

## 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:** Contract Award: Tender RFT-2022-001 Southdale Road West  
Improvements Phase 1

**Date:** March 29, 2022

## Recommendation

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions **BE TAKEN** with respect to the Southdale Road West Improvements Phase 1 Project between Bostwick Road and Pine Valley Boulevard (Tender RFT-2022-001):

- (a) The bid submitted by L82 Construction Ltd., at its tendered price of \$10,177,967.69, excluding HST, **BE ACCEPTED**; it being noted that the bid submitted by L82 Construction Ltd. was the lowest of three bids received and meets the City's specifications and requirements in all areas;
- (b) AECOM Canada Ltd., **BE AUTHORIZED** to complete the contract administration and construction inspection for this project in accordance with the estimate, on file, at an upset amount of \$447,398.00, excluding HST, in accordance with Section 15.2 (g) of the Procurement of Goods and Services Policy;
- (c) the financing for this project **BE APPROVED** as set out in the Sources of Financing Report attached, hereto, as Appendix A;
- (d) the Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with this project;
- (e) the approvals given, herein, **BE CONDITIONAL** upon the Corporation entering into a formal contract with the consultant for the work;
- (f) the approvals given, herein, **BE CONDITIONAL** upon the Corporation entering into a formal contract for the material to be supplied and the work to be done relating to this project (RFT-2022-001); and,
- (g) the Mayor and the City Clerk **BE AUTHORIZED** to execute any contract or other documents, if required, to give effect to these recommendations.

## Linkage to the Corporate Strategic Plan

Municipal Council's 2019-2023 Strategic Plan identifies "Building a Sustainable City" and "Growing our Economy" as strategic areas of focus. The following report supports the Strategic Plan by implementing and enhancing safe and convenient mobility choices for pedestrians, cyclists, transit, and automobile users.

## Analysis

### 1.0 Background Information

#### 1.1 Previous Reports Related to this Matter

- June 19, 2012 - Civic Works Committee – London 2030 Transportation Master Plan
- October 2012 – Planning and Environmental Committee –The Southwest Area Secondary Plan Report

- March 8, 2016 – Civic Works Committee – Bostwick Road Environmental Assessment, Wharncliffe Road West to Pack Road, Appointment of Consulting Engineer
- June 9, 2016 – Strategic Priorities & Policy Committee – Growth Management Implementation Strategy (GMIS): 2017 Annual Review & Update – Appendix ‘F’: Detailed Commentary Regarding Developer Infrastructure Reports
- September 7, 2016 - Civic Works Committee - London ON Bikes Cycling Master Plan
- January 10, 2017 – Civic Works Committee – Environmental Assessment Appointment of Consulting Engineer
- April 2, 2019 – Civic Works Committee – Bostwick Road Realignment Environmental Study Report
- April 2, 2019 – Civic Works Committee – Southdale Road West and Bostwick Road Improvements Environmental Study Report
- May 21, 2019 – Strategic Priorities and Policy Committee – Approval of 2019 Development Charges By-Law and DC Background Study
- July 23, 2019 – Civic Works Committee – Southdale Road West Improvements Phase 1 Detail Design and Tendering Services – Appointment of Consulting Engineer
- October 20, 2020 – Strategic Priorities and Policy Committee – 2021 Development Charges Update Covering Report and Proposed By-law
- August 31, 2021 – Civic Works Committee – Outcome of Climate Lens Screening Applied to Major Transportation Projects
- November 2, 2021 – Civic Works Committee – Initiation of the Mobility Master Plan Development

## **1.2 Purpose**

This report recommends award of the construction tender RFT-2022-001 for the Southdale Road West Improvements Phase 1 project between Bostwick Road and Pine Valley Boulevard to L82 Construction Ltd. It also recommends that the existing engineering agreement with AECOM Canada Ltd. be extended to include contract administration and construction supervision required for the project.

## **1.3 Background**

Southdale Road West is a Civic Boulevard in the London Plan and represents a vital link in the City of London’s mobility network.

Recent and future developments in southwest London will increase pedestrian, cyclist, transit and motorist traffic, turning movements, and safety concerns along Southdale Road West and localized intersections. This project will enhance the functionality and safety of the road by bringing it to current design standards. The project will follow the Complete Streets Design Manual approach and will improve traffic capacity, active transportation connectivity and accessibility for the adjacent communities, and safety for all users.

An Environmental Assessment (EA) for the Southdale Road West corridor from Colonel Talbot Road to Pine Valley Boulevard was completed and the Environmental Study Report (ESR) was approved by Council in April 2019. The ESR identified the transportation infrastructure needs for the Southdale Road West corridor and recommended that this work be completed in phases, with the current proposed phasing:

- Phase 1 – Southdale Road West, from Bostwick Road to Pine Valley Boulevard (this report pertains to this phase)

- Phase 2 – Southdale Road West and Colonel Talbot Road intersection
- Phase 3 – Southdale Road West, from Colonel Talbot Road to Bostwick Road

The study also looked at road enhancements to Bostwick Road from Southdale Road West to Pack Road to support growth in the area.

Phase 1 of the Southdale Road West corridor improvements was recently reviewed using the Climate Emergency Screening Tool. The screening tool review endorsed a complete streets approach for former rural corridors in growing areas like Southdale Road West that are missing components of pedestrian, cycling and transit amenities and do not support municipal and emergency services. Reconstruction of strategic streets to a four-lane Civic Boulevard Complete Street standard is recommended as a cost-effective approach to enable sustainable mobility choices.

A map of the Southdale Road West corridor improvements is included below.

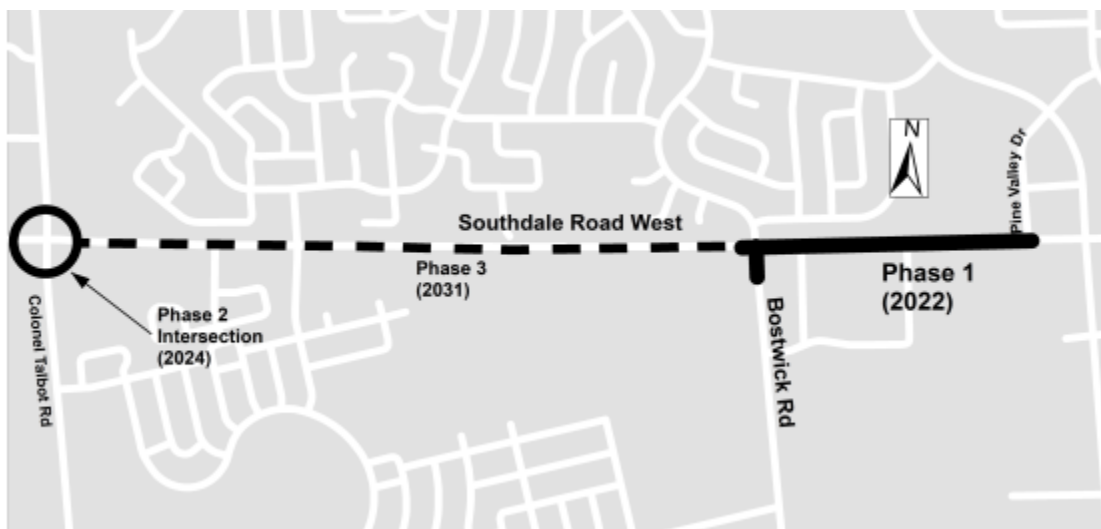


Figure 1: Phases of the Southdale Road West corridor improvements (2019 EA)

#### 1.4 Network Improvements in Southwest London

With the acceptance of this tender, Phase 1 of the Southdale Road West improvements, from Bostwick Road to Pine Valley Boulevard and on Bostwick Road from Southdale Road West to approximately 130 m south of Southdale Road West, is scheduled for construction to commence in Spring 2022. This phase pertains to this report.

Phase 2, the roundabout construction at the intersection of Southdale Road West and Colonel Talbot Road is anticipated to commence in 2024.

Phase 3 of the Southdale Road West improvements from Colonel Talbot Road to Bostwick Road is scheduled for construction in 2031.

Other projects in the area include:

- Colonel Talbot Road from Southdale Road West to James Street is scheduled for a two-lane upgrade in 2023 and will include new active transportation facilities.
- Bostwick Road, from south of the current project to Wharnccliffe Road, is considered for upgrades and realignment in 2025 and 2026.
- The Bradley Avenue extension, from Wonderland Road to Bostwick Road is currently scheduled for construction in 2028.

The City has initiated a new Mobility Master Plan which will consider adjustments to the timing of these future growth projects in coordination with the Growth Management

Implementation Strategy and the creation of the new Development Charges Background Study to inform the 2025 Development Charges Bylaw.

## **2.0 Discussion and Considerations**

### **2.1 Project Description**

The Southdale Road West improvements project was identified as a priority in the Smart Moves 2030 Transportation Master Plan (TMP) and the Transportation Development Charge Background Study recommended improvements to the Phase 1 improvements on Southdale Road from Bostwick Road to Pine Valley Boulevard in the year 2022.

Improvements to this Civic Boulevard will include:

- additional general purpose lanes,
- new curbs, new wider sidewalks, and boulevard improvements,
- new traffic signals at Bostwick Road, Yorkville Street (Bostwick Community Centre), and Pine Valley Boulevard,
- new street lighting,
- new landscaped medians and modifications to existing medians,
- new in-boulevard bike paths on the north and south sides of Southdale Road West and on the east and west sides of Bostwick Road,
- tree planting,
- new noise attenuation barrier at the west end of the project,
- new stormwater low-impact-developments (LIDs),
- accessibility improvements to meet current Accessibility for Ontarians with Disabilities Act (AODA) standards.

Underground infrastructure work will consist of:

- new storm sewers and improvements to existing water and sanitary sewer systems

### **2.2 Advance Works**

The road improvements necessitated utility relocation involving Hydro One, London Hydro, Enbridge Gas, Bell, and Rogers. Utility relocation have been underway in support of the project since the summer of 2021.

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

### **2.4 Traffic Management and Communications**

A pre-construction public meeting was held on December 15, 2021 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.

A detailed traffic staging plan and pedestrian crossing plan were developed in anticipation for construction. It is anticipated that, during construction:

- Temporary lane reductions will be required on Southdale Road West,
- Two lanes of traffic (one in each direction) will be maintained during construction,
- Access to homes, businesses, and the Bostwick Community Centre will be maintained,
- Temporary traffic signals will be in operation at the intersections during construction,

- Construction activities will be coordinated with London Transit Commission (LTC).

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

## 2.5 Construction Schedule

Construction of this project is scheduled to commence in May 2022, subject to approvals. It is anticipated that major construction activities will be completed by the end of the 2022 construction season. Minor works, including the surface course paving and some surface restoration is anticipated to be completed in 2023.

## 2.6 Procurement Process

The request for tenders (RFT) was published on January 17, 2022. Tenders for the Southdale Road West (RFT-2022-01) were opened on February 17, 2022. Three contractors submitted prices as listed below, including contingency, and excluding HST:

Contractor	Company Name	Tender Price Submitted
1.	L82 Construction Ltd.	\$10,177,967.69
2.	J-AAR Excavating Limited	\$10,254,676.69
3.	Bre-Ex Construction Inc.	\$10,397,873.69

All tenders have been checked by the City's consultant, AECOM Canada Ltd., and the Environment & Infrastructure Service Area. No mathematical errors were found, and the bids were determined to be compliant. The submitted low bid by L82 Construction Ltd. is 4% above the tender estimate that was prepared prior to the tender opening. The tender results indicate competitive pricing from the construction industry and represent value for a project of this size, scope and complexity recognizing current market and supply chain conditions. All tenders include a contingency allowance of \$1.325 M (excluding HST).

The tender amount can be funded from the City's Transportation, Stormwater, and Water Engineering project budgets, with additional funding drawn from the City Services Roads Reserve Fund and additional authorized debenture financing. The additional funding will be utilized to support the completion of various works that were originally anticipated to be included in subsequent phases occurring in future-year projects. The additional funds will support advancing work on Bostwick Road, south of Southdale Road West, including road infrastructure, and also support advancing the work on Southdale Road West, west of Bostwick Road, including new noise attenuation barriers. Completion of these works as part of the Southdale Road Phase 1 project will provide benefits for the nearby neighbourhood, allow for minimized disruption to the public during both this project and the future-year projects, and will be more cost-effective by reducing need for temporary transitions and traffic control staging through intersections.

## 2.7 Consulting Services

AECOM Canada Ltd. was awarded the detailed design of the Southdale Road West Project by Council in July 2019, after previously completing the EA. With the consultant's knowledge and performance during the EA and detailed design 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 fee submission, including the time allocated to each project task, along with hourly rates provided by each of the consultant's staff members. The review of assigned personnel and hourly rates for various activities are in alignment with the original competitive procurement and with other infrastructure assignments.

The continued use of AECOM Canada Ltd. on this project for 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 AECOM Canada Ltd. be authorized to carry out the remainder of engineering services, as contract administrators, and complete the project for a fee estimate of \$447,398.00 including contingency and excluding HST.

### 3.0 Financial Impact/Considerations

#### 3.1 Operating Cost

Anticipated annual operating costs associated with additional infrastructure is summarized below:

Service Area	Rationale	Increase in Annual Operating Cost
Roadway Operations	Additional maintenance required for the roadway, sidewalks, in boulevard bike paths, additional pavement markings.	\$48,773
Traffic Engineering	Additional costs for streetlights, pavement markings at intersections and electrical equipment	\$29,600
Forestry and Parks Operations	Additional tree and irrigation system maintenance, additional landscaping, cutting grass on medians	\$45,250
Sewer Operations	Operating cost for additional sewers and Low Impact Development structures (LIDs)	\$5,000
Water Operations	Water chamber improvements	\$650

The property tax supported operational budget impacts will be addressed as part of the annual assessment growth case process where appropriate, while the additional Water and Wastewater costs will be addressed in future budget processes.

### Conclusion

Civic Administration has reviewed the tender bids and recommends that the construction contract for the Southdale Road West Improvements Phase 1 project be awarded to L82 Construction Ltd. in the amount of \$10,177,967.69, including contingency and excluding HST, in accordance with Section 8.5 (a) ii of the City of London's Procurement of Goods and Services Policy.

It is also recommended that AECOM Canada Ltd. be authorized to carry out the contract administration and construction supervision to complete this project for a fee estimate of \$447,398.00, including contingency and excluding HST, in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy.

Improvements to Southdale Road West and Bostwick Road are necessary as existing and planned developments in the vicinity will create growth along the Southdale Road West corridor. Construction of a four-lane Civic Boulevard Complete Street standard with pedestrian, cycling and transit amenities will ensure the corridor meets the long-term needs of the growing community in southwest London.

**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:**  
Manager of Purchasing and Supply  
Michelle Morris, City of London  
Violetta Sypien, City of London  
AECOM Canada Ltd, Ian Blevins  
L82 Construction Ltd.