

To: David Creery, Chief Administrative Officer

From: Harold de Haan, City Engineer

Re: Dundas Street Redevelopment Phasing and Cost Estimates

AIM

To inform City Council regarding future phasing and costs of the Dundas Street Redevelopment project.

BACKGROUND

In 2021, City Council provided budget approval for \$144,000 to be used to create a Downtown Streetscape Master Plan. In the late summer of that same year, the contract to undertake community consultation and prepare the plan was awarded to MHBC Planning, Urban Design and Landscape Architecture, with work beginning immediately.

One of the top priorities identified in the Downtown Development Plan was the creation of this Streetscape Master Plan. The rationale for developing a comprehensive streetscape master plan was to identify a long-term vision for streetscape improvements that can be implemented in a coordinated fashion. As such, the objective of the plan is to provide a framework for attaining the goals of the City in the downtown and includes a preferred concept layout/schematic, and recommended materials. The plan also includes a detailed concept that articulates the redevelopment of the City's Museum Square and City Hall Block. The concept for a new Museum Square proposes a larger, more programable public space which may be enjoyed by the public year-round. The Downtown Woodstock Streetscape Master Plan (DWSMP) was adopted by City Council in October 2022.

As part of the 2023 Capital budget, Council approved funds to complete the detailed design to implement redevelopment of Dundas Street between Light Street/Brock Street and Wellington Street. Since obtaining budget approval, City staff put out an RFP for a multidisciplinary team to complete the detailed design of the functional plan that was presented in the Downtown Woodstock Streetscape Master Plan. City staff began work in June with the consultants to plan out details of the streetscape. A construction cost estimate of \$6,500,000 was presented to Council to complete the work between Light Street/Brock Street and Wellington Street as part of the 2024 Capital Budget. At its meeting of December 14th, 2023, City Council adopted the following resolution:

"That Project INF00138 Downtown Revitalization be removed from the 2024 Capital Budget and the 2025-2028 Capital Forecast and considered at the regular

meeting of Council held on March 21, 2024 when Council will have a better understanding of the overall tax levy increase in 2024;

And further that staff be directed to prepare a report for the March 21, 2024 Council meeting outlining options to reduce the scope and the cost of the project;

And further that staff be directed to undertake community consultation, including a survey, outlining the specifics of the project and associated costs, and seeking feedback from the public on advancing the project.”

The redevelopment of Dundas Street between Riddell Street and Wellington Street was approved by City Council at its meeting of March 21, 2024 with the following approved resolution.

“That Woodstock City Council direct staff to proceed with Option 4 and approve a revision to the 2024 Capital Budget to include \$2,700,000 for Project INF00138 to be financed by debenture;

And further that City Council direct staff to proceed revising the Museum Square portion of the Downtown Woodstock Streetscape Master Plan to incorporate the demolition of 478/484 Dundas and a City Hall expansion and approve an additional \$60,000 for Project INF00138 to be funded from the Capital Reserve”

At the August 15, 2024 Council meeting, City Council approved award of the first phase of the Dundas Redevelopment project. Council also directed Staff to submit a report outlining future phases and the associated costs.

COMMENTS

The current Phase 1 is now Riddell Street to Wellington Street and has been awarded by Council to start in April 2025 (or earlier depending on weather and schedules). The work under this contract generally consists of reconstruction of the north side of Dundas Street from Riddell Street to Wellington Street and the south side of Dundas Street from Reeve Street to Wellington Street.

Moving forward, the phasing will be as shown on the attached figure. The original phase from Vansittart Avenue to Light Street will remain the same area, however, it is now Phase 4. The original phase from Wellington Street to Beale Street also remains the same but is now Phase 5. The remainder of the original Phase 2 from Light Street to Wellington Street is broken up into Phase 2 (Light Street to Graham Street) and Phase 3 (Graham Street to Riddell Street). This section is divided into two separate sections since the possession and demolition of 478/484 Dundas Street will impact this work and cannot happen before Summer 2026.

Below is a summary of each Phase, possible timing and rough cost estimates:

Phase 1 – Riddell Street to Wellington Street

- Project is awarded and construction is scheduled to begin April 2025 with an anticipated completion date of July 2025.
- Project budget is \$2,893,580.

Phase 2 – Light Street to Graham Street

- If approved as part of the 2025 Capital Budget, final design can occur during the winter season for a Spring 2025 tender and award. This leaves a few months between award and construction start in July 2025 (after completion of Phase 1) for the successful contractor to pre order material.
- Construction would be completed in the fall of 2025 with possible topcoat of asphalt being placed in the Spring of 2026 (weather dependent).
- Construction cost is estimated to be approximately \$2,900,000.

Phase 3 – Graham Street to Riddell Street

- This phase needs to occur after the demolition of 478/484 Dundas Street in order to avoid construction overlap or interference between the two projects. It cannot occur prior to the demolition since the new sidewalk will go to the face of the existing building. The city will be taking possession of this building in July of 2026.
- If scheduled for later in the summer, and the building demolition is completed prior, construction of this phase could occur in late 2026.
- Estimated cost for this work (excluding the demolition) is \$2,300,000.

Phase 4 – Vansittart Avenue to Light Street

- This phase of completing the Dundas Master Plan could be completed in 2027 for an estimated cost of \$2,500,000

Phase 5 – Wellington Street to Beale Street

- This last phase of the Dundas Street Reconstruction could occur in 2028.
- Cost would be approximately \$5,200,000

Phase 6 – Redevelopment of Museum Square

- This phase could occur simultaneously or anytime after the completion of Phase 3.
- If it is to be a stand-alone project, construction could occur in 2029.
- The plan for this project shown in the Master Plan is being redeveloped to include the space currently occupied by 478/484 Dundas and a possible future city hall addition so an accurate cost estimate is not possible at this time. Staff estimates that the cost would be in the ballpark of \$10,000,000 to \$15,000,000 depending on what the final scope is and what features are included in the final design.

- Ultimately it would be preferable for this work to occur after the addition to city hall, however, this may not be feasible.
- It may be possible to phase this work so that the redevelopment of the area adjacent to the city hall addition is delayed until after the addition occurs.

Phase 7 – City Hall Addition

- As part of revising the Museum Square redevelopment, Council also approved additional funds for a high-level look at a future city hall addition. This work has not progressed far enough yet to be able to provide a reasonably accurate cost estimate, however, Staff estimates that the cost will be in the ballpark of \$12 to \$17 million.

Council should keep in mind that currently cost estimates are estimated based on preliminary figures. More accurate estimates will be determined as final design is completed. Also, the farther out the project occurs in the timeline, the more impact inflation and other possible unknowns may influence the costs.

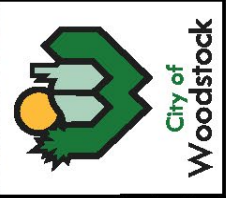
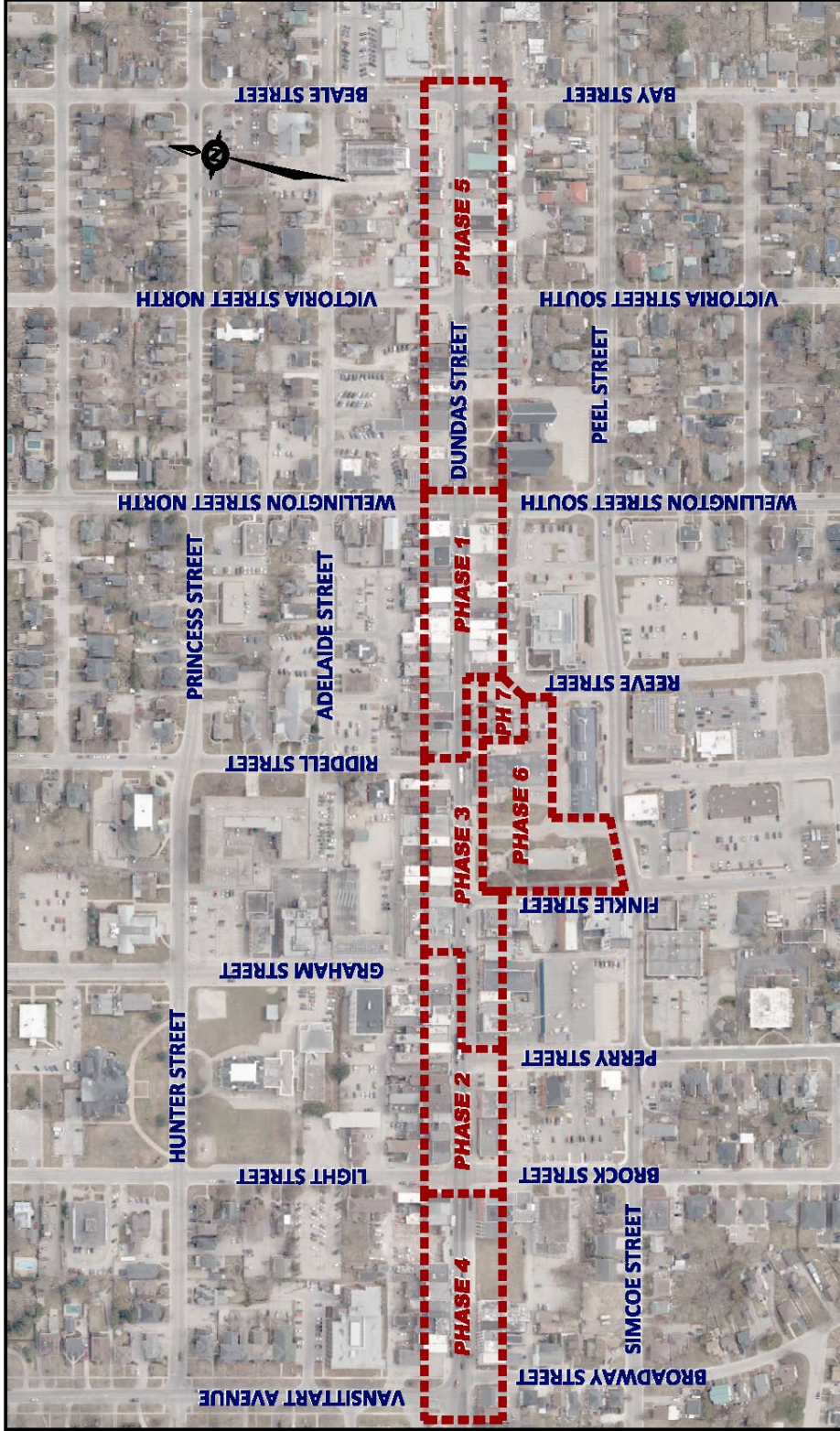
It should also be noted that other than Phase 1, which has already been tendered and Phase 3, which should not happen until 478/484 Dundas is demolished, Phasing can occur at Council's discretion. Phases can be delayed, accelerated or completed in conjunction with other phases as directed by Council. However, to be constructed in the desired year, the budget for the preferred construction will need to be approved as part of the Capital Budget the prior fall. The redevelopment of Museum Square also needs to occur after the demolition of 478/484 Dundas. Constructing Phases 6 and 7 simultaneously (or Phase 7 prior to Phase 6) may also be necessary depending on final proposal due to storage area in the city hall addition for Museum Square activities and room of construction necessary for the city hall addition.

RECOMMENDATION

That Woodstock City Council receive the report regarding Dundas Street Redevelopment Phasing and Cost Estimates as information.

Authored by: Harold de Haan, P.Eng., City Engineer

Approved by: David Creery, P.Eng., MBA, Chief Administrative Officer



DUNDAS STREET REVITALISATION PROJECT	Drawn: RTF
	Date: 5 SEPTEMBER 2024
	Scale: NOT TO BE SCALED
CONSTRUCTION PHASES	

