

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016

Item 21, Report No. 34, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 19, 2016.

**21 MILLWAY AVENUE RECONSTRUCTION STRATEGY UPDATE
 VAUGHAN METROPOLITAN CENTRE
 WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated October 5, 2016:

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Purchasing Services, recommend:

1. THAT staff be authorized to amend the Subdivision Agreement related to Draft Plan of Subdivision 19T-12V007 to enable SmartREIT (Penguin-Calloway (Vaughan) Inc.) to undertake the detailed design of Millway Avenue between New Park Place and Portage Parkway on behalf of the City pursuant to Section 12 of the City's Consolidated Purchasing Policy.

Contribution to Sustainability

The reconstruction of Millway Avenue between Regional Road 7 and Portage Parkway is being done to support the Toronto-York Spadina Subway Extension (TYSSE). The YYSSE project will provide higher order transit infrastructure to support compact urban form and offer an alternative mode of transportation to the single occupant vehicle. In addition, the subway extension into the City will stimulate the establishment of transit orientated development in the Vaughan Metropolitan Centre and the Official Plan Amendment 620 (Steeles West Secondary Plan) area.

The design of Millway Avenue will incorporate sustainable principles such as cycling facilities, urban boulevard treatments and LED street lighting.

Economic Impact

The approved Capital Projects DT-7065-11 and DT-7027-09 Millway Ave. Widening and Realignment allocate \$7.14 million for the design and reconstruction of Millway Avenue from Regional Road 7 to Portage Parkway, with funding from City-wide Development Charges.

To date, approximately \$2.35 million has been committed from this budget for land acquisition and the Millway Road works that the City requested the Toronto Transit Commission (TTC) to incorporate in the YYSSE project, leaving approximately \$4.79 million for the balance of the Millway project. Based on current estimates, this remaining funding is expected to be sufficient to complete the design and reconstruction of the Millway Avenue road works.

The cost associated with the design of the Millway Avenue reconstruction is estimated at \$530,000 plus applicable taxes. While discussions are underway to refine these costs, an amount up to \$530,000 may need to be charged to this capital project subject to discussions with SmartREIT and their consulting team. The final construction cost will be arrived at as an outcome of a competitive process for the construction of Millway Avenue and the bus terminal that will be led by York Region Rapid Transit Corporation (YRRTC).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016

Item 21, CW Report No. 34 – Page 2

Communications Plan

YRRTC and SmartREIT have been consulted in the preparation of this report. A copy of this report will be circulated to YRRTC and the TTC.

Purpose

The purpose of this report is to update Council on a staff recommended approach to procure consulting engineering services for the detailed design of Millway Avenue from New Park Place to Portage Parkway to maintain the project schedule.

Background - Analysis and Options

The reconstruction of Millway Avenue from Regional Road 7 to Portage Parkway will be completed in conjunction with the TYSSE and VMC Bus Terminal projects

Based on the current construction limits, TTC will be reconstructing Millway Avenue from Regional Road 7 to New Park Place as part of the TYSSE project. YRRTC has committed to project manage the design and reconstruct the balance of Millway Avenue from New Park Place to Portage Parkway on behalf of the City as part of the VMC Bus Terminal project as shown on Attachment 1. The shared objective is to have Millway Avenue reconstructed before opening day of the subway and bus terminal scheduled for the later part of Q4-2017.

In early 2016, an updated functional concept plan for Millway Avenue was prepared to guide the detailed design process

Given the changes that have occurred over the last few years, an updated design concept for Millway Avenue between Regional Road 7 and Portage Parkway was prepared by the SmartREIT consulting team in collaboration with City, TTC, and YRRTC staff. This new functional concept plan took into consideration all the abutting development plans (KPMG and YMCA buildings) together with the current infrastructure projects including the bus terminal and Transit Square, the introduction of New Park Place, a passenger pick-up/drop-off area on Millway Avenue and the latest design of the TYSSE and BRT projects. This new functional concept plan was prepared to serve as the basis for the Millway Avenue detailed design assignment.

In April 2016, Vaughan Council authorized YRRTC to undertake the design assignment on the City's behalf

At its meeting in April 2016, Council passed the following resolution with respect to the detailed design assignment for the reconstruction of Millway Avenue:

"That staff be authorized to make the necessary arrangements with York Region Rapid Transit Corporation respecting the procurement of consulting engineering services through a request for proposal process for the design of the realignment and widening of Millway Avenue from New Park Place to Portage Parkway with funding from Capital Project DT-7065-11"

City Staff proceeded to implement Councils direction.

YRRTC released a Request for Proposal for the Millway design assignment but no bids were received

In July 2016, YRRTC released a Request for Proposal (RFP) for the necessary professional consulting services for the detailed design of Millway Avenue. A total of four consulting firms obtained a copy of the RFP from the Region's website. On August 15, 2016, the Millway Design RFP closed and unfortunately no bids were received.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016

Item 21, CW Report No. 34 – Page 3

Staff from the Supplies and Services Department at York Region reached out to a number of the consulting firms that obtained RFP packages to determine the reasons for not submitting a bid. The main reason cited by the firms was the lack of available resources.

There is insufficient time to reissue the RFP without impacting the project schedule

The process associated with re-issuing the RFP would take approximately six weeks to complete (mid-November), which will significantly impact the project schedule and put at risk the tender for the Millway construction, which should occur in early Q1-2017. Accordingly, staff has explored alternative methods of delivering the design of Millway Avenue so the project schedule can be maintained.

SmartREIT has a consultant team working on the design of the Applemill Extension and surrounding development sites

SmartREIT has engaged a consulting team (BA Group and SCS Consulting Group) for the design of their VMC development related projects including the extension of Applemill Road to Jane Street as shown on Attachment 1. This consulting team is very familiar with the scope of the Millway design assignment, and having recently prepared the updated functional design plan for Millway Avenue with access to all available digital files.

City's Procurement Policies provides for growth related works to be undertaken by a developer through provisions in development agreements

Section 12 of the City's Consolidated Purchasing Policy (PS-003) provides for a landowner/developer to undertake growth related works on behalf of the City through provisions in development agreements. These types of arrangements are common in development projects where a developer is advancing city infrastructure improvement projects, such as road and servicing works, to support a land development project.

The SmartREIT consultant team can deliver a coordinated design of Millway Avenue in a timely manner

The SmartREIT consultant team is very familiar with the scope and complexities of the Millway project having already recently prepared the updated functional plan for the roadway and participated in the on-going discussions regarding the drainage in the area. In addition, there are economies of scale and synergies in having one consulting team undertake an integrated and coordinated design assignment for both the Millway Avenue work and the surrounding streets and site developments. Accordingly, given that time is of the essence, staff is recommending that the City facilitate the required design assignment for Millway Avenue reconstruction between New Park Place and Portage Parkway through the developer/build provisions of the City's Purchasing Policy.

Even if time was available for another attempt to procure a designer there would be timing risks associated with introducing a new team unfamiliar to this area and into such a complex and time sensitive project. YRRTC has advised that they are supportive of this approach because it will expedite the completion of the design of Millway Avenue.

The subdivision agreement with SmartREIT will be amended to include the Millway design assignment

To maintain the project schedule, staff recommend proceeding to amend the existing subdivision agreement with SmartREIT to include provisions that provide for the detailed design of Millway Avenue in accordance with terms of reference prepared by YRRTC for the work, at the City's

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016

Item 21, CW Report No. 34 – Page 4

cost. In early September, SmartREIT's consultant team, led by SCS Consulting, submitted a detailed proposal for the design assignment with a fee of approximately \$530,000. This fee estimate has been reviewed by staff and is considered reasonable for the scope, deliverables and timing of the design work. However, discussions are underway with the consultant to determine whether costs for some elements of the project could be further refined or scoped out of the project due to work being conducted by YRRTC and TTC. The final engineering services and applicable management fees will be identified in the subdivision amending agreement.

The current implementation strategy provides for the design of Millway to be completed by early 2017 followed by road construction during the 2017 construction season

The implementation strategy is based on the following key milestones:

- Complete the design of Millway in early 2017 – Delivered by SmartREIT consultant team
- Issue a construction tender and award a contract in Q1-2017 – Project managed by YRRTC
- Construction to begin in Q2-2017 and be completed by the end of 2017 in step with the in-service date for the subway

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The reconstruction of Millway Avenue and the development of the mobility hub in the VMC are consistent and contribute to advancing priorities endorsed by Council specifically:

- Facilitate the development of the VMC
- Improve municipal road network
- Continue to develop transit, cycling and pedestrian options to get around the City; and
- Invest, renew and manage infrastructure and assets

Regional Implications

The Region of York is a partner in the Toronto-York Spadina Subway Extension project and is the proponent of the new YRT Bus Terminal located at the north-west corner of Millway Avenue and Applemill Road in the VMC. YRRTC had agreed to project manage the design and reconstruction of Millway Avenue from New Park Place to Portage Parkway on behalf of the City in conjunction with the VMC York Region Transit (YRT) Bus Terminal project.

Conclusion

The reconstruction of Millway Avenue from Regional Road 7 to Portage Parkway will be carried out in conjunction with the TYSSE and VMC YRT bus terminal projects. Staff recommend that SmartREIT's consultant team undertake the detailed design of Millway Avenue through its consultant team as opposed to YRRTC project managing through a Request for Proposal award to a consultant team so project schedules can be maintained. The current implementation strategy provides for the design of Millway Avenue to be finalized in early 2017, with construction to commence Spring/Summer 2017 and with reconstruction of the roadway to be completed for opening day of the subway in late 2017.

Attachment

1. Millway Avenue Reconstruction Design Assignment Plan

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016

Item 21, CW Report No. 34 – Page 5

Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)