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<b>TO:</b>	<b>CHAIR AND MEMBERS COMMUNITY SERVICES COMMITTEE MEETING ON TUESDAY, JULY 17, 2012</b>
<b>FROM:</b>	<b>JOHN FLEMING DIRECTOR OF LAND USE PLANNING &amp; CITY PLANNER</b>
<b>SUBJECT:</b>	<b>MARKET LANE - CONSTRUCTION CONTRACT AWARD</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Director of Land Use Planning, the following actions **BE TAKEN** with respect to Tender 12-71 Market Lane Re-Development:

- a) That the bid submitted by PLS Landscaping and Excavation Limited, 1124 Gainsborough Road, London, Ontario N6H 5N1 at their tendered price of \$602,775.00 including contingency, HST extra, **BE ACCEPTED**, it being noted that PLS Landscaping and Excavation Limited is the low bid and meets the terms, conditions and specifications in all areas;
- b) That financing for this project **BE APPROVED** in accordance with the "Source of Financing Report" attached hereto as Appendix "A";
- c) That Civic Administration **BE AUTHORIZED** to undertake all of the administrative acts that are necessary in connection with this contract, and;
- d) That approval hereby given **BE CONDITIONAL** upon the Corporation entering into a formal contract or issuing purchase orders or contract record relating to these matters of this Approval.

<b>PREVIOUS REPORTS RELEVANT TO THIS MATTER</b>
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July 18, 2011	Built and Natural Environment Committee Report for approval to proceed with the Market Lane Design Competition.
November 2, 2011	Finance and Administration Committee Report for endorsement of the proposed 2013 World Figure Skating Championship related projects.
January 16, 2012	Planning and Environment Committee Report for Market Lane Design Competition - Winning Design Announcement
February 1, 2012	Council Resolution for the endorsement to hire a Consultant for the Re-Development of the Market Lane

<b>BACKGROUND</b>
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**Purchasing Process**

Five (5) submissions were received as a result of this tender call June 14, 2012 as summarized in Appendix "B" attached. PLS Landscaping and Excavation Limited is the overall low bid and meets the City's terms, conditions and specifications in all areas.

**Purpose**

The City issued an RFP and hired a consultant as a result of that RFP; "Hapa Collaborative" to prepare construction and tender documents and provide contract administration for the realization of their design. The construction is scheduled to take place between August 13 and November 15, in order to be ready for the World Figure Skating Championships in March of 2013.

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**Context**

Market Lane is a pedestrian laneway linking Dundas Street to the Covent Garden Market, one of the main hubs in Downtown London today. The John Labatt Centre is also located nearby. This makes Market Lane a unique public space allowing for a pedestrian shortcut to many Downtown destinations. At present, most of the Lane’s infrastructure is in need of replacement which presents an opportunity to enhance this public space in keeping with Council’s vision for the Downtown as a people-friendly place that provides quality urban spaces for residents and attracts tourists.

The World Figure Skating Championships will be held at the John Labatt Centre on March 10 to 17, 2013. This is a great opportunity to showcase London at an international level and it is hoped that the new Market Lane can enhance the experience of the Downtown for visitors and be broadcasted as a London landmark in the media.

The new Fanshawe School of Applied and Performance Arts will be one of the new tenants adjacent to Market Lane. City staff has established a working group with Fanshawe College to coordinate the Market Lane project with their building development and to seek mutually beneficial servicing and operations agreements.

**Work within adjacent road allowances**

While the design concept was being refined and construction drawings developed for the project, it was determined that the project should extend to the curbs within the adjacent road allowances of Dundas Street and Covent Market Place. This follows the intent of the Urban Design guidelines for the Downtown and allows the lane project to be more visible from the adjacent streets. This work includes unit paving, relocated street light, relocated metal tree, a new steel post-and-beam structure, 4 waste and recycling receptacles, tree protection for one street tree, and planting of 2 new trees. The value of the work is estimated at \$37,735.00 and additional funding in this amount from the 2011 Urban Civic Spaces account has been identified to cover this portion of the work.

**Financial Impact**

Funding for the project has been provided in Capital Accounts:

GG1312-01.590000.13200 CP-377 - \$565,040.00  
 PD2165-11.590000.13200 CP-377 - \$ 37,735.00

Operating costs to maintain this urban feature have been minimized through negotiations with Fanshawe College who will occupy the building on the west side of the lane. Fanshawe has agreed to house the electrical switching equipment and irrigation controller in their basement, lessening capital costs and yearly operating costs. They are also interested in programming the light canopy to provide changing experience in the Lane. Discussions are still underway regarding the extent of lane to be used by Fanshawe for their new building entrance and performance stage which may include additional operations activities to be taken on by the college.

**Acknowledgements**

This report was prepared by Julie Michaud, Parks Project Co-ordinator and Terri Sue Wyatt, Procurement Officer

<b>SUBMITTED BY:</b>	<b>REVIEWED AND CONCURRED</b>
<b>A.W. MACPHERSON MANAGER-PARKS PLANNING &amp; DESIGN</b>	<b>MIKE TURNER DEPUTY CITY TREASURER</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN FLEMING DIRECTOR OF LAND USE PLANNING &amp; CITY PLANNER</b>	

**Appendix A - Source of Financing**

**Appendix B – Bid Summary**

Chair and Members  
Community Services Committee

July 6, 2012  
(Award Contract)

RE: **Market Lane Re-Development**  
**Capital Project GG1312-01 - Market Lane Upgrade - Skate Canada**  
**Capital Project PD2165-11 - 2011 Civic Spaces**  
**PLS Landscaping and Excavation Limited - \$602,775.00 (excluding H.S.T.)**

**FINANCE DEPARTMENT REPORT ON THE SOURCES OF FINANCING:**

Finance Department confirms that the cost of this project can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Director of Land Use Planning & City Planner, the detailed source of financing for this project is:

	<u>Approved Budget</u>	<u>Committed to Date</u>	<u>This Submission</u>	<u>Balance for Future Work</u>
<b><u>ESTIMATED EXPENDITURES</u></b>				
<b><u>GG1312-01 - Market Lane Upgrade</u></b>				
Engineering	\$75,015	\$75,015		\$0
Construction	574,985		574,985	0
	<u>650,000</u>	<u>75,015</u>	<u>574,985</u>	<u>0</u>
<b><u>PD2165-11 - 2011 Civic Spaces</u></b>				
Engineering	6,000	5,877		123
Construction	94,000	26,480	38,400	29,120
	<u>100,000</u>	<u>32,357</u>	<u>38,400</u>	<u>29,243</u>
<b>NET ESTIMATED EXPENDITURES</b>	<b><u>\$750,000</u></b>	<b><u>\$107,372</u></b>	<b><u>\$613,385</u></b> 1)	<b><u>\$29,243</u></b>
<b><u>SOURCE OF FINANCING:</u></b>				
<b><u>GG1312-01 - Market Lane Upgrade</u></b>				
Capital Levy	\$650,000	\$75,015	\$574,985	\$0
<b><u>PD2165-11 - 2011 Civic Spaces</u></b>				
Capital Levy	100,000	32,357	38,400	29,243
<b>TOTAL FINANCING</b>	<b><u>\$750,000</u></b>	<b><u>\$107,372</u></b>	<b><u>\$613,385</u></b>	<b><u>\$29,243</u></b>
<b>1) Financial Note:</b>	<b><u>GG1312-01</u></b>	<b><u>PD2165-11</u></b>	<b><u>TOTAL</u></b>	
Contract Price	\$565,040	\$37,735	\$602,775	
Add: HST @13%	73,455	4,906	78,361	
Total Contract Price Including Taxes	638,495	42,641	681,136	
Less: HST Rebate	63,510	4,241	67,751	
Net Contract Price	<u>\$574,985</u>	<u>\$38,400</u>	<u>\$613,385</u>	

EH



Alan Dunbar  
Manager of Financial Planning & Policy