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CONSULTANT SERVICES FEE FOR ADDITIONAL SCOPE REQUIRED FOR ST. JOHN'S SIDEROAD FROM BAYVIEW AVENUE TO WOODBINE AVENUE TOWNS OF AURORA AND WHITCHURCH-STOUFFVILLE

The Transportation Services Committee recommends the adoption of the recommendation contained in the following report dated April 13, 2011 from the Commissioner of Transportation Services.

1. RECOMMENDATION

It is recommended that:

1. Regional Council approve the increased scope of work required to undertake an additional study and prepare an addendum to the environmental assessment for St. John's Sideroad (Y.R. 26) from Bayview Avenue (Y.R. 34) to Woodbine Avenue (Y.R. 8), in the Towns of Aurora and Whitchurch-Stouffville thereby increasing the assignment to IBI Group from \$907,139 to \$1,077,139.

2. PURPOSE

This report seeks Regional Council authorization to increase Blanket Purchase Order Number B00010924 for consulting engineering services for the detailed design for St. John's Sideroad from Bayview Avenue to Woodbine Avenue, in the Town of Aurora and the Town of Whitchurch-Stouffville. The additional work is required as a result of recently approved land use changes adjacent to the project limits.

A context map and location plan are appended to this report (*see Attachments 1 and 2*).

3. BACKGROUND

The Class EA for improvements to St. John's Sideroad from Yonge Street to Woodbine Avenue was completed in August 1999

The Class EA for improvements to St. John's Sideroad from Yonge Street to Woodbine Avenue was completed in August 1999. At the time of the Class EA Study, the approved land use along St. John's Sideroad between Bayview Avenue and Woodbine Avenue was designated as agriculture.

The Class EA recommended the widening of St. John's Sideroad from two to four lanes between Yonge Street and Bayview Avenue and maintaining the two-lane rural road cross-section with geometric improvements to York Region standards between Bayview Avenue and Woodbine Avenue

The Class EA Study recommended the widening of St. John's Sideroad between Yonge Street and Bayview Avenue from two to four lanes with an urban cross-section while maintaining two lanes with a rural cross-section on St. John's Sideroad between Bayview Avenue and Woodbine Avenue and upgrading to York Region standards. Exclusive left and right-turn lanes are proposed at intersections.

The reconstruction to widen St. John's Sideroad from two to four lanes between Yonge Street and Bayview Avenue was completed in 2008

In 2008, St. John's Sideroad between Yonge Street and Bayview Avenue was widened from two to four lanes with an urban cross-section with boulevards to accommodate other amenities.

The reconstruction to upgrade St. John's Sideroad from Bayview Avenue to Woodbine Avenue is programmed for 2014 in the 2011 10-Year Roads Construction Program

The reconstruction of St. John's Sideroad between Bayview Avenue and Woodbine Avenue is scheduled to commence in 2014 based on the 2011 10-Year Roads Construction Program.

In order to prepare the tender documents, confirm property requirements and plan for utility relocations in advance of the construction, the process to select a consulting firm for undertaking the detailed design and contract preparation was initiated in 2007.

In July 2008, Giffels Associates Limited (now IBI Group) was retained to undertake the detailed design assignment for St. John's Sideroad from Bayview Avenue to Woodbine Avenue

In July 2008, Giffels Associates Limited (now IBI Group) was retained by the Region to undertake the detailed design assignment of St. John's Sideroad from Bayview Avenue to Woodbine Avenue for fees in the amount of \$772,942.

The value of the purchase order to IBI Group is currently at \$907,139 after it was increased to address changes in the design. The amount expended to date is 567,840.64.

The detailed design for widening St. John's Sideroad between Bayview Avenue and Woodbine Avenue commenced in July 2008 is currently at the 60% design stage

Since the project initiation in 2008, IBI Group has been working on the detailed design of St. John's Sideroad. The design is currently at the 60% design stage and IBI Group has completed and been paid for the following design elements:

- Horizontal and vertical alignment geometrics
- Pavement design to determine the appropriate pavement structure
- Design sections of the roadway
- Design of all intersections
- Design of grading and ditching
- Traffic signal and illumination layouts at intersections
- Some environmental investigation and data updates associated with features in the corridor

The Region's recent Transportation Master Plan Update has identified the need for capacity improvements on St. John's Sideroad between Bayview Avenue and Woodbine Avenue

The Region's recent Transportation Master Plan Update (2009) has identified the need for capacity improvements on St. John's Sideroad between Bayview Avenue and Woodbine Avenue.

The Town of Aurora has adopted the 2C Secondary Plan in September 2010, approving the lands along St. John's Sideroad between Bayview Avenue and Highway 404 as residential and commercial developments

In September 2010, Town of Aurora adopted the 2C Secondary Plan approving the lands along St. John's Sideroad between Bayview Avenue and Highway 404 as residential and commercial developments.

The 2C Secondary Plan is currently being appealed at the Ontario Municipal Board. The appeal is related to the re-designation of certain properties along St. John's Sideroad and Leslie Street in the Town of Aurora's Official Plan from "Future Urban Expansion Area" and/or the area subject to "Site Specific Policy" to "Urban Area" designation in order to be in concert with York Region's Official Plan.

York Region's Community Planning and Infrastructure Planning Sections are in agreement with the adopted 2C Secondary Plan

York Region's Community Planning and Infrastructure Planning Sections have been involved with Town of Aurora on the development of the 2C Secondary Plan and are generally in agreement with the Plan with some modifications.

Traffic analysis completed as part of the Secondary Plan and by the Region through a separate assignment has identified a potential need for additional capacity between Bayview Avenue and Leslie Street to support the proposed development identified in the 2C Secondary Plan Area

Traffic analysis completed as part of the Secondary Plan identified the potential need for additional capacity on St. John's Sideroad between Bayview Avenue and Leslie Street.

The Region completed a separate traffic analysis for this section of St. John's Sideroad which also identified a potential need for additional capacity to accommodate the anticipated traffic generated from the proposed development in the 2C Secondary Plan area.

4. ANALYSIS AND OPTIONS

Further analysis is needed to confirm if there is need for additional capacity, determine the type of capacity improvements and review the associated impacts to the environment and potential mitigation measures

The approved St. John's Sideroad Class EA Study completed in 1999 only identified a two-lane roadway with a rural cross-section between Bayview Avenue and Woodbine Avenue. The project team proposes to analyze the requirements for the additional capacity required to support the proposed development. The team also proposes to review the need for an urban cross-section to accommodate pedestrian facilities such as sidewalks and bike paths that will be generated by the adjacent development. Depending on the results of the proposed study, the recommendations of the approved EA to construct a two-lane rural roadway may no longer be valid. The project team would then develop alternative designs to address the need, analyse the environmental impacts and determine associated mitigation measures. The findings of this additional study will be documented in an addendum to the EA and filed for public review.

Staff reviewed an option to undertake the additional study and EA Addendum through another separate assignment by IBI Group or a new consulting firm

Staff reviewed the options to undertake the additional study and EA Addendum under another separate assignment by IBI Group or a new consulting engineering firm retained through the Region's Request for Pre-qualification and Request for Proposal processes.

The objective of commencing construction in 2014, can only be met if the additional study and EA Addendum work is assigned and undertaken expeditiously

The objective of commencing construction by 2014, as identified in the 2011 10-Year Roads Construction Program, can only be met if the additional study and EA Addendum work is initiated and undertaken expeditiously.

The procurement process to select a new consultant would take four months and the additional study and Addendum work is anticipated to take at least six months. If a new consulting firm is retained, they will require a longer time to review the existing information and become familiar with the study area.

IBI Group's familiarity with the study area will minimize the need for more investigations and reduce re-work

Since IBI Group is familiar with the study area, the effort needed to initiate and complete the additional study and EA Addendum would be minimized when compared with retaining another consulting firm who will need to become familiar with the area and the investigations and reports completed to-date.

Staff recommend that the scope of IBI Group's assignment be increased by \$170,000 to undertake the additional study and EA Addendum

To minimize the potential delay to the implementation of improvements on St. John's Sideroad, it is recommended to increase the scope of IBI Group's assignment in the amount of \$170,000 to undertake the additional study and prepare the EA Addendum.

5. FINANCIAL IMPLICATIONS

Council authorization is being sought for the scope increase and there are sufficient funds in the budget to cover the expenditure in 2011

Staff have reviewed IBI Group's proposal to undertake the additional study and EA Addendum work and believe that the fees being requested are fair and reasonable.

According to the Purchasing By-Law, staff is authorized to increase scope by 20% and contingencies by 15% on a purchase order. The additional fees are required to undertake the study and EA Addendum work exceeds staff's authority and therefore Council authority is being sought to increase the purchase order amount

There are sufficient funds in the 2011 Roads Capital budget to cover the additional expenditures in 2011.

This project is funded from 10% Tax Levy and 90% from Development Charges

This project will continue to be funded based on 10% tax levy and 90% development charges.

6. LOCAL MUNICIPAL IMPACT

The anticipated improvements will provide the opportunity to integrate Town of Aurora facilities such as sidewalks, bike paths and illumination

The proposed works will benefit both the current and future residents. Providing an urban cross-section along St. John's Sideroad between Bayview Avenue and Leslie Street would result in the inclusion of boulevard space to allow for sidewalks and/or multi-use paths in this section of the corridor.

The improvements will also provide the opportunity to integrate sidewalks and trails from St. John's Sideroad to the 2C Secondary Plan Area, in the Town of Aurora, as well as incorporate any initiatives as identified from the Trail Master Plan undertaken by Town of Aurora.

7. CONCLUSION

IBI Group is currently undertaking the detailed design for a two-lane rural cross-section on St. John's Sideroad from Bayview Avenue to Woodbine Avenue in accordance with the recommendations of an environmental assessment undertaken in 1999. New development has been recently approved adjacent to St. John's Sideroad between Bayview Avenue and Leslie Street. Considering this change in land use, there is a need to review the validity of the recommendations of the previous EA through an additional study and EA Addendum. Staff are recommending the scope and fee of IBI Group's assignment be increased to undertake the additional work.

For more information on this report, please contact Paul Jankowski, General Manager of Roads at extension 5901.

The Senior Management Group has reviewed this report.

(The two attachments referred to in this clause are attached to this report.)

ST JOHN'S SIDEROAD BAYVIEW AVE TO WOODBINE AVE TOWN OF AURORA / TOWN OF WHITCHURCH-STOUFFVILLE

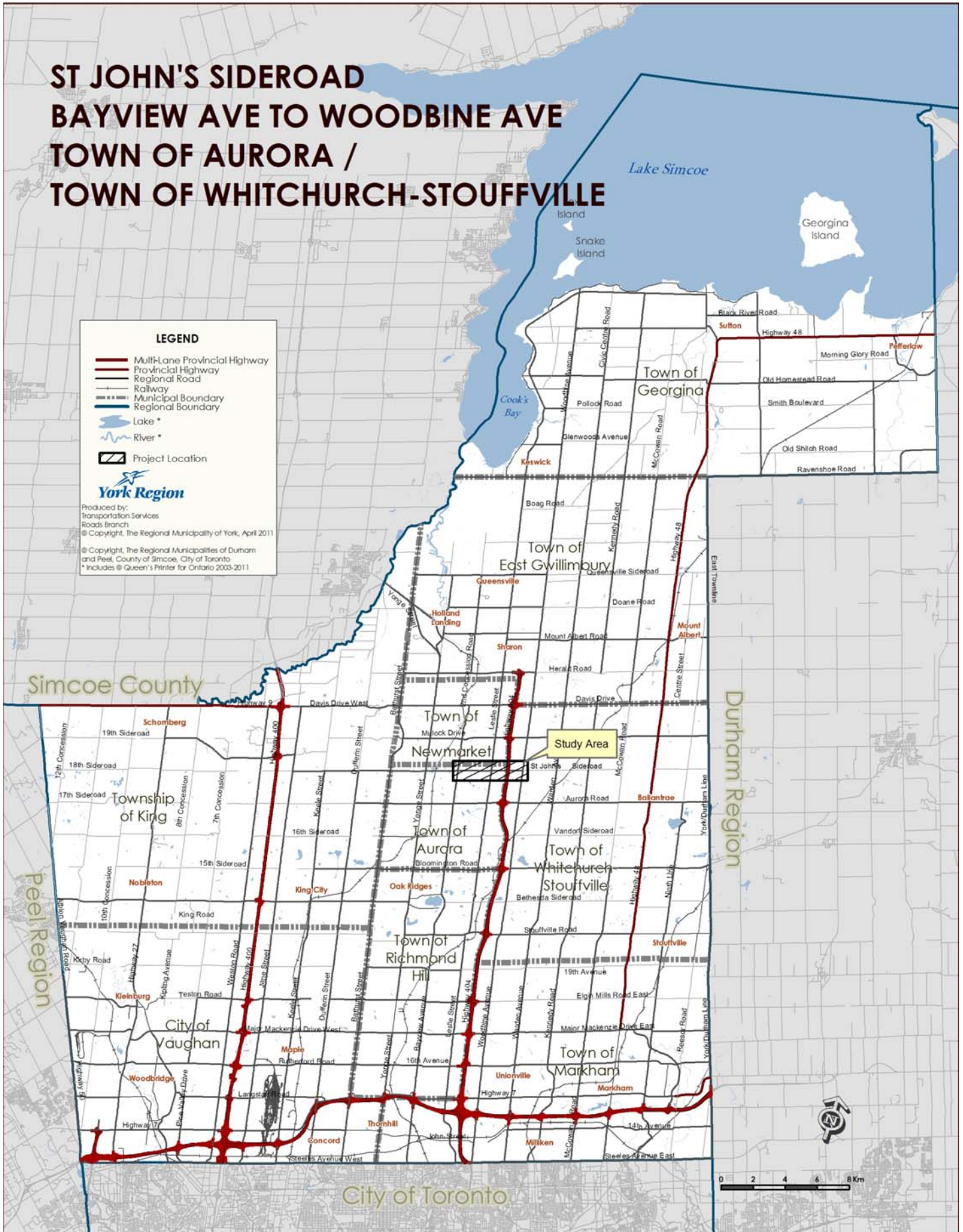
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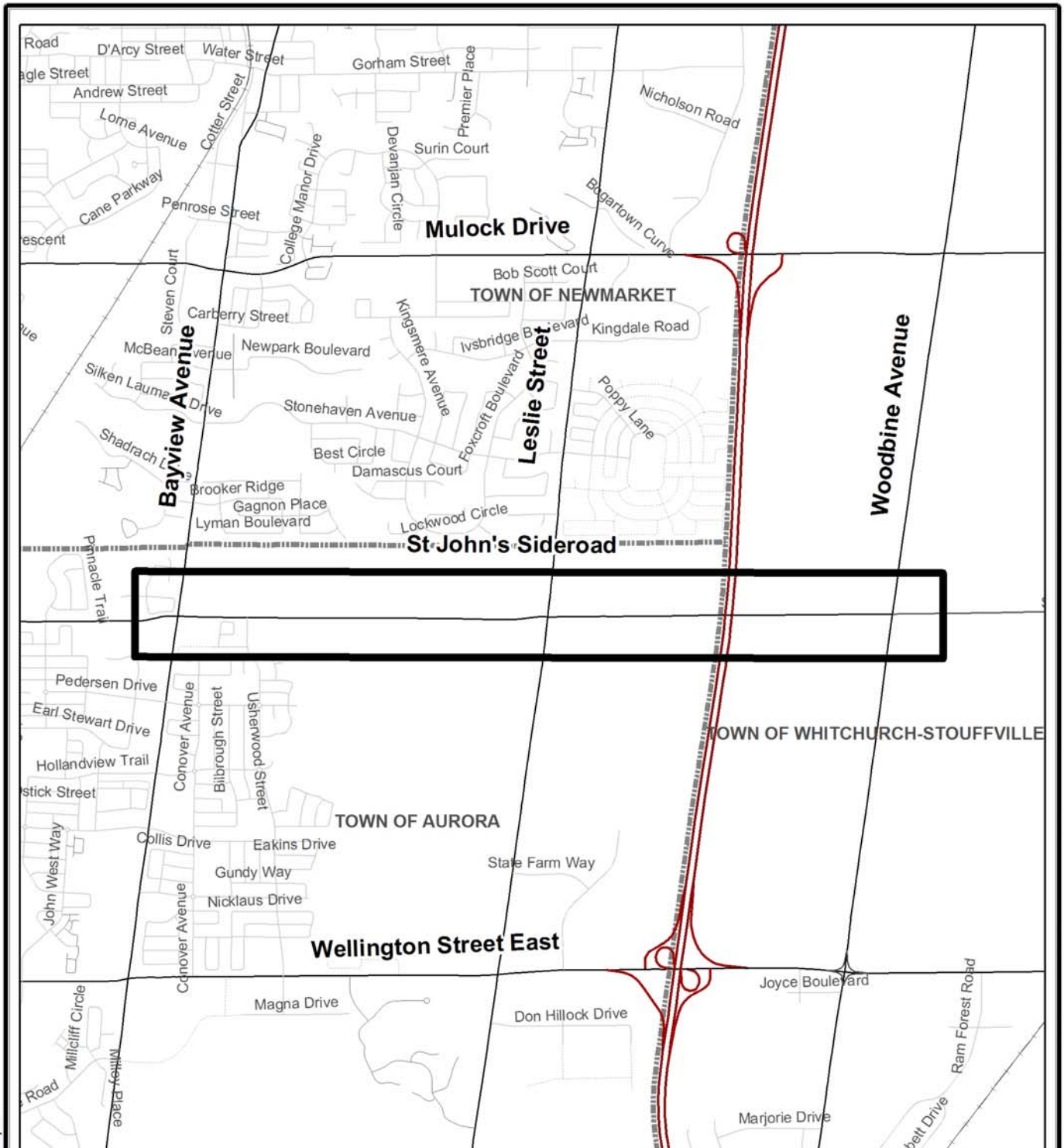
- Multi-Lane Provincial Highway
- Provincial Highway
- Regional Road
- Railway
- Municipal Boundary
- Regional Boundary
- ~ Lake *
- ~ River *
- Project Location

York Region

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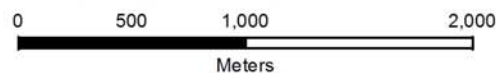




LOCATION PLAN

PROJECT 9710

ST JOHN'S SDRD (Y.R.26) from BAYVIEW AVE (Y.R.34) TO WOODBINE AVE (Y.R.8)
Town of Aurora / Town of Whitchurch-Stouffville



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