

15

CONSULTANT SERVICES FEE FOR ADDITIONAL SCOPE REQUIRED DETAILED DESIGN - KEELE STREET AND MCNAUGHTON ROAD INTERSECTION CITY OF VAUGHAN

The Transportation Services Committee recommends the adoption of the recommendation contained in the following report dated May 27, 2010, from the Commissioner of Transportation Services.

1. RECOMMENDATION

It is recommended that:

1. Regional Council approve the increased scope of work required to address the additional design elements related to the detailed design of the Keele Street (Y.R. 6) and McNaughton Road intersection at a cost of \$70,000, thereby increasing the assignment to SRM Associates from \$99,985 to \$169,985.

2. PURPOSE

This report seeks Regional Council authorization to increase Blanket Purchase Order B00011106 for consulting engineering services for the Keele Street and McNaughton Road project. The intersection is shown in *Attachment 1*.

The Region's Purchasing By-law requires Regional Council authorization to increase the value of a purchase order in excess of 15% for contingencies and 20% for additional scope activities. Regional Council authorization is required for this increase because the additional fees being requested exceed the staff authorities provided for in the Purchasing By-law.

3. BACKGROUND

In September 2008, a Request for Quotation was issued for the detailed design and contract preparation for the intersection improvements at Keele Street and McNaughton Road in the City of Vaughan

Genivar Consultants L.P. (Genivar), SCS Consulting Group Ltd. and SRM Associates were invited to submit a quotation for engineering services related to the detailed design and contract preparation for the intersection improvements at Keele Street and McNaughton Road in the City of Vaughan.

Quotations were received from Genivar and SRM Associates. SCS Consulting Group Ltd. did not submit in response to the Request for Quotation (RFQ).

The assignment was awarded to SRM Associates, the proponent with the lowest Total Upset Limit fee of \$99,985

SRM Associates had the lowest total upset limit fee of \$99,985 and was awarded the consulting assignment for proposed improvements at the Keele Street and McNaughton Road intersection in October 2008.

The consulting assignment was for engineering services related to preparing the detailed design and contract documents for turn lanes at the intersection. This work included:

- Completion of a Schedule A+ Class Environmental Assessment (EA).
- Traffic analysis and modelling to confirm the intersection requirements.
- Assessing alternative design concepts for constructing the intersection requirements.
- Detailed design of the recommended design.
- Field survey and corresponding base plan updates.
- Utility coordination.
- Geotechnical investigations.

4. ANALYSIS AND OPTIONS

During extensive consultation with the City of Vaughan, the Ward 1 Subcommittee and adjacent developers, a number of design changes and enhancements were identified to meet the expectations of the various stakeholders

The Keele Street and McNaughton Road intersection is located in the Maple Heritage District in the City of Vaughan. As such, this intersection is designated as a community gateway within the City's Village of Maple Landscape Master Plan.

The Maple Community Centre is located on the west side of Keele Street, south of McNaughton Road.

The Corsa Milano development, a multi-storey residential condominium with ground floor retail, is being constructed along the east side of Keele Street.

Given these important community features, staff consulted with local municipal staff. The project was presented to the Ward 1 Subcommittee, which is composed of elected officials from the City of Vaughan and York Region.

Regional Council approved the City of Vaughan's application for funding under the Municipal Streetscape Partnership Program to construct enhanced streetscaping within the project limits

In spring 2010, the City of Vaughan expressed interest in participating in the Municipal Streetscape Partnership Program for enhancements on Keele Street at McNaughton Road.

The City of Vaughan expedited the streetscape design for the streetscaping in order to have the submission complete prior to the Region tendering the contract for construction and therefore qualified for consideration of partnership funding.

The proposed streetscape enhancements will complement the work already proposed by the Region at this intersection and improve the experience of all corridor users.

The Streetscape Review Team recommended streetscape partnership funding for the City of Vaughan's application. Their recommendation was approved by Regional Council on May 20, 2010 by the adoption of Clause 6 of Report No. 5 of the Transportation Services Committee.

The proposed design changes resulting from extensive consultation and incorporation of work approved under the Municipal Streetscape Partnership Policy increased the scope of the consulting assignment

The improvements recommended by the Ward 1 Subcommittee required revisions to the initial design. The initial design assignment was primarily focused on transportation improvements and nominal streetscaping at the intersection of Keele Street and McNaughton Road. The proposed improvements increased the scope beyond the intersection to include changes to the south along Keele Street to Masters Avenue, including a new four-leg signalized intersection. Furthermore, the improvements required a revised design for widening the median and incorporating parking bays. These required revisions to curbs and utilities that were not previously contemplated. Changes were required to the detailed design to ensure that the enhanced streetscape elements were compatible with the final vision.

Additional fees amounting to \$70,000 are required in order to complete the design changes

The outcome of the consultations with these stakeholders resulted in recommendation of the following design changes:

- Additional traffic analysis and consideration of alternative intersection configurations - \$19,000.
- Full signalization of the Keele Street and Masters Avenue Intersection and design of a new entrance to the Maple Community Centre - \$19,000.
- Incorporation of the streetscape design prepared by the City of Vaughan - \$19,000.

- Provision of on street parking bays on the east side of Keele Street - \$4,500.
- Removal of the York Region Transit (YRT) bus loop on the west side of Keele Street - \$3,900.
- Increased utility coordination as a result of expanded scope - \$4,600.

The identified improvements are consistent with York Region's goal of working with local municipal staff and stakeholders to enhance and encourage improvements to the public realm

Staff concurs that the proposed design changes will provide for a more context sensitive and integrated design with the surrounding community and improve conditions for all users of the street. The changes will provide for improved urban design with on-street bike lanes, on-street parking, enhanced pedestrian crossings, and improved streetscape treatments such as centre medians and planters. The provision of a fully signalized intersection at Masters Avenue, will also provide for improved access to the community centre.

The design changes can be incorporated to tender the project by late summer

Staff has been working with all stakeholders to incorporate the proposed changes to the design. It is expected that the contract will be finalized late this summer in order to start construction in early fall.

5. FINANCIAL IMPLICATIONS

Based on the increased scope, the consultant submitted a request for an additional \$70,000 in consulting fees. Staff has reviewed the request in detail and believe that the additional work and fees are reasonable and fair. The scope of the assignment has now been extended beyond the intersection and incorporates a number of urban design features that were not contemplated in the initial assignment.

The additional fees will be funded by reallocation of monies from project 80850, Mt. Albert Road at Warden Avenue intersection improvement, which has been completed under budget.

From 2003 to 2009, 685 purchase orders with a total value of \$352,973,939 have been issued to secure engineering, consulting and construction services on Roads projects. Of these, 35 or 5% of the purchase orders have required increases beyond the increases allowed in the Region's Purchasing By-law. The total value of such increases is \$4,537,246 or 1% of the total original value of the purchase orders.

6. LOCAL MUNICIPAL IMPACT

The improvements are proposed within the Maple Heritage District. City of Vaughan staff has been consulted and the Ward 1 Subcommittee has discussed and endorsed the proposed final design. These enhancements, specifically the modifications to the Keele Street and Masters Avenue intersection with enhanced access/egress to the Maple Community Centre and the incorporation of the proposed streetscaping enhancements under the Municipal Street Partnership Policy, will greatly enhance the public realm and benefit the residents and businesses of Maple.

7. CONCLUSION

SRM Associates was selected to prepare a detailed design for turning lanes at the intersection of Keele Street and McNaughton Road. Based on extensive consultation with City of Vaughan staff, the Ward 1 Subcommittee and area developers, changes to the initial design are recommended. The changes will enhance the design and provide a more context sensitive design for the community.

To incorporate these design changes, it is recommended that the consulting fees for SRM Associates be increased by \$70,000 to a total of \$169,985.

For more information on this report, please contact Paul Jankowski at Ext. 5901.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause is attached to this report.)



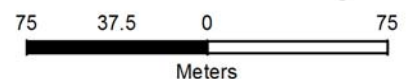
LOCATION PLAN

Project No. 8694

Keele Street and McNaughton Road
City of Vaughan

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 Project Limits



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