

Report No. INS-2021-045 - Attachment 2

Broadway - Replacement of Sidewalks and Boulevards

Comparison of Construction Schedule Options and Impacts

	Fall 2021 (Labour Day to Mid Nov)	Spring 2022 (Mid April to end June)	Fall 2022 (Mid August to end October)
Constructability	Start after Labour Day weekend will avoid peak summer patio season. Some completion work in spring of 2022 may be required to avoid Christmas season and weather protection of concrete.	Favourable weather for construction including concrete curing. Best time period from a construction standpoint.	Projected start mid August to ensure completion prior to cold weather and Christmas shopping. Minimal risk of carry-over to 2023.
Businesses and Events	Anticipates businesses will be allowed indoor service by September minimizing the impact on outdoor cafes. Largely completing the project this fall would provide for 2022 to be unencumbered for outside activities and events.	Construction would impact and limit events planned for spring 2022, including the Blues and Jazz Festival.	The spring and early summer season would be unencumbered, but any events after mid-August would be impacted.
Maintenance	Earliest construction completion will reduce the maintenance of existing surfaces and protection of trip hazards.	Increased maintenance costs due to deterioration of existing sidewalks and paving stones over the winter.	Increased maintenance costs due to deterioration of existing sidewalks and paving stones over the winter and spring of 2022.
Program Objectives	Work is budgeted for 2021. Project was already pushed 1 year. Completion of new surface will improve overall appearance and functionality of the sidewalks and boulevards. Accessibility will be improved with smoother surfaces and updates to meet current standards. These new surfaces would be in place for 2022 when we hope and anticipate Ontario to be fully reopened.	There will be a delay in completion of the needed work, including safer and more accessible walking surfaces.	There will be a further delay in completion of the needed work, including safer and more accessible walking surfaces. New surfaces will not be in place for the 2022 business and festival season.
Construction Costs	Difficult to assess. Shortage of some construction materials is being	Typically, construction costs will rise each year due to inflation. Post-covid	Typically, construction costs will rise each year due to inflation. Post-covid

	reported. Despite Covid impacts, indications are that that tendering is fairly aggressive this year.	construction season could be busy in 2022 leading to higher prices, but this is an unknown.	construction season could be busy in 2022 leading to higher prices, but this is an unknown.
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