



City of North Bay Report to Council

Report No: CORP-2023-054

Date: March 20, 2023

Originator: Mary-Ann Kotylak, CPPB, CPPO
Manager of Purchasing

Gerry McCrank, C.E.T., LEL
Senior Project Manager

Business Unit:
Corporate Services

Department:
Financial Services Department

Subject: Request for Tender 2023-02 Main Street Reconstruction

Closed Session: yes no

Recommendation

That City Council:

1. approves the award of a contract to MCA Contracting Ltd. in the amount of \$8,850,335.64 (plus HST) for the reconstruction of Main Street;
2. approves an increase in R.V. Anderson Associates Limited engineering fee for work completed during tendering, post tendering and engineering fees for construction assistance by \$80,000.00 (plus HST); and
3. authorizes the transfer of funds to the project as outlined in Report to Council CORP No. 2023-054.

Background

Much of the surface infrastructure in North Bay's downtown core has reached the end of its life and requires replacement, including interlocking brick roadway and sidewalks, curb and gutter, retaining walls, stairs, railings, and landscaping. The last major renovations were completed nearly 40 years ago, and deterioration of the hardscapes is now prevalent.

In the spring of 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 capitalizes on opportunities to forge improved connections between the downtown and the waterfront, to reflect North Bay’s Indigenous history in meaningful ways, and to create new centers of activity (both indoors and outdoors) that can maintain a vibrant downtown and waterfront year-round. Furthermore, implementation of the Downtown Waterfront Master Plan has the potential to have significant economic benefits, including:

- New businesses attraction and job creation.
- Encouragement of private sector investment.
- Construction impacts.
- Expanded opportunities for residents.
- Increased tourism.
- New or expanded festivals and events, and
- Opportunities for the local film and television industry.

A key component of the DWMP is the revitalization of Main Street which is the primary commercial street within the downtown core. The planned revitalization will include the replacement of the surface infrastructure in line with the concepts and renderings in the DWMP, which looked at different material types for the various infrastructure components. In May 2020, the City of North Bay acquired updated concept designs which differed slightly from those in the 2017 DWMP, but largely maintained the overall design. These updated concept designs were used as the basis for the engineering and landscaping designs indicated in the construction contract. Streetscaping improvements indicated will help to improve the attractiveness and overall useability of this historical Main Street.

The project design was completed by a team led by R.V. Anderson Associated Limited (RVA) and to ensure conformance with the tendered contract documents, RVA is required to assist the City’s Project Manager and field staff during construction with design related clarifications, shop drawing review, attending construction meetings, and other construction related activities. An additional fee in the estimated amount of \$80,000.00 (plus HST) is required for this construction related service including tendering assistance and post tendering assistance provided by RVA.

Financial/Legal Implications

A formal bid request, which closed February 28, 2023, was administered by the Purchasing Department and was publically advertised in accordance with the City’s Purchasing By-Law 2013-200. Five bids were evaluated by the Purchasing Manager and the Senior Project Manager. The evaluation considered company ability, experience and price.

The results are as follows:

Ranking	Company	Bid Price
1	MCA Contracting Ltd.	\$8,850,335.64
2	Kenalex Construction Company Limited	\$8,898,310.02

Ranking	Company	Bid Price
3	1650939 Ontario Ltd o/a Dominion Construction Ltd.	\$9,158,758.36
4	Canor Construction Inc.	\$9,630,975.14
5	Ed Seguin & Sons Trucking and Paving Ltd.	\$10,539,419.96

The bid from MCA Contracting Ltd. was the lowest bid and provides the best overall value to the City. Their bid is considered fair and reasonable.

Funding for this project is available in Capital Project No. 3934RD/ST – Main St. Rehabilitation which has a total budget of \$7,786,096. In order to better facilitate the management of this project, the unspent dollars in Capital Project No. 3934ST – Main St. Rehabilitation will close and transfer to Capital Project No. 3934RD Main St. Rehabilitation. Total project costs include the cost of construction, design fees, engineering consultant fees, etc. It is estimated that up to \$2,000,000 in additional funding is required for completion of this project which will be transferred to 3934RD – Main St. Rehabilitation from the following sources:

- \$1,000,000 from the Completed General Capital Projects Reserve No. 99537R; and
- \$1,000,000 from the Ontario Community Infrastructure Fund Reserve No. 99581R

The City of North Bay has received funding approval up to \$690,451 through the Northern Ontario Heritage Fund Corporation – Community Enhancement Program for this project.

Corporate Strategic Plan

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

Specific Objectives

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

Maximize funding opportunities with other governments.

Options Analysis

Option 1: That City Council approves the award of a contract to MCA Contracting Ltd. in the amount of \$8,850,335.64 (plus HST) for the reconstruction of Main Street; approves an increase in R.V. Anderson Associates Limited engineering fee for work completed during tendering, post tendering and engineering fees for construction assistance by \$80,000.00 (plus HST); and authorizes the transfer of funds to the project as outlined in Report to Council

CORP No. 2023-054.

Option 2: Do not award a contract. This option is not recommended because as the existing downtown core's infrastructure continues to degrade, it will result in higher maintenance costs to maintain.

Recommended Option

That City Council:

1. approves the award of a contract to MCA Contracting Ltd. in the amount of \$8,850,335.64 (plus HST) for the reconstruction of Main Street;
2. approves an increase in R.V. Anderson Associates Limited engineering fee for work completed during tendering, post tendering and engineering fees for construction assistance by \$80,000.00 (plus HST); and
3. authorizes the transfer of funds to the project as outlined in Report to Council CORP No. 2023-054.

Respectfully submitted,

Name: Mary-Ann Kotylak, CPPB, CPPO
Title: Manager of Purchasing

Name: Gerry McCrank, C.E.T., LEL
Title: Senior Project Manager

We concur with this report and recommendation

Name: Adam Lacombe, P. Eng.
Title: Senior Capital Program Engineer

Name: John Severino, P.Eng, MBA
Title: City Engineer – Infrastructure and Operations

Name: Margaret Karpenko, CPA, CMA
Title: Chief Financial Officer /Treasurer

Name: John Severino, P.Eng, MBA
Title: Interim Chief Administrative Officer

Personnel designated for continuance:

Name: Gerry McCrank, C.E.T., LEL
Title: Senior Project Manager