



The Corporation of the City of Cornwall
Regular Meeting of Council
Report

Department: Financial Services
Division: Purchasing
Report Number: 2021-123-Financial Services
Prepared By: Nicole Robertson, Supervisor
Meeting Date: December 13, 2021
Subject: RFP Terms of Reference for Business Park Expansion

Purpose

Pursuant to Council Report 2019-207 Financial Services, the purpose of this report is to provide Council with the Terms of Reference of a Request for Proposal (RFP) prior to the issuance of an RFP document where the following criteria is met:

1. The contract is estimated at \$150,000.01 or more; and/or
2. A change in level of services is being considered.

Recommendation

That Council receive Report 2021-123-Financial Services.

Strategic Priority Implications

This report addresses Council's accountability and transparency to the ratepayers of the City of Cornwall.

Background / Discussion

Project Overview

RFP 21-P16 invites Proposals from qualified Consulting Engineering Firms to provide engineering services for the City of Cornwall Business Park Expansion, which will include the extension of Nick Kaneb Drive from Tenth Street to Tollgate Road East, the extension of Tollgate Road East to Nick Kaneb Drive and the extension of a road corridor from the intersection of Nick Kaneb Drive and Tollgate Road easterly for approximately one (1) kilometre.

The scope of work to be completed by the Proponent includes the preparation of design reports, detailed design services for the watermain, storm sewer, sanitary sewer, sanitary forcemain and pumping station, road network expansion, road network and intersection improvements, the preparation of tender specifications, the completion of a geotechnical investigation, an archeological assessment, municipal class environmental assessments, tendering services, cost estimates, construction administration, construction supervision, post-construction services, public and landowner consultation, etc.

Background

With the majority of the lands sold and developed in the southern and eastern portions of the Business Park, the City examined future development expansion and transportation network possibilities in the northwestern portions of the Business Park. The City has undertaken several Environmental Assessments and construction projects in the east end of the City in order to accommodate increased development and traffic volumes.

The Business Park has seen extensive development over the last several years and is reaching the end of its capacity in the southern and eastern quadrants. As a result, the City is planning for the extension of Nick Kaneb Drive to Tollgate Road/McConnell Avenue in order to provide development opportunities in the northwest quadrant of the Business Park. The expansion of the Business Park will require the implementation of a transportation network to accommodate access to new development sites and provide connectivity with the existing local road network.

A new transportation link in the northwestern portion of the Business Park would provide an access to McConnell Avenue (via Tollgate Road) and the Highway 401 interchange (at McConnell Avenue). The new transportation network expansion would also include the necessary underground linear infrastructure which would connect to the southern portion of the Business Park.

The Environmental Assessment (EA) for the extension of Nick Kaneb Drive to McConnell Avenue was undertaken in 2012 and completed in 2013. The purpose of the EA was to provide a Recommended Transportation Plan within northwestern quadrant of the Business Park. The EA had the following goals:

- Improve roadway network connectivity, operations and safety within the expansion lands;
- Accommodate all modes of travel (bicycles, pedestrians, trucks, emergency vehicles and transit);
- Accommodate land development within the expansion lands of the Business Park; and
- Receive environmental clearance for the future detailed design and construction of the roadway.

In 2019, the City budgeted for the extension of Nick Kaneb Drive from Marleau Avenue to Tenth Street East; the construction of this section of Nick Kaneb Drive was completed in late 2021. The continued expansion of Nick Kaneb Drive will provide for further transportation network connectivity. The final phase of the Nick Kaneb Drive Extension project will only proceed when further land sales along the corridor occur, and if the project is determined to be financially viable.



The approximate timetable for the RFP is as follows:

Item	Date
Issue of RFP	December 15, 2021
Deadline for Questions	January 12, 2022
Deadline for Submission	January 26, 2022
Award of RFP – Council Meeting	February 22, 2022
Project Commencement	March 7, 2022

Appendix A – Terms of Reference for RFP 21-P16 is attached to this report.

Document Title:	RFP Terms of Reference for Business Park Expansion - 2021-123-Financial Services.docx
Attachments:	- Terms of Reference 21-P16 - Future Business Park Expansion.pdf
Final Approval Date:	Dec 7, 2021

This report and all of its attachments were approved and signed as outlined below:

Bill de Wit - Dec 7, 2021 - 5:46 PM

Tracey Bailey - Dec 7, 2021 - 6:32 PM

Maureen Adams - Dec 7, 2021 - 7:48 PM