

**COMMITTEE OF THE WHOLE (1) – JUNE 1, 2021**

**STAFF COMMUNICATIONS**

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**Distributed May 28, 2021**

**Subject**

SC1. Memorandum from the Deputy City Manager, Kirby Road Extension from Dufferin Infrastructure Development and the Director of Street to Bathurst Street Infrastructure Delivery, dated June 1, 2021.

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**Please note there may be further Communications.**

**SC 1****Staff Communication  
CW (1) - June 1, 2021**

**DATE:** June 1, 2021

**TO:** Mayor and Members of Council

**FROM:** Nick Spensieri, Deputy City Manager, Infrastructure Development  
Jack Graziosi, Director of Infrastructure Delivery

**RE:** STAFF COMMUNICATION – June 1, 2021, Committee of the Whole (1)  
Kirby Road Extension from Dufferin Street to Bathurst Street

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**Purpose**

To provide Council an update on the Kirby Road Extension project, from Dufferin Street to Bathurst Street (Project), as requested at the Committee of the Whole (2) meeting held on November 10, 2020.

**Report Highlights**

- City staff continue to advance the delivery of the Kirby Road Extension from Dufferin Street to Bathurst Street.
- A Technical Advisor was retained in March 2021 to undertake the preliminary design for the Kirby Road Extension.
- Land acquisition activities will commence in Q3 2021, at the onset of preliminary design in support of advancing the Project into construction.
- A Design-Build delivery model is being utilized to aggressively advance the construction and delivery of the project.

**Background**

**Following the finalization of the Kirby Road Extension Environmental Assessment Study in June 2020, the Request for Proposal (RFP) to retain a Technical Advisor was issued.**

The Kirby Road Extension Environmental Assessment Study was finalized by Council in June 2020. Subsequently, the Request for Proposal (RFP) to retain a Technical Advisor (TA) was released in October 2020 and closed in December 2020. The TA will undertake the preliminary design and oversee the design-build assignment.

## **Previous Reports/Authority**

**This project has been reported on in the following past Reports:**

1. [Council Report – December 1, 2015 – Kirby Road Extension Between Bathurst Street and Dufferin Street Class Environmental Assessment Study](#)
2. [Council Report – June 5, 2019 – Kirby Road Extension Between Bathurst Street and Dufferin Street Class Environmental Assessment Study](#)
3. [Council Report – June 16, 2020 – Kirby Road Extension Between Bathurst Street and Dufferin Street Class Environmental Assessment Study - Cost Review and Capital Budget Amendment](#)
4. [Staff Communication - November 10, 2020 - Kirby Road Extension between Bathurst Street and Dufferin Street](#)

## **Analysis and Options**

**The Request for Proposal to retain a Technical Advisor (TA) was executed in March 2021, and design activities are in progress.**

The TA will be responsible as the Owner's Consultant for completing, coordinating, and overseeing all preliminary project works including technical investigations, preliminary engineering design, validating land requirements, developing of the terms of reference and output specification that will be incorporated into the design-build procurement document(s), and provide design-build procurement support and advisory services.

The TA will also provide detailed design review and technical compliance oversight during the detailed design and provide contract administration and inspection services during construction.

The preliminary design, construction phasing strategy, and Design-Builder (DB) procurement documents to retain a preferred DB Proponent is scheduled to be issued in Q4 of 2021. The award of the DB assignment is scheduled for Q1 2022.

**A Design-Build (DB) delivery model is being utilized to expedite the delivery of the Kirby Road Extension project.**

Following completion and finalization of the EA Study in June 2020, Staff initiated a review of various project delivery models with a goal of aggressively advancing the project that would also expedite construction. Upon the completion of the review, it was concluded that the project would benefit by utilizing a DB project delivery model, in comparison to the more typical Design-Bid-Build model used on many municipal linear infrastructure projects. The DB project delivery model enables the City to quickly expedite project delivery and realize several benefits that include:

- 1) Land acquisition activities being carried out simultaneously with detailed design
- 2) Construction work being initiated in phases to facilitate existing development activities, before finalizing the detailed design
- 3) Risk transfer to the DB proponent for managing the detailed design and construction project teams

## **Timely property acquisition is essential to advance construction activities in 2022.**

While the DB delivery model will accommodate advancing certain design elements, property acquisition is critical to ensure the completion of the Project in a timely manner. In recognition of this, baseline principles are being identified through the preliminary design to initiate the acquisition of the required property.

Property acquisition has been identified as a large risk to the schedule as it is a significant item on the critical path for the project. The project team is aggressively moving forward to identify property acquisitions required to facilitate construction as the timely completion of this task will aid in advancing the Project. This will enable the project team to begin negotiations with the property owner in Q3 2021. Staff expect to negotiate with the landowner for the required property but will also initiate the expropriation process to ensure finite timelines are met (if needed).

## **Financial Impact**

Funding to undertake the Technical Advisory assignment is available in the approved Capital Project No. ID-2050-19 - Kirby Road Extension – Dufferin Street to Bathurst Street.

## **Broader Regional Impacts/Considerations**

The proposed extension is an arterial road under the jurisdiction of the City of Vaughan. As a part of broader Kirby Road improvements, the proposed road extension will support planned population growth and the orderly distribution of traffic. The road is contemplated to play an important role and function in the overall Regional transportation network, and as such, will eventually be transferred to the Regional Municipality of York.

## **Conclusion**

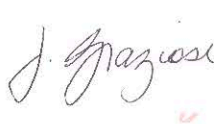
The construction of the Kirby Road Extension, from Dufferin Street to Bathurst Street, is being advanced to improve the municipal road network as well as facilitate the development of the abutting lands. Preliminary design activities started in March 2021, to facilitate the commencement of the detailed design and construction activities in early 2022. Staff will continue to work closely with the stakeholders to facilitate the advancement of the project.

Staff will provide additional updates as the Project progresses.

**For more information,** please contact Jack Graziosi, Director of Infrastructure Delivery

## **Attachment**

### **1. Location Map**

 Digitally signed by  
Graziosi, Jack  
Date: 2021.05.26  
10:25:08 -04'00'

**Jack Graziosi**  
**Director of Infrastructure Delivery**

**Spensieri,** Digitally signed by  
**Nick** Spensieri, Nick  
Date: 2021.05.26  
11:23:35 -04'00'

**Nick Spensieri**  
**Deputy City Manager, Infrastructure**  
**Development**



# LOCATION MAP

ATTACHMENT 1

