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Town of Aurora  
**Committee of the Whole Report**  
No. PDS24-041

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**Subject:** Request for Non-Standard Procurement Approval for Capital Project No. AM0332 – Aurora Promenade Streetscape Detailed Design

**Prepared by:** Garry Anggawinata, Municipal Engineer

**Department:** Planning and Development Services

**Date:** July 2, 2024

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## Recommendation

1. That Report No. PDS24-041 be received; and
2. That Council approve the award of a Non-Standard Procurement for Capital Project No. AM0332, Detailed Design of the Aurora Promenade Streetscape to CIMA+ in the amount of \$578,927.80 excluding taxes.

## Executive Summary

This report seeks Council's approval to proceed with a Non-Standard Procurement (NSP) process for Capital Project No. AM0332 – Aurora Promenade Streetscape Detailed Design and Sanitary Sewer Rehabilitation. The purpose of the NSP is to retain a qualified engineering consultant to complete the detailed design of the proposed streetscape for the downtown promenade area and sanitary sewer rehabilitation at Yonge Street (between Church Street and Wellington Street).

- A formal Request for Proposal (RFP) was issued on January 17, 2024 and closed on February 12, 2024. No bid submissions were received during the competitive procurement process.
- As per the Procurement By-law, when a competitive procurement process results in no valid bids, the Town can proceed with a NSP process. For a procurement value equal to or greater than \$250,000, Council authority is required to proceed with the authorization of the award.

- Town Staff recommends that the Town proceed with awarding the project to CIMA+ through a Non-Standard Procurement as their submission best demonstrated technical competence, experience with similar projects and value.

## Background

The Town is seeking the services of a qualified engineering consultant to complete assessments and a detailed design for the downtown Promenade area located at Yonge Street (between Church Street and Wellington Street). This is a multi-disciplinary project with multiple components which requires the expertise of various professionals to develop the streetscape design.

Town staff has identified opportunities for infrastructure rehabilitation and enhancements as part of this construction project. Town staff recommend replacing the existing sanitary sewer system at this section of the Yonge Street corridor, which is comprised of 225mm vitrified clay pipes and 375mm asbestos cement pipes constructed in 1932. The replacement of this aged and deteriorating infrastructure will improve the durability, longevity, and performance of the Town's sanitary infrastructure for current residents and future developments in the downtown promenade area. In addition to wastewater sewer infrastructure upgrades, the base scope of the streetscape detailed design includes the following tasks:

1. Sanitary Sewer Assessment and Functional Servicing Analysis – The consultant will conduct a technical analysis of the existing sanitary sewer system and identify feasible design options for rehabilitation and/or replacement.
2. Traffic Impact Study – An extensive traffic impact assessment will need to be completed to design a road layout that is optimal for traffic flow while accounting for pedestrian movement, active transportation, and public transit.
3. Subsurface Utility Engineering (SUE) Investigation and Utility Coordination – A SUE Investigation must be conducted for utility locates and verifying the locations of all existing utilities and infrastructure (such as hydro conduits, gas mains, telecommunication lines, watermains, and sewer mains) in the project site.
4. Topographic Land Survey – A certified Ontario Land Surveyor will need to be engaged to conduct a topographic survey and gather grading and elevation data

of the existing site. This information will be required in the development of the detailed streetscape design.

5. Landscape Design – The consultant will be required to have a certified landscape architect and arborist as part of the project team for the design of landscape features which will include the planting of trees and vegetation, design of sidewalks and pedestrian facilities, and streetscape furniture.
6. Photometric Analysis – A photometric study is recommended to determine the requirements for streetlight upgrades and provide illumination for the streetscape area as per Town Standards.
7. Stakeholder Consultation and Public Engagement – Stakeholder consultation and public engagement will be a significant component of this project and will impact stakeholders, including business owners and residents. The consultant will organize and host several working group meetings, public information centre open houses, and have a dedicated public outreach/communications specialist to coordinate all stakeholder engagement efforts.

The successful delivery of this project requires a reputable and established multi-disciplinary team with the relevant subject matter expertise and experience in completing projects of comparable size and scope.

## **Analysis**

**A formal Request for Proposal (RFP) was issued on January 17, 2024 and closed on February 12, 2024. No bid submissions were received.**

Town staff initiated a High Value Procurement (HVP) process and issued an RFP on January 17, 2024. The RFP closed on February 12, 2024 and no bid submissions were received. When no bids are received during a competitive procurement process, the Town's Procurement By-law allows for the use of a NSP process whereby staff are able to engage and negotiate with a consultant to obtain a bid for the work required.

**As per the Procurement By-law, when a competitive procurement process results in no valid bids, the Town can proceed with a NSP process. For a procurement value equal to or**

**greater than \$250,000, Council authority is required to proceed with the authorization of the award.**

Capital Project No. AM0332 has a total approved budget of \$1,187,233. This budget represents the consolidation of three previously approved capital projects which support various components of the downtown promenade streetscape project. These three previously approved project budgets have now been merged under a single capital project (AM0332) with the intent to deliver their entire intended scope via this project. Table 1 summarizes the original approved capital projects whose budget authority and associated funding that were consolidated under AM0332.

**Table 1: Summary of Consolidated Accounts for Capital Project No. AM0332**

<b>Donor Capital Project Number</b>	<b>Description</b>	<b>Previously Approved Amount</b>
AM0246	Streetlight Improvements – Yonge Street from Wellington to Church	\$600,000
AM0344	Temperance Street Parking Lot Staircase Replacement	\$150,000
GN0109	Promenade Streetscape Design and Implementation	\$437,233
<b>Total Amount</b>		<b>\$1,187,233</b>

**Town Staff recommends that the Town proceed with awarding the project to CIMA+ through a Non-Standard Procurement as their submission best demonstrated technical competence, experience with similar projects and value.**

Quotes were received from a total of three (3) different engineering consultants with sufficient qualifications and experience in the delivery of streetscape design projects. Upon review and analysis of the bids submitted, Town Staff recommends to proceed with retaining CIMA+ as the consultant for this project through a NSP. Their submission demonstrates technical competence, extensive experience in similar projects, thorough understanding of the project requirements, and a team consisting of professionals with the expertise and qualifications required for this project.

## **Legal Considerations**

The RFP process with respect to this project did not yield any compliant bids. Pursuant to the Town's Procurement By-law No. 6404-22 and the Non-Standard Procurement Protocol, where an open competition process is conducted and no valid bids are received, Town staff can pursue deliverables through a Non-Standard Procurement process. However, when the procurement value is equal to or greater than \$250,000,

Council approval is required to proceed with the award of such a Non-Standard Procurement. Consequently, although funding for this project has previously been approved, Council authorization is required to proceed.

## **Financial Implications**

It is anticipated that the total estimated cost for the design phase of this project will be approximately \$589,100 including unrecoverable taxes if the Town were to proceed with this contract award to CIMA+. If approved, this contract cost would be fully funded under capital project no. AM0332 which currently has \$1,187,233 in approved budget authority as summarized in Table 1. There is sufficient budget authority available within this project to proceed with the proposed NSP.

## **Communications Considerations**

The Town will inform the public of the information contained in this report by posting it to the Town's website. Town staff will distribute notice letters to residents and all affected parties prior to the commencement of any field work related to this project. An extensive Stakeholder Engagement and Communication Plan has been included as part of the project scope to ensure all relevant parties are consulted and involved in the streetscape design process. This includes multiple working group meetings, public information centres and open houses, and information sessions for the public throughout key milestones of the project. The Aurora Economic Development Corporation and its Downtown Action Team are supportive and will be engaged as part of the extensive engagement plan.

Staff will also leverage communication platforms such as Engage Aurora, the Town's website, and social media pages to communicate relevant project updates, information, and consultation touch points for stakeholders. Contact information for the Town's Project Manager will be made available on the Town's website so residents can reach out directly with their inquiries.

## **Climate Change Considerations**

The development of the streetscape design provides opportunities for climate change considerations to be incorporated. Replacing the existing sanitary sewer improves its conveyance capacity, prolongs its service life, and prevents future issues such as main breaks and leaks. If left untreated, such occurrences can be costly to address if

frequent repairs are required. This project supports the Town's efforts to adapt to climate change by improving critical infrastructure.

Furthermore, the redesign of the Yonge Street corridor aims to improve pedestrian walkability, promote active transportation, and support public transit. The streetscape design intends to enhance the public realm and promote the use of alternate modes of transportation to reduce greenhouse gas emissions from vehicles. Additional considerations which can be incorporated into this project include exploring options to replace existing streetlights with more energy-efficient LED fixtures or smart lighting systems and conducting assessments to determine the feasibility of implementing electric vehicle charging stations at parking stalls.

## Link to Strategic Plan

This proposed project supports the Strategic Plan goals of:

1. **Supporting an exceptional quality of life for all;** and
2. **Enabling a creative, diverse, and resilient economy**

By achieving the following supporting objectives:

**Improve transportation, mobility, and connectivity:** The streetscape design intends to optimize traffic flow and improve pedestrian facilities, walkways, active transportation features, and support public transit in the downtown promenade area.

**Invest in sustainable infrastructure:** The replacement of the existing sanitary sewer is an investment to maintain and improve infrastructure to support forecasted population growth. The infrastructure upgrades included in the project scope serves to improve its performance, prolong its service life, and prevent future issues related to breaks, leaks, and failure of the aging sewer pipes.

**Strengthening the fabric of our community:** This project will engage stakeholders and work with community partners to address the needs of local businesses and residents, as well as create new growth opportunities. The development of the Aurora downtown promenade and streetscape design aims to create a public realm to foster a strong sense of community and serve as a key community hub for the Town.

**Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business:** The revitalization of the downtown promenade area aims to stimulate economic growth by supporting the local businesses in the area, attract more residents and visitors to the Yonge Street corridor, promote future development

opportunities, and attract businesses that provide employment opportunities for residents. This project will serve to enhance the area as a downtown hub for Aurora with the streetscape area located directly adjacent to the newly constructed Aurora Town Square.

### **Alternative(s) to the Recommendation**

None.

### **Conclusions**

Staff would like to proceed with a Non-Standard Procurement for the delivery of Capital Project No. AM0332 (Aurora Promenade Streetscape Detailed Design) as a result of receiving no bid submissions during the competitive procurement process. Town staff is seeking Council approval for a Non-Standard Procurement to be awarded to CIMA+ in the amount of \$578,927.80 excluding taxes.

### **Attachments**

Attachment No. 1 – Subject Area Map

### **Previous Reports**

PDS21-137 – Promenade Streetscape Needs Assessment

### **Pre-submission Review**

Agenda Management Team review on April 18, 2024

### **Approvals**

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer