



Report to: Development Services Committee

Meeting Date: January 31, 2023

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**SUBJECT:** Main Street Unionville Revitalization – Project Update and Scope Adjustment, Ward 3

**PREPARED BY:** Nehal Azmy, Sr. Capital Works Engineer, Ext. 2197  
Alain Cachola, Senior Manager, Infrastructure and Capital Projects, Ext. 2711

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**RECOMMENDATION:**

1. That the report entitled “ Main Street Unionville Revitalization – Project Update and Scope Adjustment, Ward 3, be received;
2. That Purchase Order PD-21263 issued to CIMA Canada be increased by \$239,207.23 inclusive of HST, to cover the additional design work and communication efforts required for the project, and to be funded from Capital Account 22338 (Main Street Unionville Reconstruction);
3. That the contingency Purchase Order PD-21264 issued to CIMA Canada be increased by \$35,881.08 inclusive of HST, to cover any additional design work required for the project and that authorization to approve expenditures of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy, and to be funded from Capital Account 22338 (Main Street Unionville Reconstruction)
4. That the Engineering Department Capital Administration Fee in the amount of \$25,238.22 inclusive of HST, be transferred to revenue account 640-998-8871 (Capital Admin Fees);
5. That the Engineering Capital Account # 083-5350-22338-005 (Main Street Unionville Reconstruction) be increased to include the scope adjustment, as identified in this report in the amount of \$1,363,000 inclusive of HST, to be funded from the following reserves:
  - a. Life Cycle Fund - \$86,100
  - b. Development Charges Reserve (DC Reserve) / Community Benefits Charge (CBC) / Tax- \$36,600
  - c. Waterworks Reserve (WW Reserve) - \$161,500
  - d. Stormwater Reserve (SW Reserve) - \$175,600
  - e. York Region - \$833,500
  - f. Tax/Canada Community Building Fund (CCBF) - \$28,700
  - g. Private Property - \$41,000
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this report is to provide an update on the Main Street Unionville Revitalization project, to obtain Council approval of the additional capital budget and increase the purchase orders to CIMA Canada to cover the additional design work and communication efforts required for the Main St Unionville Revitalization Project.

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**BACKGROUND:**

In March 8, 2022, Council endorsed the Main Street Unionville Commercial Core Streetscape Master Plan Study and the capital budget for the Main Street Unionville Revitalization Project with an estimated Capital Cost of \$10,460,000.

The project limits for the Main Street Unionville Revitalization project are from the railway tracks to Carlton Road including the road allowance located to the east of Main Street in the valley land. Refer to Attachment 'A' for project location map.

Based on feedback received during the review of the 30% detail design and meetings with the stakeholders, the public, the Unionville Business Improvement Area (UBIA) and the Unionville Sub-Committee, a list of scope adjustment items was generated and reviewed in consultation with internal project stakeholders.

The original schedule was to commence construction for Main Street Unionville Revitalization Project in the summer 2023 but is revised as a result of the requested scope adjustment and feedback received from the business survey. The updated schedule is outlined further in the report.

**DISCUSSION:**Revised Scope of Work Considerations:

As part of the review of the design plans for Main Street Unionville Revitalization project, feedback was received from internal and external stakeholders with recommendations to include various scope adjustments for this project.

Engineering staff undertook a consultation process to review the 30% design drawings with various groups. The following are the list of consultations completed to-date:

- Various internal department meetings
- Unionville Business Improvement Area (UBIA) meetings (June and August 2022)
- Advisory Committee meeting (June 2022)
- Community engagement meeting (June 2022)
- Steering Committee (June and August 2022)
- Executive Steering Committee (May, June, July, September and December 2022)
- Unionville Sub-Committee (June 2022 and January 2023)

Staff attended the Main Street Unionville annual festival in June 2022 to answer any questions from the public regarding the Main Street Unionville Revitalization project.

Refer to Attachment 'D' for the list of scope adjustment items. The list identifies the recommended scope adjustment items generally supported by members of the Unionville Sub-Committee, the Executive Steering Committee and the project working groups. Some of the scope adjustment items, including storm sewers, municipal watermain, Regional watermain and streetlights replacements are projects that were scheduled to be undertaken in the future. However, these works are being accelerated to be included as

part of the Main Street Unionville Revitalization project to minimize disruption to the community and to take advantage of the efficiencies by completing all the construction work at the same time.

Staff and Unionville Sub-Committee members have recommended the following scope of work adjustments (**\$1,363,000**):

<b>Recommended Items *</b>	<b>Funding Source</b>	<b>Cost Estimate**</b>
New pathway connection to Rouge Valley Trail System	DC Reserve / CBC / Tax	\$36,600
Victoria Avenue flooding issues and sidewalk works	SW Reserve	\$72,100
Fred Varley Dr - Replacement of decorative streetlight	Life Cycle	\$46,100
CIPP lining of 85 m of 400mm watermain	WW Reserve	\$161,500
CIPP lining of additional 217 m of storm sewer	SW Reserve	\$103,500
Replacement of existing trees on south boulevard Carlton Road	Life Cycle	\$40,000
Top of Stairs (adjacent to #177 Main Street) – Place concrete base and reuse the existing bricks	Tax / CCBF	\$28,700
Replacement of pavers from gazebo easterly on Victoria Ave	Private Property	\$41,000
Regional Watermain replacement upsize from 300mm to 400mm	Region	\$833,500
	<b>Sub-total:</b>	<b>\$1,363,000</b>

\*Details on the recommended items are including in Attachment 'E'.

\*\*Cost estimates include the construction costs. All costs include contingency, design, contract admin and Engineering Fees.

Three additional scope adjustment are proposed to be considered as provisional items during the tender stage of this project and would be included during construction, if it remains within the total approved budget envelope, and within the limits of the approved funding sources:

<b>Provisional Items</b>	<b>Funding Source</b>	<b>Cost Estimate</b>
Extension of streetscape on roads and boulevards, North of Carlton	Tax / CCBF	\$231,300
Street lights replacement on Carlton Road, East side of Main Street	Life Cycle	\$46,200
Businesses Monitoring Data – Consider partnering with the UBIA for cost share of this item	Tax / Non DC Growth / UBIA	\$50,400
	<b>Sub-total:</b>	<b>\$327,800</b>

Additional scope of work to that has been discussed is proposed to be considered in the future as separate projects:

- Landscape area at Crosby Arena Entrance.
- Brick replacement at the courtyard of the Varley Art Gallery.
- Victoria Ave median regrading / planting.

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- Trail connection to Millennium Square.
  - Water bottle filling station.
  - Retail consultant to review the streetscape design.
  - 3D Corridor Rendering for Main Street Unionville.

Advanced tender and construction of selected items:

City staff will investigate opportunities to advance the construction of specific items in 2023 with the objective to reduce the construction related impacts to businesses during 2024 construction. Some of the possible advanced construction activities could include the East Lane reconstruction and the lining works for the storm sewer and watermain.

Staff will report back to Unionville Sub-Committee in Q2 2023 to provide an update on the feasibility of some of the advanced scope of work activities and provide a recommendation of the infrastructure to be included in the advanced work for 2023

The design consultant has submitted a proposal to carry out the full detailed design revisions incorporating the recommended and provision for added scope of work items in the total amount of \$239,200 as per following breakdown of design fees:

- a. Additional design fees including recommended and provisional scope adjustment items - \$105,700
- b. Additional design fee, communication efforts and modelling required for original scope - \$86,100
- c. Additional work completed to-date related to scope adjustment - \$26,000.
- d. Preparation of separate tender for accelerated 2023 construction works - \$21,400.

The additional design fees in the total amount of \$105,700 is required for the consultant to undertake the design of the scope adjustment. Other items that is required to be added to the original scope of work in the total amount of \$86,100, including communication efforts and Wi-Fi modelling.

The proposed design fees are included in the overall scope adjustment budget request.

Business Survey

Staff developed a survey to gather feedback from local businesses on the project. The focus of the survey was to understand the local perspectives on preference on construction timing, business support during construction, and communication preferences during construction (type and frequency).

The survey was shared with approximately 60 businesses. The following samples of the responses to the survey questions that were received from 32 businesses in October 2022.

The following summary of the responses to the business survey.

Question #1: Preference on timing to start construction.

Reponses #1:

- 53% of the responses are in favor of construction to start in 2024.
- 31% of the responses are in favor of construction to start in 2023.
- 16% Other responses.

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Question #2: Preference to close the street completely for traffic (with full pedestrian access during construction) and carry out the construction activities (in stages) as quickly as possible, or to keep one lane of traffic open but construction would span over a longer period of time.

Responses #2:

- 61% of the responses are in favor of quick construction – close the street completely of traffic with full pedestrian access and complete construction in stages.
- 35% of the responses are in favor of longer construction – keep one lane of traffic open with full pedestrian access.
- 4% Other responses

Project Schedule

In May 2022, the design consultant achieved the 30% completion milestone in accordance to the recommendation of the Main Street Unionville Commercial Core Streetscape Master Plan Study. Design completion and tendering was initially anticipated in the spring of 2023 with the road construction to start in the summer of 2023.

The scope of work adjustment items proposed for this project and the feedback received from the businesses completed survey resulted in revisions to the project schedule as follows:

- Council endorsement for the scope adjustment – February 8, 2023
- Completion of 60% design and Community Engagement Milestone – August 2023
- 100% design, pre-tender and Community Engagement Milestone – February 2024
- Tender issuance and award – March 2024
- Implementation and construction commencement – April 2024.

Selected Pavers

In March 8, 2022, Council endorsed the Main Street Unionville Revitalization Project with an estimated Capital Cost of \$10,460,000.00, including enhanced streetscape treatment (stone pavers to be used for sidewalks, boulevards, parking bays and on the street).

The consultant has provided samples and unit prices for a variety of pavers from two suppliers. The preferred pavers color/type selection was based on feedback from various consultation efforts and meetings with Unionville Sub-Committee, Executive Steering Committee, staff from Operations, Urban Design, Heritage Planning and Engineering Departments.

Pavers supplied by Oaks Landscape Products were selected as the preferred option due to variety of selections, availability, surface texture and competitive prices.

Refer to Attachments ‘B & C’ for rendering and pictures of recommended pavers to be installed for sidewalks, boulevards, parking bays and on the street.

The pavers’ supplier will provide manuals on installation best practices, maintenance and operating guidelines. In addition to participating in the inspection of the installation during construction.

The detail of paver design including specification, thickness for sidewalk, boulevard and roadway will be evaluated as part of the next design phase.

Consultant has been in discussion with the paver supplier and the supplier is preparing a mock-up of the layout of the selected pavers to be used at their yard for interested staff to review onsite.

### FINANCIAL CONSIDERATIONS

The table below is a summary of the total project cost and the comparison between the original cost estimate and revised cost estimate as a result of the recommended scope adjustment.

**Table 1 – Overall Project Cost (Account 22338)**

<b>Funding Source</b>	<b>Approved Budget</b>	<b>Scope Adjustment</b>	<b>Total Budget</b>
Life Cycle	\$870,600	\$86,100	\$956,700
Waterworks Reserve	\$277,000	\$161,500	\$438,500
Development Charge / CBC / Tax	\$50,000	\$36,600	\$86,600
Stormwater Fee	\$1,364,400	\$175,600	\$1,540,000
Utility Share	\$415,000	-	\$415,000
Tax / CCBF	\$6,688,000	\$28,700	\$6,716,700
Non-DC Growth	\$795,000	-	\$795,000
York Region	-	\$833,500	\$833,500
Private Property	-	\$41,000	\$41,000
<b>Total:</b>	<b>\$10,460,000</b>	<b>\$1,363,000</b>	<b>\$11,823,000</b>

The construction costs includes the road reconstruction costs. All costs includes contingency, contract admin, design and Capital Administration Fees.

**Table 2 – Design Cost Increase**

<b>Description</b>	<b>Amount</b>	<b>Purchase Order</b>
Original Design RFP	\$497,690.36	PD-21263
Original Contingency	\$49,769.04	PD-21264
<b>Total:</b>	<b>\$547,459.39</b>	
Additional Design Fees	\$239,207.23	
15% Contingency	\$35,881.08	
<b>Total:</b>	<b>\$275,088.32</b>	

### ALIGNMENT WITH STRATEGIC PRIORITIES:

The work adjustment for the Main Street Unionville Revitalization is based on the recommendation is based on Council approval of Main Street Unionville Commercial Core Streetscape Master Plan.

As such, the recommendations align with the City's Strategic Plan goals of "Safe & Sustainable Community" and "Stewardship of Money & Resources".

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The Finance, Heritage Planning, Operations, Urban Design, Environmental Services, Real Property, Sustainability & Asset Management and Economic Growth, Culture and Entrepreneurship Departments were consulted and their comments have been addressed in this report.

**RECOMMENDED BY:**

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Frank Clarizio, P. Eng.  
Director of Engineering

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Arvin Prasad, MCIP, RPP  
Commissioner, Development Services

**ATTACHMENTS:**

Attachment 'A' – Main Street Unionville Project Location Map

Attachment 'B' – Rendering – Recommended Pavers

Attachment 'C' – Recommended pavers color/type selection

Attachment 'D' – List of scope adjustment items and recommendation

Attachment 'E' - Details on the scope adjustment