as planned developments in the area continue to generate growth in west London. Construction of the planned improvements will ensure that this important corridor meets the long-term needs of a growing community in a safe, sustainable and efficient manner.

It is recommended that R.V. Anderson Associates Limited be authorized to carry out the contract administration and construction supervision to complete this project for a fee estimate of \$459,298 including contingency and excluding HST, in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy. The continued use of R.V. Anderson Associates Limited on this project will result in cost efficiencies and will provide good value to the city.

Further, it is recommended that Civic Administration be authorized to approve an agreement related to the cost-sharing of municipal servicing works contained within the Oxford Street West and Gideon Drive Intersection Improvements project.

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

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

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

**Attach:** Appendix A – Source of Financing

**c:**

Steve Mollon, City of London  
Paul Yanchuk, City of London  
Erik Guil, City of London  
Henry Huotari, R.V. Anderson Associates Limited

**Appendix "A"**

#24095  
 May 22, 2024  
 (Award Contract)

Chair and Members  
 Civic Works Committee

RE: Oxford Street West and Gideon Drive Intersection Improvements  
 (Subledger RD200016)  
 Capital Project TS1332 - Intersection - Oxford - Gideon (Roundabout)  
 Capital Project ES5253 - RB1B Riverbend Growth Area Oxford PCP Sewershed  
 Capital Project EW382519 - Watermain - Strategic Links (2019-2023)  
 Capital Project PK212419 - New Thames Valley Parkway (2019-2023)  
 R.V. Anderson Associates Limited - \$459,298.00 (excluding HST)

**Finance Supports Report on the Sources of Financing:**

Finance Supports confirms that the cost of this purchase 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:

<b>Estimated Expenditures</b>	<b>Approved Budget</b>	<b>Revised Budget</b>	<b>Committed To Date</b>	<b>This Submission</b>	<b>Balance for Future Work</b>
<b>TS1332 - Intersection - Oxford - Gideon (Roundabout)</b>					
Engineering	1,178,067	1,178,067	710,685	375,886	91,496
Engineering (Utilities Share)	0	21,184	0	21,184	0
Land Acquisition	10,170	10,170	10,170	0	0
Construction	5,038,735	5,038,735	11,295	0	5,027,440
Relocate Utilities	253,302	253,302	197,144	0	56,158
City Related Expenses	1,199	1,199	1,199	0	0
<b>TS1332 Total</b>	<b>6,481,473</b>	<b>6,502,657</b>	<b>930,493</b>	<b>397,070</b>	<b>5,175,094</b>
<b>ES5253 - RB1B Riverbend Growth Area Oxford PCP Sewershed</b>					
Engineering	325,966	341,162	301,819	39,343	0
Construction	1,787,715	1,772,519	987,043	0	785,476
<b>ES5253 Total</b>	<b>2,113,681</b>	<b>2,113,681</b>	<b>1,288,862</b>	<b>39,343</b>	<b>785,476</b>
<b>EW382519 - Watermain - Strategic Links (2019-2023)</b>					
Engineering	80,000	80,000	0	22,231	57,769
Construction	1,700,917	1,700,917	509,595	0	1,191,322
<b>EW382519 Total</b>	<b>1,780,917</b>	<b>1,780,917</b>	<b>509,595</b>	<b>22,231</b>	<b>1,249,091</b>
<b>PK212419 - New Thames Valley Parkway (2019-2023)</b>					
Engineering	1,270,000	1,270,000	69,767	8,365	1,191,868
Construction	7,254,691	7,254,691	3,968,761	0	3,285,930
<b>PK212419 Total</b>	<b>8,524,691</b>	<b>8,524,691</b>	<b>4,038,528</b>	<b>8,365</b>	<b>4,477,798</b>
<b>Total Expenditures</b>	<b>\$18,900,762</b>	<b>\$18,921,946</b>	<b>\$6,767,478</b>	<b>\$467,009</b>	<b>\$11,687,459</b>

**Sources of Financing**

<b>TS1332 - Intersection - Oxford - Gideon (Roundabout)</b>					
Debenture By-law No. W.-5671-65 (Note 2)	725,824	725,824	31,952	46,986	646,887
Drawdown from Debt Substitution Reserve Fund	84,360	84,360	84,360	0	0
Drawdown from City Services - Roads Reserve Fund (Development Charges) (Note 1)	5,671,289	5,671,289	814,181	328,900	4,528,207
Other Contributions (Note 3)	0	21,184	0	21,184	0
<b>TS1332 Total</b>	<b>6,481,473</b>	<b>6,502,657</b>	<b>930,493</b>	<b>397,070</b>	<b>5,175,094</b>
<b>ES5253 - RB1B Riverbend Growth Area Oxford PCP Sewershed</b>					
Drawdown from City Services - Wastewater Reserve Fund (Development Charges) (Note 1)	1,010,715	1,010,715	1,010,715	0	0
Debenture By-law No. W.-5236-9 (Serviced through City Services - Wastewater Reserve Fund (Development Charges)) (Note 1 and 2)	1,047,000	1,047,000	222,181	39,343	785,476
Other Contributions (Developer)	55,966	55,966	55,966	0	0
<b>ES5253 Total</b>	<b>2,113,681</b>	<b>2,113,681</b>	<b>1,288,862</b>	<b>39,343</b>	<b>785,476</b>
<b>EW382519 - Watermain - Strategic Links (2019-2023)</b>					
Drawdown from Water Works Renewal Reserve Fund	178,091	178,091	50,959	2,223	124,909
Drawdown from City Services - Water Reserve Fund (Development Charges) (Note 1)	1,602,826	1,602,826	458,636	20,008	1,124,182
<b>EW382519 Total</b>	<b>1,780,917</b>	<b>1,780,917</b>	<b>509,595</b>	<b>22,231</b>	<b>1,249,091</b>

**Appendix "A"**

#24095

May 22, 2024  
(Award Contract)

Chair and Members  
Civic Works Committee

RE: Oxford Street West and Gideon Drive Intersection Improvements  
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Capital Project TS1332 - Intersection - Oxford - Gideon (Roundabout)  
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Capital Project PK212419 - New Thames Valley Parkway (2019-2023)  
R.V. Anderson Associates Limited - \$459,298.00 (excluding HST)

Sources of Financing Continued	Approved Budget	Revised Budget	Committed To Date	This Submission	Balance for Future Work
<b>PK212419 - New Thames Valley Parkway (2019-2023)</b>					
Capital Levy	193,134	193,134	193,134	0	0
Debenture By-law No. W.-5664-113 (Note 2b)	1,893,421	1,893,421	321,357	2,931	1,569,133
Drawdown from Debt Substitution Reserve Fund	239,602	239,602	239,602	0	0
Public Transit Infrastructure Stream (PTIS) - Federal Funding	1,029,096	1,029,096	1,029,096	0	0
Public Transit Infrastructure Stream (PTIS) - Provincial Funding	857,495	857,495	857,495	0	0
Drawdown from City Services - Parks and Recreation Reserve Fund (Development Charges) (Note 1)	4,311,943	4,311,943	1,397,844	5,434	2,908,665
<b>PK212419 Total</b>	<b>8,524,691</b>	<b>8,524,691</b>	<b>4,038,528</b>	<b>8,365</b>	<b>4,477,798</b>
<b>Total Financing</b>	<b>\$18,900,762</b>	<b>\$18,921,946</b>	<b>\$6,767,478</b>	<b>\$467,009</b>	<b>\$11,687,459</b>

Financial Note	TS1332	ES5253	EW382519	PK212419	Orange Rock Developments
Contract Price	\$369,385	\$38,663	\$21,846	\$8,220	\$21,184
Add: HST @13%	48,020	5,026	2,840	1,069	2,754
Total Contract Price Including Taxes	417,405	43,689	24,686	9,289	23,938
Less: HST Rebate	-41,519	-4,346	-2,455	-924	-2,754
Net Contract Price	\$375,886	\$39,343	\$22,231	\$8,365	\$21,184

Financial Note	Total
Contract Price	\$459,298
Add: HST @13%	59,709
Total Contract Price Including Taxes	519,007
Less: HST Rebate	-51,998
Net Contract Price	\$467,009

**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.

**Note 2:** Administration hereby certifies that the estimated amounts payable in respect of this project does not exceed the annual financial debt and obligation limit for the Municipality from the Ministry of Municipal Affairs in accordance with the provisions of Ontario Regulation 403/02 made under the Municipal Act.

**Note to City Clerk:** The City Clerk be authorized to make the following amendments:

- a) By-law No. W.-5671-65 by \$603,964 from \$121,860 to \$725,824.
- b) By-law No. W.-5664-113 by \$841,688 from \$1,051,733 to \$1,893,421.

**Note 3:** Negotiations with Orange Rock Developments confirming their contribution towards this project are ongoing. The cost allocations among the projects will be adjusted accordingly when negotiations are complete. The expenditures have been increased to accommodate their anticipated contribution.

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Jason Davies  
Manager of Financial Planning & Policy