



# City of North Bay Report to Council

Report No: CORP 2021-02

Date: January 8, 2021

Originator: Mary-Ann Kotylak / Adam Lacombe

Business Unit:  
Corporate Services

Department:  
Financial Services Department

Subject: Request for Proposal 2020-31 Design Services for Downtown Main Street Reconstruction

Closed Session: yes  no

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## Recommendation

That City Council approves the award of a contract to R.V. Anderson Associates Limited for an amount up to \$340,607.00 (plus HST) for the provision of design services related to the Downtown Main Street Reconstruction; that Council authorizes the transfer of funds to the project as outlined in Report to Council No. CORP 2021-02; and that City Council authorizes the pre-commitment to the 2021 Capital budget as outlined in Report to Council No. CORP 2021-02.

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## Background

The City requires the services of a qualified engineering consultant to complete the preliminary and detailed design of the Downtown Main Street Reconstruction (Main Street from Cassells Street to Sherbrooke Street and Ferguson Street from Main Street to Oak Street). Much of the surface infrastructure in North Bay's downtown has reached the end of its life and requires replacement, including interlocking brick roadway and sidewalks, curbs and gutters, retaining walls, stairs, railings, benches, and lighting. The last major renovations were completed nearly 40 years ago and deterioration of the hardscapes is now prevalent.

In 2016, the North Bay Downtown Waterfront Master Plan Study (DWMP) was commissioned by the City of North Bay and carried out over a 10-month process. The DWMP was adopted by Council in the fall of 2019. A key component of the DWMP is the revitalization of Main Street which will include the replacement of the surface infrastructure in line with the concepts and renderings in the DWMP. These concept designs will be used as the basis for the engineering and landscaping designs, which will also evaluate and consider different material types for the various components. Streetscaping improvements will help to improve the attractiveness and overall usability of this historical Main Street.

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## Financial/Legal Implications

A formal bid request, which closed December 3, 2020, was administered by the Purchasing Department and was publically advertised in accordance with the City's Purchasing By-Law 2013-200. Five proposals were evaluated by the Purchasing Manager, the Special Project Development Planner, the Manager, Planning & Building Services and the Senior Capital Program Engineer. The evaluation considered experience, qualification, response to the scope of work and price.

The results are as follows:

Ranking	Company	Overall Score
1	R.V. Anderson Associates Limited	86.50
2	EXP Services Inc.	81.17
3	Jp2g Consultants Inc.	79.21
4	Tatham Engineering Limited	76.44
5	J.L. Richards & Associates Limited	74.65

The proposal from R.V. Anderson Associates Limited scored highest and provides the best overall value to the City. Their bid is considered fair and reasonable.

Funding for this contract is available in Capital Project No. 3934RD/ST - Main St. Paving Stone Replacement, which has a combined budget of \$200,000. The contract includes the provision of design services and construction inspection. It is estimated that a total of \$436,096 is required to cover the costs of the contract as well as other costs required to complete the design for the Main St. Paving Stone Replacement and provide for a small contingency for the project. Accordingly, a total of \$236,096 will need to be transferred to Capital Project No. 3934RD - Main St. Paving Stone Replacement from other projects as follows:

- \$43,209 from Project No. 3920RD - O'Brien Street - Ski Club to Airport & Ski Club Signals
- \$19,324 from Project No. 3920ST - O'Brien Street - Ski Club to Airport & Ski Club Signal
- \$27,486 from Project No. 3931RD - Ellendale Second Feed
- \$23,195 from Project No. 3952RD - Pinewood Park Drive Cooks Creek Culvert

Replacement

- \$53,000 from Project No. 4033RD - Roadside Guardrails and Retaining Walls - Inspection and Upgrade. This funding has been budgeted through the 2021 Capital Budget; therefore, approval of the transfer will represent a commitment against the 2021 Capital Budget
- \$50,057 from Project No. 6520RD - Design Work Next Year's Projects 2020 On-going
- \$19,825 from Project No. 6520ST - Design Work Next Year's Projects 2020 On-going (Project 6520ST to be closed following the transfer of funds)

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### Corporate Strategic Plan

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|--|---|
| <input type="checkbox"/> Natural North and Near                | <input checked="" type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input type="checkbox"/> Spirited Safe Community        |
| <input type="checkbox"/> Responsible and Responsive Government |   |

### Specific Objectives

Create an environment that supports entrepreneurship in North Bay.

Define the development of the waterfront and the revitalization of downtown.

Maintain infrastructure across the city in a good state of repair.

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### Options Analysis

1. That City Council approves the award of a contract to R.V. Anderson Associates Limited for an amount up to \$340,607.00 (plus HST) for the provision of design services related to the Downtown Main Street Reconstruction; that Council authorizes the transfer of funds to the project as outlined in Report to Council No. CORP 2021-02; and that City Council authorizes the pre-commitment to the 2021 Capital budget as outlined in Report to Council No. CORP 2021-02.
2. Do not award a contract. This option is not recommended because the surface infrastructure on Main Street downtown is at the end of its life and is beyond rehabilitation and requires complete reconstruction. Not proceeding with the design and the subsequent reconstruction will lead to increased and escalating maintenance costs and safety concerns.

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### Recommended Option

That City Council approves the award of a contract to R.V. Anderson Associates Limited for an amount up to \$340,607.00 (plus HST) for the provision of design services related to the Downtown Main Street Reconstruction; that Council authorizes the transfer of funds to the project as outlined in Report to Council No. CORP 2021-02; and that City

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Council authorizes the pre-commitment to the 2021 Capital budget as outlined in Report to Council No. CORP 2021-02.

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Respectfully submitted,

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Mary-Ann Kotylak  
Purchasing Manager  
We concur in this report and recommendation.

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Adam Lacombe, P. Eng  
Senior Capital Program Engineer

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John Severino, P.Eng., MBA  
City Engineer – Infrastructure &  
Operations

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Margaret Karpenko, CPA, CMA  
Chief Financial Officer/Treasurer

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David Euler, P.Eng., PMP  
Chief Administrative Officer

Personnel designated for continuance:  
Name: Adam Lacombe, P. Eng  
Title: Senior Capital Program Engineer