

City of North Bay Report to Council

Report No: CORP-2025-025

Date: February 14, 2025

Originator: Lori Jackson
Manager, Purchasing

David Jackowski, P.Eng.
Manager, Special Projects

Business Unit:
Corporate Services

Department:
Financial Services Department

Subject: 2025-037 Limited Tendering – Lakeshore Drive Intersection Construction

Closed Session: yes ☐ no ☒

Recommendation

That City Council:

1. approves the award of a contract to Ellis Don Corporation in the amount of \$1,896,000.00 (plus HST) for the improvements to the Booth Rd. and Lakeshore Drive intersection; and
2. acknowledge the pre-commitment against the 2025 General Capital Budget as authorized through RTC CORP 2024-100 – Approval of 50% of the Prior Year's Capital Funding Envelope.

Background

This capital project aims to improve the intersection at Booth Road and Lakeshore Drive. The intersection will be converted into a signalized intersection, featuring dedicated signalized crossings for active transportation users and pedestrians. These enhancements are designed to manage both current traffic conditions and future increases expected from the opening of the North Bay Community and Recreation Centre.

This intersection work will impact the construction work of the North Bay Community and Recreation Centre and will introduce risk to that project. To mitigate these risks, the project is being awarded to the Design-Builder of the North Bay Community and Recreation Centre through a single-source

procurement. This approach ensures:

- **Effective Coordination:** By having one entity responsible for both projects, the construction timelines can be coordinated ensuring minimal conflict between the projects.
- **Risk Management:** The Design-Builder will own and control the risks associated with both projects, providing a unified management strategy for both the intersection improvements and the community centre development.

The quote was internally reviewed against a detailed cost estimate based on recent tender pricing and also against previous bids for the work adjusted for the Building Construction Price Index, and was found to be fair and reasonable.

The transformation of the Booth Road and Lakeshore Drive intersection into a signalized junction with dedicated active transportation facilities is not just an infrastructure upgrade but a strategic enhancement aligned with the community's growth and safety needs. Awarding this project to the Design-Builder of the North Bay Community and Recreation Centre will ensure the works are properly coordinated thereby mitigating risk to both projects.

Financial/Legal Implications

Pricing was requested directly from Ellis Don Corporation. The quote was evaluated by the Manager of Purchasing, the Senior Capital Program Engineer and the Manager of Special Projects. The price is considered fair and reasonable. The purchase is compliant with the provisions set out within standard Procurement Methods defined within The Corporation of the City of North Bay Purchasing By-Law No 2013-200 as a Single Source Purchase (Section 10.01, item e).

Furthermore, the Canadian Free Trade Agreement (CFTA) came into effect on July 1, 2017 and is intended to establish a transparent and efficient framework to ensure fair and open access to government procurement opportunities for all Canadian suppliers. As a single source purchase, where a procurement decision is directed to one source where other sources may be available, this purchase falls also under CFTA Article 513 Limited Tendering. A procuring entity may only use limited tendering in a specific set of circumstances. This purchase is acceptable as it complies with Articles 513(c)(i) and (ii).

Funding for this project is available in Capital Project No. 4025RD – Booth Road & Lakeshore Drive Intersection Reconstruction which has a total budget of \$1,500,000. Additional funding in the amount of \$670,000 is required in order to complete this project, including the balance of the contract, non-rebated HST, consulting and engineering fees, etc. This funding has been included in the project through the 2025 General Capital Budget, and it is acknowledged that the award of this single source purchase

will represent a pre-commitment against the 2025 General Capital Budget as authorized through RTC CORP 2024-100 – Approval of 50% of the Prior Year’s Capital Funding Envelope.

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.

Options Analysis

Option 1: That City Council approves the award of a contract to Ellis Don Corporation in the amount of \$1,896,000.00 (plus HST) for the improvements to the Booth Rd. and Lakeshore Drive intersection; and that Council acknowledges the pre-commitment against the 2025 General Capital Budget as authorized through RTC CORP 2024-100 – Approval of 50% of the Prior Year’s Capital Funding Envelope.

Option 2: Do not award a contract. This option is not recommended as the traffic demands on Lakeshore Drive are continuing to increase and the improvements are necessary to service the anticipated traffic increases associated with the new community and recreation centre.

Recommended Option

That City Council:

1. approves the award of a contract to Ellis Don Corporation in the amount of \$1,896,000.00 (plus HST) for the improvements to the Booth Rd. and Lakeshore Drive intersection; and
 2. acknowledges the pre-commitment against the 2025 General Capital Budget as authorized through RTC CORP 2024-100 – Approval of 50% of the Prior Year’s Capital Funding Envelope.
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Respectfully submitted,

Name: Lori Jackson

Title: Manager, Purchasing

Name: David Jackowski, P.Eng.

Title: Manager, Special Projects

We concur with this report and recommendation.

Name: David Jackowski, P.Eng.

Title: Manager, Special Projects

Name: Alan Korell, P.Eng.

Title: Interim City Engineer

Name: Margaret Karpenko, CPA, CMA

Title: Chief Financial Officer /Treasurer

Name: John Severino, P.Eng, MBA

Title: Chief Administrative Officer

Personnel designated for continuance:

Name: David Jackowski, P.Eng.

Title: Manager, Special Projects