



Staff Report

Department: Engineering
To: Mayor and Members of Council
Meeting Date: August 14, 2019
Report No.: ENG-2019-13
Report Title: King Street Construction Schedule

Recommendation:

That Report ENG-2019-13, King Street Construction Schedule, dated August 14, 2019, be received; and

That Council approve a fall 2019 construction start for Arnott Construction Limited for works identified in this report.

Background:

On March 20, 2019 Council adopted the recommendations of Report ENG-2019-04 King Street Rejuvenation RFP ENG 2018-15 Award. The award of the construction contract to Arnott Construction Limited required that the work begin in the spring of 2020 and be completed by May 30, 2021. This timing was chosen to minimize the impact on local businesses who had not planned to have business disruption during the summer of 2019.

Arnott Construction has engaged Town staff to determine if consideration might be given to start construction after Labour Day this year for works along Bayshore Drive and on King Street from Bayshore Drive to Bay Street to reduce the anticipated transportation disruptions next year.

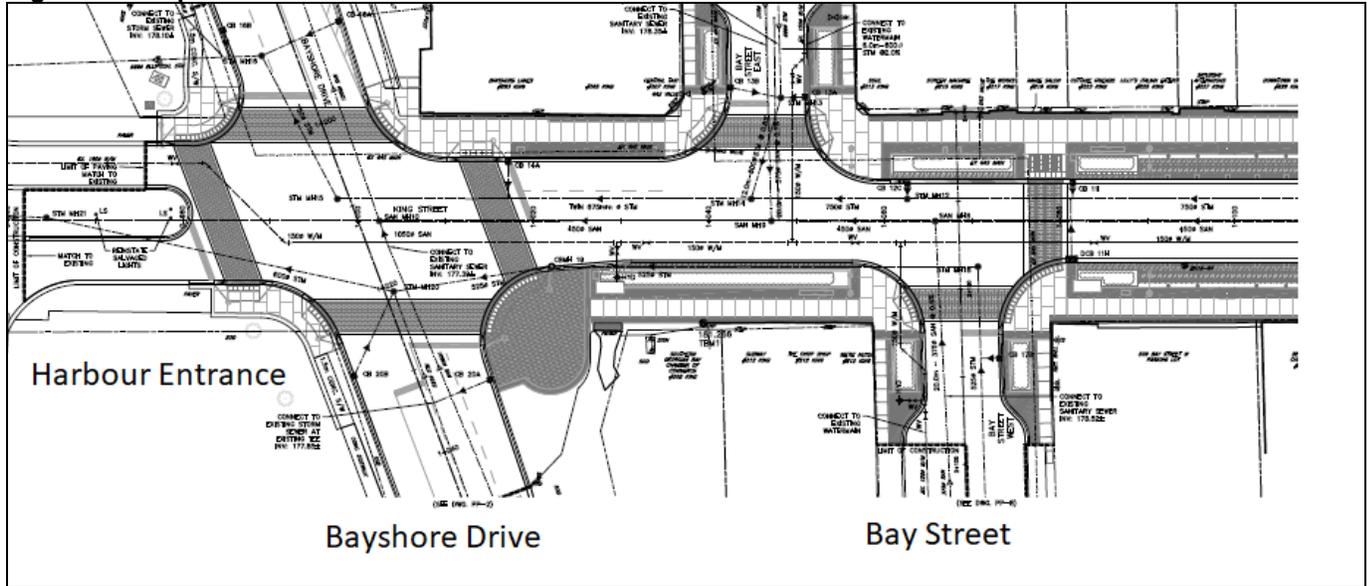
Analysis:

Proposed Changes to the Construction Schedule

The approved schedule for Arnott Construction has the works beginning in the spring of 2020. In order to complete the majority of the work in 2020, multiple crews will be working and all intersections from Bayshore Drive to Yonge Street will be closed for the entire year except at Hugel Avenue. The construction will start at the north end with sanitary, storm and water services in the intersection of King and Bayshore which will require a full closure for a minimum of two weeks. This closure will have a major impact on traffic along Bayshore Drive as well as access into the marina which will be just as

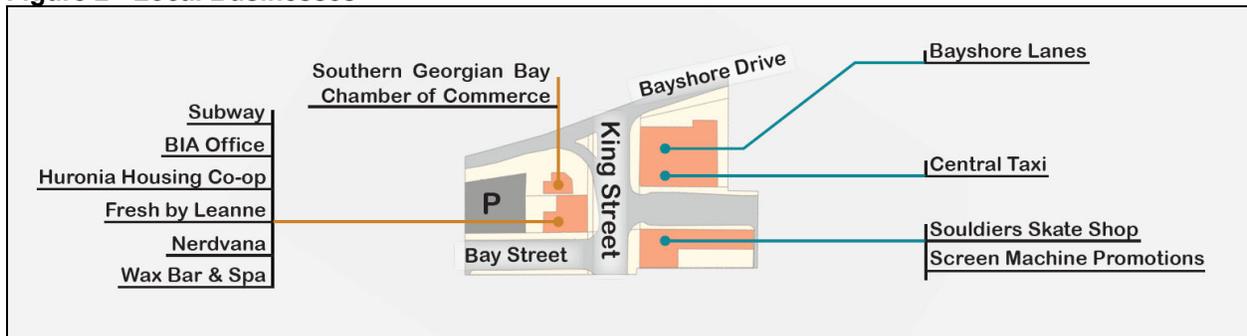
the summer tourism and waterfront activities are starting. Arnott Construction is proposing to alleviate this problem in 2020 by doing the work in this intersection this fall. They propose to complete the works from the marina entrance south to Bay Street (Figure 1).

Figure 1 - Proposed Fall 2019 Works



There are eleven businesses in this proposed construction area that would be directly impacted this fall (Figure 2).

Figure 2 - Local Businesses



These businesses will be impacted regardless of when the construction occurs. If the construction is this fall the disruption will be a maximum of eight weeks with full access to their businesses in 2020 rather than 20 weeks of disruption next year. Also, eliminating the traffic closures during the summer on Bayshore Drive next year will have a significant positive benefit for tourism and visitors to the harbour as well as with general traffic management while King Street is closed.

Staff have notified the noted businesses and also met with the BIA Board at their August 6, 2019 meeting. This notice indicated the potential road closures and construction laydown areas including the potential to close the parking lot at 526 Bay Street. The issues identified at the BIA meeting were:

- Need to ensure vehicle access to the rear of 212 King Street
- There should be an entrance from King Street into the parking lot at 509 Bay Street
- A road closure on Bay Street on the east side of King Street should be used as a laydown area
- If the construction schedule is to be changed more notice should have been given
- Closing the parking lot at 526 Bay Street will significantly impact businesses including the farmers market
- The Town should consider using the parking lots at the marina for a laydown area
- “Fresh by Leanne” at 212 King Street has ordered fall inventory assuming there would be no construction in 2019

One main theme of the comments from the BIA was that the Town should take all efforts to maintain the parking lots during the construction project as the loss of parking will have a major impact on their businesses.

Location of Construction Laydown Areas

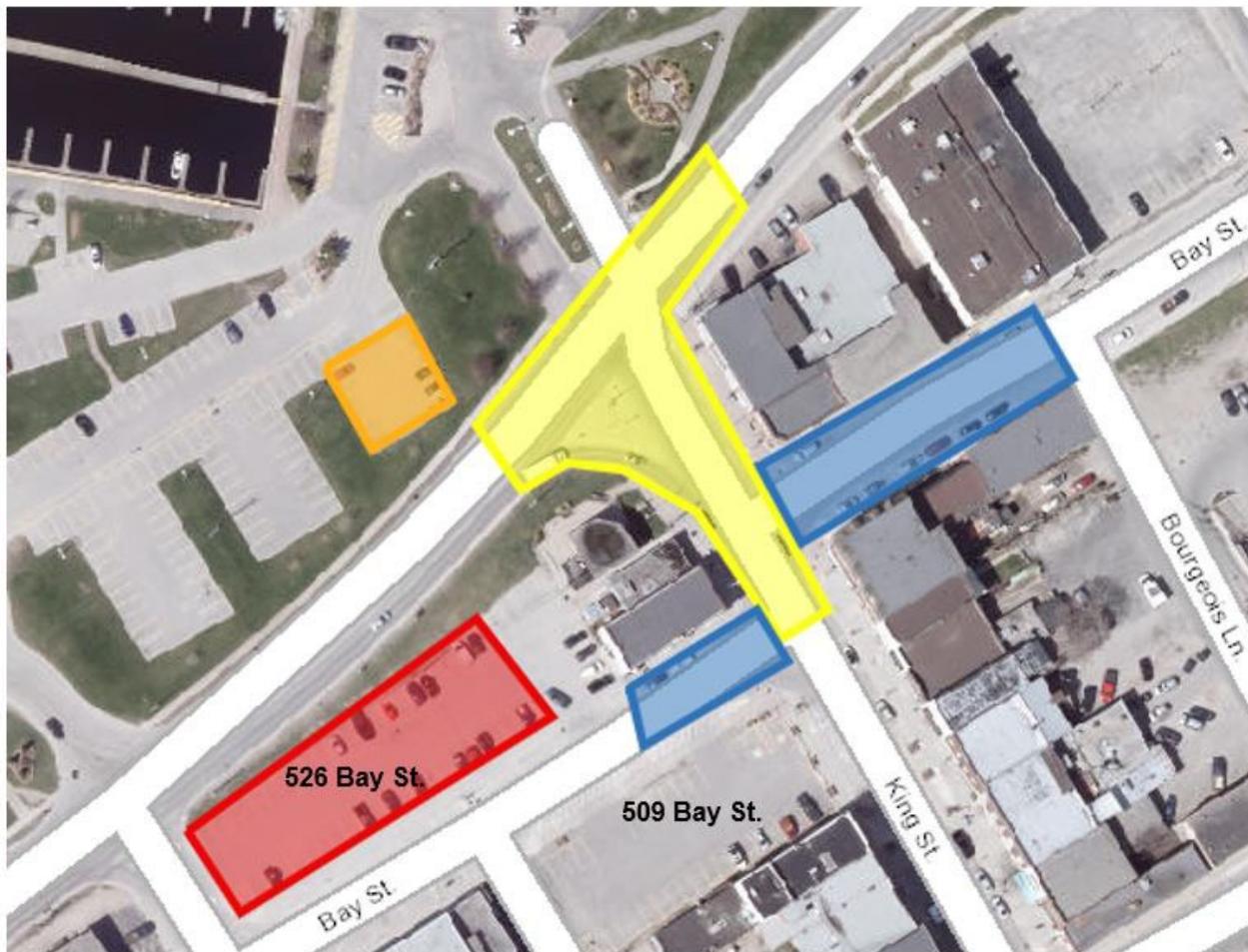
During the reconstruction of King Street, the contractor will need areas to place office trailers, granular material, pipe, pre-cast concrete structures and other building materials. Some of these materials will also be staged along the roadway as construction progresses.

The Town has parking lots at 509 Bay Street (leased) and 526 Bay Street which are easily accessible for construction activities as they are adjacent to King Street. As, there will be no traffic in front of a portion of 509 Bay Street and from King Street to Bourgeois Lane on Bay Street during the construction project, these areas could also be considered as available space for a laydown area (Figure 3). The Town leases 509 Bay Street from Imperial Oil and using it for the construction project is not permitted under the lease agreement.

With consideration from the comments from the BIA staff are recommending that for the fall construction the roadway in front of 509 Bay Street, Bay Street from King Street to Bourgeois Lane and potentially at the marina be used as the laydown area. These areas would not be closed over the winter months.

It is proposed that access to the rear of 212 King Street will be maintained from Bay Street and that a temporary entrance to the parking lot at 509 Bay Street be constructed. Staff will re-evaluate the need and size of the construction laydown areas with the contractor for the construction to take place in 2020 for the rest of the project.

Figure 3 – Construction and Laydown Areas



- Road Reconstruction
- Potential Municipal Parking Lot Laydown Area
- Potential Road Closure Laydown Area
- Alternate Municipal Parking Lot Laydown Area

Conclusions:

Starting the construction of King Street from Bayshore Drive to Bay Street in the fall of 2019 will mitigate a significant aspect of the traffic management issues that would occur in 2020 when the full construction of King Street is underway. Completing the work outside of the busy summer/tourist season will be an overall benefit to the community.

Council's Strategic Priorities:

This recommendation is consistent with the following Council Strategic Priorities:

2. a) Attract, support and retain business enterprises and evolve towards a 4 season festival events community;
- b) Accelerate and encourage the planned vision for Midland's waterfront;
- c) Complete infrastructure and public realm improvement in the downtown and leverage public assets.

Financial Impact:

Council approved the budget for the rejuvenation of King Street through ENG-2019-04 on March 20, 2019. The change to the construction schedule will have no impact on the tender contract price. Although this approval was given for Budget 2019, no funding sources were identified at the time and the actual expenditure was not added to the budget system with the understanding that the project would be included when those funding sources were identified.

Project accounts already exist for this project. Expenditures as they are approved for payment will be charged to the appropriate accounts and covered by the Town's working capital until funding sources are approved. There is no concern regarding covering the \$3.1 million expenditure until full project approval occurs.

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Approved by: John Skorobohacz, CAO