



Dewdney Avenue Corridor Rehabilitation Project Consulting Services over \$750,000

Date	July 7, 2021
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Land, Real Estate & Facilities
Item No.	EX21-48

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Delegate authority to the Executive Director, Financial Strategy and Sustainability or his designate, to negotiate and approve an agreement between the City of Regina (City) and the highest ranked proponent through a request for proposal public procurement process to engage consulting and professional services over \$750,000 in order to support the preliminary design, detailed design and construction services related to the Dewdney Avenue Corridor Rehabilitation (DACR) Project, any amendments to the Agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the agreement.
2. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor.
3. Approve these recommendations at its meeting on July 14, 2021.

ISSUE

The Regina Revitalization Initiative (RRI) includes the redevelopment of a former CP Rail intermodal yard (Yards) which is a 17.5 acre brownfield site just north of City Centre. In January 2020, the Yards Neighbourhood Plan was approved by City Council and established the policy framework for

a mixed-use, pedestrian oriented, urban environment targeting the accommodation of a substantial residential population, mixed-use commercial, and enhanced public realm. The Yards Neighbourhood Plan forms part of the broader City's Official Community Plan (OCP) which guides the policy and development framework for all of lands within the City.

An integral component of the Yards Neighbourhood Plan includes upgrades to Dewdney Avenue, between Albert Street and Broad Street. This section of Dewdney Avenue will function as the primary access to and from the Yards Neighbourhood, and reconstruction of this section of roadway is viewed as a critical prerequisite for subsequent mixed-use marketing and development of all lands within the Yards Neighbourhood.

In 2018 and 2019, WSP Canada Inc. was contracted to complete functional servicing studies for all lands included within the Yards Neighbourhood Plan, which included a summary of servicing constraints and issues related to the subject lands and surrounding areas and associated costs, with particular emphasis on municipal services within the Dewdney Avenue Corridor Revitalization (DACR) study area. The next step toward implementation of the Yards Neighbourhood Plan is to complete preliminary design and detailed design of all municipal infrastructure within the DACR study area to facilitate subsequent construction.

Under the proposed scope of work, Dewdney Avenue will be transformed from its current state into a desirable landscaped roadway with enhanced pedestrian oriented aesthetics to meet the future Yards Neighbourhood and broader City needs of all residents, businesses and road users, including pedestrians, cyclists, transit and private vehicles.

Administration is planning to issue and award a Negotiated Request for Proposals (NRFP) for engineering consulting and professional services for the DACR project. City Council approval is required by *The Regina Administration Bylaw No. 2003-69, Schedule D, Section 7* to issue and award the NRFP, as the consultant's fees are expected to exceed \$750,000.

IMPACTS

Financial Impact

In 2018, the City entered into a funding agreement through the National Building Canada Fund (NBCF). Under the funding terms of the agreement, the Federal and Provincial Governments, and the City of Regina each committed \$11,222,507 to the RRI project, for a total of \$33,676,521. As part of the 2018 NBCF agreement, the end date of the RRI funding was identified as March 31, 2028.

Based on preliminary cost estimates assembled as part of the 2018/2019 WSP studies, total

construction cost associated with the DACR project is approximately \$14,225,000. Of that total, engineering consultant services related to preliminary design, detailed design, and construction services are expected to exceed \$750,000.

Policy/Strategic Impact

The Yards Neighbourhood redevelopment is a strategic City Building initiative. The redevelopment is aligned with the OCP under Section C; Growth Plan Goal 3 – *Intensification* and Section D5, Goal 2 - *City Centre*. The Yards is located within the City Center and the work will ultimately assist in attracting new residents. The revitalization of Dewdney Avenue is directly connected to Section D5; Goal 2, 7.71, *Investing in an attractive, safe public realm, including pedestrian-friendly and lively streets, and inviting, versatile multi-season public spaces*.

The Yards Neighbourhood Plan contemplates transformative upgrades to Dewdney Avenue, between Albert Street and Broad Street. This section of Dewdney Avenue will function as the primary access to and from the Yards Neighbourhood and reconstruction of this section of roadway is a critical prerequisite for subsequent mixed-use marketing and development on the Yards' lands.

Environmental Impact

City Council set a community goal for the City of Regina of achieving net zero emissions and sourcing of net zero renewable energy by 2050. In support of this goal, City Council asked Administration to provide energy and greenhouse gas implications of recommendations so that Council can evaluate the climate impacts of its decisions. The recommendations in this report have limited direct impacts on energy consumption and greenhouse gas emissions. The consultant, as part of the design, will be exploring options to implement energy efficient improvements.

There are no risk/legal or other implications or considerations.

OTHER OPTIONS

Nothing pertaining to this report.

COMMUNICATIONS

Nothing pertaining to this report.

DISCUSSION

The NBCF agreement contemplates investment in growth enabling municipal infrastructure. Public realm improvements into the Dewdney Avenue streetscape, as well as capacity improvements to local water and wastewater infrastructure are vital growth-related infrastructure for the Yards

Neighbourhood redevelopment and the Warehouse District.

Under the NBCF agreement, the scope of work for the RRI project included the following works:

- Environmental clean-up, including site redevelopment and remediation
- Site infrastructure construction (i.e. water, sanitary, storm, and other shallow utility infrastructure)
- Dewdney Avenue re-construction and streetscaping, public space including a park, and pedestrian bridge
- Sidewalks, transit shelters, and pathways
- Associated works

In 2018 and 2019, WSP completed conceptual servicing studies for all lands included within the Yards Neighbourhood Plan, which included a summary of servicing constraints and issues related to subject lands and surrounding areas and associated costs, with particular emphasis on municipal services within the DACR study area.

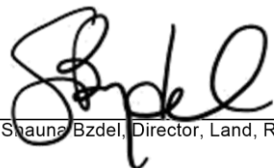
Preliminary design and detailed design of the DACR study area is the next step in the RRI implementation strategy. It is anticipated that detailed design and tender of associated works will be completed by Q2 of 2022. Actual construction associated with the project will take two years to complete, following award of tenders.

DECISION HISTORY

Dewdney Avenue Rehabilitation was first brought forward to City Council on May 30, 2011 as item, *CR11-65 – Regina Urban Revitalization Initiative*. More recently, at its meeting on January 29, 2020, City Council considered and approved item, *15-OCP-03 Proposed Yards Neighbourhood Plan*.

Respectfully Submitted,

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Shaun Bzdel, Director, Land, Real Estate & Facilities

6/28/2021



Barry Lacey, Exec. Director, Financial Strategy & Sustainability

6/29/2021

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