

REPORT TO COUNCIL



Date: September 27, 2011
File: 1340-50
To: City Manager
From: Director, Infrastructure Planning
Subject: Bernard Avenue Construction Options

Recommendation:

THAT Council receives, for information, the Report from the Director, Infrastructure Planning, dated September 27, 2011 regarding the construction options for the Bernard Avenue Revitalization project.

Purpose:

To describe the recommended option for the construction timing of the Bernard Avenue revitalization project from Richter Street to the Sails on Abbott Street.

Background:

The decision-making process regarding the preliminary design for this project took longer than originally expected due to additional parking inventory and utilization studies and the details and approvals regarding the petition process and loan bylaw required to support the anticipated costs to be charged to the property owners. This is the status of progress on this project:

- The design consultants have completed the preliminary design package including 30% design drawings and detailed Class C cost estimates;
- The loan bylaw and Local Area Service Bylaw have been completed by staff and approved by the Province, and the petition process is in progress;
- The contract to develop a communication plan during the construction period to promote the project and a 'businesses are open' message during construction, and to provide adequate and accurate communication to the public and stakeholders has been awarded to Shift; the communication consultant on the Banff Main Street revitalization project;
- The Expression Of Interest (EOI) for the final design consultant has been issued and three (3) teams have been short listed. The Request For Proposal for the final design is in progress.

During a meeting with business/property owners on September 20, 2011, the construction schedule was discussed. Their key expectations were that:

- no construction take place between the May and September long weekends since this is the period when they earn the majority of their revenues;
- construction schedules will be strictly adhered to;

A handwritten signature in blue ink, appearing to be "W. P.", located in the bottom right corner of the page.

- Information on construction progress and anticipated impacts will be constantly available;
- the options available regarding construction methods and schedules will be discussed with the stakeholders in advance of public presentations.

The City's intention has been that:

- construction begins in 2012 and concludes as quickly as possible,
- the project be completed on budget so that there would be no additional charges to pass along to the property owners;
- disruptions to business be minimized; and that
- the final result is a distinctive main street for downtown Kelowna.

The requested no-construction period provides an additional constraint that challenges the project budget and schedule parameters. A consulting team with expertise in construction scheduling and contract forms and has been hired to provide advice on the options for construction as well as the budget impacts and associated risks and mitigation plans for each reasonable option. The options will examine:

- Schedules: construction starts in spring or fall 2012; winter construction; night shifts; construction beginning at Richter Street or the Sails at Abbott Street, or both ends simultaneously; finish in 2013 or 2014.
- Contract forms: prime general construction contract, multiple prime general construction contracts (simultaneous or sequential), construction management (with or without City forces), etc.

Staff will meet with the DKA on Wednesday, September 28, 2011 to finalize all criteria upon which the options will be evaluated. A technical workshop will be held with the construction consultants that afternoon. A final report will be presented to staff and the DKA on Friday, September 30. Given consideration of Council input and discussion with the DKA, the final approach will be presented to Council with the petition results on October 17, 2011.

Internal Circulation:

General Manager, Community Sustainability
 General Manager, Community Services
 Director, Design & Construction Services
 Director, Civic Operations
 Manager, Parks and Public Places
 Manager, Road, Drainage & Solid Waste Projects
 Corporate Communications Coordinator

Legal/Statutory Procedural Requirements:

The Local Service Area petition closes on Monday October 3, 2011 at 4pm. It is anticipated that the report to Council regarding the outcome will be available on October 17, 2011.

External Agency/Public Comments:

The DKA supports this approach to managing the construction process to the advantage of local business.

Considerations not applicable to this report:

Legal/Statutory Authority:

Existing Policy:

Financial/Budgetary Considerations:

Personnel Implications

Communications Comments:


Alternate Recommendation:

Submitted by:



R. Cleveland, Director, Infrastructure Planning

Approved for inclusion:



J. Paterson, General Manager, Community Sustainability

cc: General Manager, Community Sustainability
General Manager, Community Services
Director, Design & Construction Services
Director, Civic Operations
Director, Communications