

COMMITTEE OF THE WHOLE – JUNE 17, 2014

AWARD OF TENDER T14-072 VAUGHAN HEALTHCARE CENTRE – CONTRACT 1 SITE PRE-GRADING/MAJOR MACKENZIE DRIVE IMPROVEMENTS WARD 1

Recommendation

The Commissioner of Engineering and Public Works and the Director of Engineering Services, in consultation with the Director of Purchasing Services and the Commissioner of Finance and City Treasurer recommend:

1. That Committee of the Whole at its meeting of June 17, 2014 give consideration to the recommendations contained within a Communication to be provided following the tender opening for T14-072 –Vaughan Healthcare Centre – Contract 1 – Site Pre-Grading/Major Mackenzie Improvements.

Contribution to Sustainability

Not Applicable.

Economic Impact

The economic impact to the City is unknown at this time. Tender No. T14-072 will close on June 10, 2014 (following the writing of this report), and the economic impact will be identified separately in a Communication to the Committee of the Whole.

Funding for this project is available in the previously approved Capital Project CO-0054-09 – Vaughan Hospital Precinct Development and in the City's Wastewater Reserve. A ten percent contingency amount will be requested to address unforeseen work in completing the scope of this project that was designed with an exceptionally aggressive schedule.

As previously reported to Council, discussions are ongoing with Mackenzie Health (MH) regarding the apportionment of capital costs for the development of the land to form the basis of a Cost-Sharing Agreement to be executed in parallel with the proposed Ground Lease Agreement. The City has proceeded with the detailed design of the required infrastructure in order to meet the Hospital development timeline requirements with the potential of future proportionate cost-recovery from MH. Any residual funds will be transferred back to the original funding source upon completion of the project.

Communications Plan

The results of this tender will be made available the week prior to the June 17, 2014 Committee of the Whole meeting.

Once the project is awarded, Engineering Services staff will advise the Mayor and Members of Council and will distribute a Notice of Construction to the affected residents.

Purpose

To obtain Council approval for the award of Tender No. T14-072 for the Vaughan Healthcare Centre – Contract 1 Site Pre-grading and Major Mackenzie Drive Improvements.

Background – Analysis and Options

Development of the Healthcare Precinct and of the Mackenzie Vaughan Hospital site is dependent on municipal road connections and municipal servicing solutions

The Vaughan Healthcare Centre Precinct is located in the northwest quadrant of Major Mackenzie Drive and Jane Street, bounded by Highway 400 to the west, a residential community to the north, Jane street to the east and Major Mackenzie Drive to the south (Attachment 1).

The City of Vaughan acquired 33.2 ha (82 acres) parcel of land on the northwest quadrant of Major Mackenzie Drive and Jane Street for an urban Vaughan Healthcare Centre Precinct Plan (VHCPP) and 2 ha (5 acres) parcel south of Major Mackenzie Drive, as a potential future transit hub.

City Council approved the Vaughan Healthcare Precinct Plan, identifying all road and water, wastewater and stormwater servicing requirements in November 2013

Vaughan City Council approved in November 2013, the final Vaughan Healthcare Precinct Plan. Among other things, this plan identified the site (Block 2) of the new Mackenzie Vaughan Hospital (MVH) within the Vaughan Healthcare Precinct, and a coordinated integrated infrastructure network of road, stormwater, water and wastewater servicing needs which will serve both the MVH site and the remaining developable lands in the City's Precinct. The City has approved the VHCPP to illustrate and guide development of the site. City is in the process of completing a Draft Plan of Subdivision to fulfill Planning Act approval requirements.

The lands within the Vaughan Healthcare Precinct are encumbered with historic road infrastructure currently serving Cedar Fair (Canada's Wonderland) and drainage channels crossing the precinct. For orderly development of the Precinct, and of the MVH site specifically to proceed in an orderly fashion, new municipal infrastructure must be constructed. These infrastructure requirements for the VHCPP are intended to be constructed in stages through separate contracts. The schedule for the first stage of infrastructure tendered under T14-072 (Contract1) required as part of the VHCPP is intended to commence in July 2014 and includes:

- Earthworks and site grading (Site Clearing, Removal of Existing Roads and Services)
- New Traffic Signals at Major Mackenzie Drive, Including Illumination and pavement markings
- Construction of new road network to modify access/egress to Canada's Wonderland
- SWM Pond, Channel and new culvert installation

The Province has committed to undertaking the MVH development on a very aggressive timeline and has indicated that Infrastructure Ontario (IO) is preparing to issue a Request for Proposals in the fall of 2014. City representatives have been notified that IO requires an "unencumbered" MVH land site (free of all easements) by this time. The above mentioned works will ensure that an "unencumbered" site can be provided based on the required timelines.

The second stage of works for the Vaughan Healthcare Centre Precinct Plan consists primarily of the internal sewer, water and storm water servicing. This work is currently in detail design and a separate tender is to be issued in late Summer 2014, with an anticipated completion date of September 2015 for all construction, consistent with Mackenzie Health's schedule for construction of the hospital.

The City pre-qualified general contractors with the experience and ability to successfully carry out the scope of this project

To ensure the on-going coordination of these works, the City sought submissions from experienced and qualified general contractors. By prequalifying general contractors, the City can reduce the level of uncertainty and risk that is associated with construction projects particularly given the scope and the aggressive timelines associated with this project.

Request for Pre-Qualification (RFPQ)14-069 was issued on March 24, 2014 and advertised on Bidding, Daily Commercial News, City's webpage and OPBA, with a closing date of April 9, 2014. A total of 22 compliant submissions were received. On April 17, 2014, the Pre-Qualification Evaluation Committee (Committee) met to evaluate the written submissions. Representatives from Engineering Services and Development/Transportation Engineering, with facilitation provided by Purchasing Services met to review and evaluate the submitted proposals.

A combined score of 75 points was stipulated in the RFPQ document as the threshold score for prequalifying a general contractor.

Further to completing both phases, the Committee recommended that the following four (4) contractors be prequalified:

1. Coco Paving Limited
2. Con Drain Company (1993) Limited
3. Tacc Construction Limited
4. Pilen Construction of Canada Limited

The proposals received from the above mentioned contractors demonstrated their financial and technical ability to successfully carry out the scope of this project. Each of the four proponents identified similar projects, in both size and scope, that they have recently completed. As a result, each received a score that met or exceeded the 75 points stipulated in the RFPQ document. References were checked as part of the contractor prequalification process for all successful bidders and were deemed satisfactory.

Since the contractors were pre-qualified there was no requirement to advertise this Tender. The Tender was available for pick up on May 30, 2014 and is scheduled to close on June 10, 2014.

The project is not considered to be high in complexity and is mostly defined with some potential uncertainty, therefore, a typical contingency of 10% has been identified as an appropriate amount to address any unforeseen work in completing the scope of this project and is appropriate considering the exceptionally compressed schedule to complete detail design.

Any residual funds will be transferred back to the original funding source upon completion of the project.

The results of this process and any recommendations will be brought forward by Communication to the June 17, 2014, Committee of the Whole meeting, and should be made available the week of June 9, 2014.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities previously set by Council and ties into the following Vaughan Vision 20/20 Goals and Objectives:

Goal: Service Excellence

Objective: Promote Community Safety, Health, & Wellness

Continuing with the Hospital Precinct Development, and completing the servicing of the lands for the new Mackenzie Vaughan Hospital in partnership with Mackenzie Health, will ultimately

provide a new much-awaited hospital and healthcare facility for Vaughan, thus contributing to fulfilment of this vital Strategic Objective.

Regional Implications

The Region of York continues to be a participating stakeholder for the required approvals during the detailed design and construction of infrastructure related to the development of the Precinct Plan.

Conclusion

The results of Tender T14-072 will be provided by Communication prior to the June 17, 2014, Committee of the Whole meeting, after the received bids have been evaluated for the required work as part of the Vaughan Healthcare Precinct Development.

Attachments

1. Location Map

Report Prepared by:

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Respectfully submitted,

Paul Jankowski
Commissioner of Engineering and Public Works

Jack Graziosi
Director of Engineering Services

PM:mc

ATTACHMENT NO. 1



LEGEND

- Subject Lands
- Delineation of work areas

LOCATION MAP
TENDER T14-072
Contract 1
 Vaughan Healthcare Centre Precinct

SCALE: N.T.S.