



Administrative Report

Office of the Director, Infrastructure & Planning Services

To: Warden MacDonald and Members of Essex County Council

From: Allan Botham, P.Eng.
Director, Infrastructure & Planning Services

Date: Wednesday, April 05, 2023

Subject: Award of Contract for Engineering Services for the County Road 22 Design and Contract Administration

Report #: 2023-0405-IPS-R10-AB

Purpose

The purpose of this report is to advise County Council on the outcome of the Request for Proposal (RFP) process to engage a consultant to complete a detailed design for recommended improvements on County Road 22 from East Puce Road to West Belle River Rd and further, to recommend that additional funding for the design of the entire corridor be approved from the Roadway Expansion Reserve Fund.

Background

County Road 22 is a controlled access, arterial road featuring a mix of urban and rural cross sections along its length. The corridor serves as an important link between the Municipality of Lakeshore, the Town of Tecumseh and the City of Windsor, as well as providing connections to the communities of Puce, Emeryville and Belle River.

An Environmental Assessment was completed for the County Road 22 corridor in 2006 that defined and evaluated alternatives to address the needs of future users. The project area includes a 5.8 km section of County Road 22 from approximately I.C. Roy Drive to approximately West Belle River Road (First Street/South Street), as shown in Figure 1.

The County of Essex and the Municipality of Lakeshore identified a need to review the corridor to respond to the opportunity to improve roadway safety, and capacity concerns, with a vision of an "Urban Avenue", and completed a

Corridor Alternatives and Strategies Study in 2022. This study identified that in addition to the EA recommendation, the design solution would include a multi-use path on the south side of the road as well as separated cycle tracks to support active transportation within the corridor. The design will feature wide boulevards to allow for enhanced streetscaping. Council received this information by way of report 2022-0316-ISD-R08-JB presented March 16, 2022.

Next steps to complete this project are the detailed design and construction of the recommended preliminary design concepts as outlined in the County Road 22 Corridor Alternatives and Strategies Study (2022). The detailed design and consulting work will also include sanitary sewer, watermain and traffic analysis requested by the Municipality of Lakeshore.



Figure 1

Discussion

Reconstruction of County Road 22, between I.C. Roy Drive and West Belle River Road, is planned to be constructed in four phases, subject to final design considerations. The approximate phases are:

- Preparatory Work - Reconstruction of the intersection of Emery Drive at County Road 22, followed by several permanent road closures;
- Phase 1 - County Road 22 from I.C. Roy Drive to Renaud Line;
- Phase 2 - County Road 22 from Renaud Line to Rourke Line;
- Phase 3 - County Road 22 from Rourke Line to West Belle River Road.

Construction of Phases 1, 2 and 3 are anticipated in 2025, 2026, and 2027, respectively. Timing is subject to design and approvals, and Council approval.

Lakeshore is partnering with the County of Essex to construct new sanitary sewers, watermain and complete further traffic analysis, within the corridor, and therefore contribute toward the cost of design and consulting services.

In response to recent pricing for contract administration and inspection services, post 2023 Budget discussion, Administration considered that better value may be realized by asking consultants to submit a provisional cost for contract administration services, now, based on an estimated number of working days. That is to say, an estimated price based on working days, rather than cost-based pricing after the cost of work is known. Generally, road reconstruction projects have similar requirements year over year and project over project.

Administration recommends that one consultant complete all of the engineering and contract administration work rather than issuing separate requests for proposal in the future as the various phases go to construction. A single consultant will provide continuity and consistency throughout this project. The consultant will work through a complete design, and present the entire corridor improvements for public review at a public information centre, and before County Council. That same consultant would then manage all phases of the construction. This approach would also provide some flexibility should it become feasible to combine one or more phases. For example, the final design may prove that two phases are more advantageous than three.

A request for proposals was prepared such that consulting firms were required to prepare proposals and submit pricing for the entire project; design, consultations, approvals, and provisional costs for contract administration services during construction. This approach differs from the 2023 Budget presented to Council.

The RFP was posted to the County of Essex Bids & Tenders website. As the request was for comprehensive, multi-year, services over multiple years, ample time was given. The closing date to receive proposals was February 9, 2023. Four submissions were received and, in compliance with the County's Procurement Policy, evaluations are now complete.

Administration finds that BT Engineering Inc. (BT) has provided the most advantageous proposal package.

Financial Implications

The 2023 Budget approved for the County Road 22 corridor includes \$500,000 for the design and preparation of tender documents for the preparatory work at Emery Drive intersection and Phase 1 (please refer to Table 1).

Table 1

2023 Budget Breakdown	Cost
Design (Emery Drive Intersection + Phase 1)	\$500,000
Property Acquisition	\$400,000
Construction of Emery Drive Intersection	\$700,000
Total	\$1,600,000

As noted in the discussion section, consultants submitted proposals containing a price to complete design of the entire project plus provisional prices to complete contract administration and inspection services for all phases. The provisional price was based on an estimated 480 working days, 160 days for each of the three phases. BT Engineering Inc. provided a total price of \$1,400,872 (incl. Net HST) to complete design, consultations, approvals, tendering and the provisional construction administration, for all phases. (please refer to Table 2)

Given that construction will occur in future years, the number of working days will be refined as the design proceeds, and the final price for the contract administration and inspection services will be determined at the end of the construction project. Administration will continue to update Council on cost estimates throughout the life of the project as reports are brought forward to Council to award the various phases of construction.

Table 2

BT Submission Breakdown	2023 Cost (Incl. Net HST)	Estimated Future Years Cost (Incl. Net HST)
2023 Design (all phases)	\$690,402	
Contract Admin (Emery Drive)	\$20,352	
Contract Admin (Phases 1, 2 & 3)		\$709,471
Sub-totals	\$710,754	\$709,471
Total	\$1,420,225	

The impact against the 2023 budget is presented in Table 3, and includes the contribution from the Municipality of Lakeshore. Administration recommends that the \$96,754 variance be funded from the Roadway Expansion Reserve, if necessary.

Table 3

2023 Budget Impact	Cost
2023 Budget – County of Essex	\$500,000
Funding from Municipality of Lakeshore **	\$114,000
Sub-total	\$614,000
BT 2023 Fees (Design + Emery Drive Intersection)	\$710,754
Variance	(\$96,754)

**Administration has confirmed this amount is within the Municipality of Lakeshore approved 2023 Budget.

Consultations

The Procurement & Compliance Services group participated in the preparation of the RFP and the evaluation process to ensure that the County's procurement process was followed.

The Director of Financial Services / Treasurer.

Recommendation

That Essex County Council receive Report 2023-0405-IPS-R10-AB and approve the award of a contract to BT Engineering Inc., for the detailed design and contract administration of County Road 22 from I.C. Roy Drive to West Belle River Road in the amount of \$1,396,643 (plus applicable taxes).

And further that the shortfall of \$96,754 to the 2023 Budget be funded from the Roadway Expansion Reserve, if necessary.

Approvals

Respectfully Submitted,

Allan Botham

Allan Botham, P.Eng., Director, Infrastructure and Planning Services

Concurred With,

Mary Birch

Mary Birch, Interim Chief Administrative Officer

Appendix Number	Title
Appendix I	2022-0316-ISD-R08-JB County Road 22 Corridor Study Update