



City of
Peterborough

To: **Members of the General Committee**

From: **Richard Freymond
Commissioner of Corporate and Legislative Services**

Meeting Date: **October 13, 2020**

Subject: **Report CLSFM20-015
Appointment of Read Jones Christoffersen Ltd. for the
Simcoe Street Parking Garage and Jackson Creek Culvert
Rehabilitation Design and Project Management**

Purpose

A report to recommend Appointment of Prime Consulting Services for the Simcoe Street Parking Garage and Jackson Creek Culvert Rehabilitation Design and Project Management Services to Read Jones Christoffersen Ltd. (RJC).

Recommendation

That Council approve the recommendation outlined in Report CLSFM20-015 dated October 13, 2020, of the Commissioner of Corporate and Legislative Services, as follows:

That Read Jones Christoffersen Ltd., 100 University Avenue, North Tower, Suite 400, Toronto, Ontario M5J 1V6, be appointed to undertake the design and project management of the structural rehabilitation of the Simcoe Street Parking Garage and the Jackson Creek Culvert, at a cost of \$437,200 plus HST of \$56,836 for a total of \$494,036.

Budget and Financial Implications

The total \$93,300 (net of the HST rebate) for the design and project management of the structural rehabilitation of the Simcoe Street Parking Garage can be accommodated within the unused portion of the \$410,000 set aside in the 2019 Capital Budget Project 5-17.01 (Simcoe Street Parking Garage Rehabilitation).

The total \$349,953 for (net of the HST rebate) for the design, project management and inspection of the Jackson's Creek culvert rehabilitation that is located beneath the Simcoe Street Parking Garage Structure can be accommodated within the unused portion of the \$2,351,200 approved pre-2020 budget identified within the 2020 Capital Budget Project 5-9.01 (OSIM Bridge Preventative Maintenance Program).

Chart 1
Breakdown of Fees for Section of the Project

Fixed Fees	Jackson Creek Culvert Fees	Simcoe Street Garage Fees	Total Fee
Design Development	\$51,200	\$21,000	\$72,000
ORCA & MNRF Approvals	\$18,100	\$0	\$18,100
Tendering	\$2,450	\$2,450	\$4,900
Contracts Preparation	\$250	\$250	\$500
Construction & Contract Admin.	\$112,700	\$61,400	\$174,100
Disbursements	\$9,300	\$8,200	\$17,500
Allowances and Provisions			
Hydraulic Modelling	\$15,000	\$0	\$15,000
Fisheries and Oceans Canada Approvals	\$5,000	\$0	\$5,000
Full-Time Site Inspection & Disbursements	\$129,900	\$0	\$129,900
City's Portion of HST			
Sub-Total Fees	\$343,900	\$93,300	\$437,200
City's Portion of HST	\$6,053	\$0	\$6,053
Total Fees	\$349,953	\$93,300	\$443,253

The estimated \$6 million cost of construction (\$3 million for each of the culvert and structural rehabilitation work on the garage) is being budgeted as part of the 2021 Draft Capital Budget and is subject to Council approval. If the project is deferred or for

whatever reason not approved, the project management component of the work (\$304,000) would not be paid as the services would not have been provided.

Background

Simcoe Street Parking Garage

The Simcoe Street Parking Garage was constructed in 1974 and is a 4-1/2 storey split-level, above grade, parking structure. The parking structure has undergone one major rehabilitation program between 2002 and 2005. RJC was the original design engineer for the King Street Parking Garage and was also the design engineer for the Simcoe Street Parking Garage rehabilitation in 2002 – 2005. RJC was contracted to perform the structural review for both parking structures in 2013 through Report CPPS14-032 dated December 17, 2014. Phase 1 of the second rehabilitation program started in 2015 and focused on replacing deteriorated concrete on structural beams, updating the drainage systems, and localized repairs to the concrete deck surface, waterproofing systems and expansion joints.

An updated structural review completed in 2017 identified a further \$2.3 million in work to upgrade and replace the waterproofing system and repair deteriorated concrete in the structure. Requested 2019 and 2021 funding will be used to complete some additional safety enhancements approved in Report IPSTR18-021; the completion of detailed condition assessments on the current garage; and the completion of detailed design and preparation of contract drawings and tender documents for rehabilitation in 2021.

Jackson Creek Culvert

The Jackson's Creek culvert was existing prior to the construction of the Simcoe Street Parking Garage Structure that was placed directly on the culvert. This culvert was affected during the City's flooding that occurred in 2004 and as a result emergency repairs were conducted to preserve its structural integrity.

The City conducts bridge inspection on a two-year cycle in compliance with the Ontario Structure Inspection Manual (OSIM). The Jackson Creek culvert located beneath the parking garage structure is defined as a bridge due to its cross-sectional length. During 2014 OSIM reporting the culvert was identified to be in poor condition. Furthermore, during 2016 and 2018 OSIM reports the culvert demonstrated signs of further deterioration requiring almost immediate attention.

During 2018 a tender process, no bids were received. There is now a requirement to provide a current rehabilitation design for tender in 2021 to perform a moderate term rehabilitation of the culvert. It is anticipated that the rehabilitation will extend the life of the asset by 20 years.

Coordinating the two projects will result in economies of scale, improved access, to the culvert and a larger body of work. As a result, both pieces of work should see better pricing.

Procurement By-law 18-084 Council Approval

The City's Schedule of Approval Authority in Appendix A, Chart 2, Non-Standard Procurement of Procurement By-law 18-084 By-law indicates Council has the Approval Authority, where the value of the work exceeds \$100,000.

Recommended Supplier

Staff recommends the design and project management and inspection of the structural rehabilitation of the Simcoe Street Parking Garage and Jackson Creek Culvert be undertaken by Read Jones Christoffersen Ltd., 100 University Avenue, North Tower, Suite 400, Toronto, Ontario M5J 1V6 at a total cost of \$443,304 (net of the HST rebate) on a non-standard procurement basis.

Consistent with the rationale for a non-standard procurement in Part 11.3.1 d), of Procurement by-law 18-084, RJC is familiar with the Simcoe Street parking structure and has provided other structural rehabilitation designs in the past, the work being proposed builds upon the work previously done. Based upon Part 11.2 of the same By-law, the Commissioner of Corporate and Legislative Services agrees that a non-competitive procurement process is warranted.

Timelines

RJC would commence the design work immediately and should be Tender ready for late April 2021.

Summary

The design, project management and inspection of the structural rehabilitation of the Simcoe Street Parking Garage and Jackson Creek Culvert will be undertaken by Read Jones Christoffersen Ltd. in accordance with the City's Procurement By-law 18-084 and within approved budgets as recommended in this report.

Submitted by

Richard Freymond
Commissioner of Corporate and Legislative Services

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