

COUNCIL – OCTOBER 29, 2013

**BUDGET AMENDMENT AND AWARD OF RFP 13-331
DESIGN BUILD OF PLEASANT RIDGE LIBRARY
(PREVIOUSLY THORNHILL WOODS LIBRARY) - WARD 4**

C	10
Item #	25
Report No.	42 (CW)
Council - October 29/13	

Recommendation

The Commissioner of Community Services, in consultation with the Acting Commissioner of Finance, the Director of Purchasing Services, and the Chief Executive Officer of Vaughan Public Libraries provides the following recommendation on behalf of the Vaughan Public Library Board for Council's approval:

1. That RFP 13-331 for the Design Build of Pleasant Ridge Library be awarded to Maystar General Contractors Inc. in collaboration with Diamond Schmitt Architects in the amount of \$ 2,878,000.00 plus applicable taxes; and,
2. That a 10% contingency allowance in the amount of \$287,800.00, plus applicable taxes be approved within which the Commissioner of Community Services or his designate is authorized to approve amendments to the contract; and,
3. That the above amounts plus the applicable administration recovery fee be funded from capital budget LI-4532-11 Pleasant Ridge Library; and,
4. That surplus funds in the amount of \$408,000 from Vaughan Public Libraries' 2013 Operating Budget be reallocated to the LI-4532-11 Pleasant Ridge Library capital project budget; and,
5. That the inclusion of the matter on a public Committee or Council agenda for the budget amendment is deemed sufficient notice pursuant to Section 2 (1) (c) of By-law 394-2002; and,
6. That the Mayor and City Clerk be authorized to sign all documentation necessary to complete the contract.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, Community Sustainability Environmental Master Plan, Goal 2, Objective 2.3:

- To create a City with sustainable built form.

Economic Impact

The funding for the Design Build of the Pleasant Ridge Library in the amount of \$3,812,550 has been approved in Capital project LI-4532-11 Pleasant Ridge Library.

The 2013 Vaughan Public Library operating budget included \$582,782 for the operation of the Pleasant Ridge Library, which was not spent as the library has not been constructed. As of August 31, 2013 the Library has achieved an overall favourable variance of \$241,893, **not** including the unspent operating budget for the Pleasant Ridge Library. It should be noted that if the current favourable variance of \$241,893 is not realized, the favourable variance of \$582,782 pertaining to the Pleasant Ridge Library operating budget would still be realized at year end. The Library Board has requested that \$408,000 of the 2013 unspent operating budget be transferred to the Pleasant Ridge Library capital project as additional funding at year end.

The transfer of unspent 2013 funding of \$408,000 from the Library's operating budget to increase the budget for the Pleasant Ridge Library construction will reduce the City's potential 2013 year end position and subsequent carry forward.

Communications Plan

Corporate Communications will issue a news release on the new library and publicize it through the City's website and social media networks.

Purpose

The purpose of this report is to seek approval of VPL recommendation to award Request for Proposal 13-331 - Design Build of Pleasant Ridge Library to Maystar General Contractors Inc. in collaboration with Diamond Schmitt Architects.

Background - Analysis and Options

This project is for the design and construction of a new Pleasant Ridge Library in Thornhill Woods, Block 10 to provide library services in a rapidly expanding and established community.

In the 2011 budget deliberations, Council approved funds to construct a library as an addition to the North Thornhill Community Centre. The Vaughan Public Library Board directed staff to pursue a design build process to accelerate the project to build the library. Request for Proposal (RFP) 11-444 was released November 8, 2011 inviting bids from architect contractor teams to design and build this library. Stage One of the competition closed December 12, 2011. Bids from ten (10) proponents were evaluated and three (3) highest scores were identified and those bidders were prequalified to advance to Stage Two of the competition.

In Stage Two of the RFP process, the three (3) prequalified bidders were invited to submit detailed drawings to the Evaluation Committee by a March 13, 2012 closing date. All three (3) proposals received far exceeded the approved budget. As a result, Stage Two of the RFP 11-444 competition was cancelled in July 2012.

The scope of the project was then reduced and the three (3) prequalified bidders were invited to submit revised proposals to RFP 12-365. Only two (2) of the three (3) prequalified bidders submitted proposals before the closing date of December 6, 2012. Following a review by the Bid Review Committee composed of representatives from Purchasing, Legal, and Building and Facilities Departments and Vaughan Public Libraries, one bid was rejected, and one was deemed non compliant, therefore the bidding process was cancelled as there were no compliant bids.

Staff reported the results to the Vaughan Public Library Board on January 17, 2013, which directed staff to issue a new RFP for the Design Build of Pleasant Ridge Library.

On January 29, 2013, Council approved the Library Board's recommendation to issue a new RFP for the Design Build of the Thornhill Woods Library. Staff proceeded with a two stage RFP process:

In Stage 1, RFPQ 13-133, staff requested contractor and architect teams to submit proposals for the Design Build of the library. The RFPQ was issued on June 12, 2013, and closed on July 12, 2013. Submissions from thirteen (13) proponents were evaluated and the nine (9) highest scorers were prequalified to advance to Stage two of the RFP.

In Stage 2, RFP 13-331 was issued to the nine (9) prequalified stage 1 proponents. In this RFP, the proponents were requested to submit detailed drawings to the Evaluation Committee. The RFP was issued on August 15, 2013 and closed on September 19, 2013, with seven (7)

submissions received. Following a review by the Evaluation Committee, the four (4) highest scoring proponents were invited to present their proposals before the Evaluation Committee members, with members of the Vaughan Public Library Board observing. The presentations took place on October 16, 2013, at the end of which the Evaluation Committee met to finalize the evaluation and determine the highest scoring proponent. The Committee took into account the presentations to assist them in completing the evaluation. At the completion of the Evaluation, the Committee determined that Maystar General Contractors Inc. in collaboration with Diamond Schmitt Architects provided the highest scoring proposal.

In particular, the design of the proposed library integrates well with the architecture of the adjoining North Thornhill community centre as it relates to its contemporary design and use of similar building materials. The use of full wall exterior glass, a clear span interior and an open roof area provided flexibility and maximizes the use of natural light to the interior and exposure to the streetscape.

On October 17, 2013 the Vaughan Public Library Board reviewed a report presented by the Library CEO in consultation with the Evaluation Committee, and passed the following motion:

- That the Vaughan Public Library Board approve the recommendation of the RFP Evaluation Committee that Maystar General Contractors, in collaboration with Diamond Schmitt Architects, be awarded RFP 13-331 to provide services for the Design Build of the Pleasant Ridge Library in the amount of \$ 2,878,000 (excluding taxes);
- and that the Vaughan Public Library Board approve the amount of \$408,000 to be included in the budget for the Pleasant Ridge Library project from surplus funds in Vaughan Public Libraries' 2013 Operating Budget;
- and that the Vaughan Public Library Board's recommendation (see attached) be forwarded to the City of Vaughan Council.

RFP 13-331 Design Build OF Pleasant Ridge Library Financial Summary Maystar General Contractors Inc. in collaboration with Diamond Schmitt Architects	
Approved Capital Budget (LI-4532-11)	3,812,550.00
Less: Expenses/Commitments to Date (<i>Rounded</i>)	579,050.00
Furniture/Millwork	323,000.00
Current Funds Remaining	2,910,500.00
Tender Costs (RFP 13-331)	2,878,000.00
Contingency Allowance (10%)	287,800.00
Sub-Total	3,165,800.00
Non Refundable Portion of HST (1.76%)	55,718.08
Sub-Total	3,221,518.08
Administration Recovery (3%)	96,645.54
Total Tender Costs	3,318,163.62
Total Tender Costs	3,318,163.62
Short fall (rounded)	(408,000.00)
Requested Reallocation from Operating	408,000.00
Net	0.00

The City's Project team will be led by the Director of Building and Facilities, and will consist of a project manager, representatives from Vaughan Public Libraries and other stakeholders as necessary. The City will also engage a project management consulting firm to assist in the administration of this project. The project management consultant will report to the project team, and will perform the following duties: Review the design for completeness; Conduct site inspections with the City's project manager to ascertain progress and track key milestones noted in the schedule; They will also independently certify the contractor's progress payments; assist the project team in responding to technical enquiries; in consultation with the City's project manager, issue instructions and change notices to the contractor as required, track these changes, and provide the project team with monthly reports.

Relationship to Vaughan Vision 2020 / Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the project will provide:

- **STRATEGIC GOAL:**
Service Excellence – Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**
Pursue Excellence in Service Delivery; and Enhance and Ensure Community Safety, Health and Wellness.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated.

Regional Implications

N/A.

Conclusion

The process of evaluating RFP 13-331 submissions was completed successfully, and Maystar General Contractors, in collaboration with Diamond Schmitt Architects was selected as the highest scoring proponent. Vaughan Public Library Board endorsed the outcome of the evaluation process, and is recommending that Vaughan City Council approve the award of the RFP to Maystar General Contractors, in collaboration with Diamond Schmitt Architects, in the amount of \$2,878,000 plus contingency allowance, applicable taxes and administration recovery as shown in the table above. .

Attachments

Attachment #1: Vaughan Public Library Board Motion, October 17, 2013.

Attachment #2: Vaughan Public Library Board Recommendation, October 17, 2013.

Attachment #3: Vaughan Public Library Board motion to rename the Block 10 Library: "Pleasant Ridge Library".

Report prepared by:

Vick A. Vignarajah, Project Engineer, Building and Facilities, Ext. 8118
Michael Shatil, Director of Building and Facilities, Ext. 8173

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Kallideen', with a long horizontal flourish extending to the right.

Marlon Kallideen,
Commissioner of Community Services

NEW BUSINESS – AGENDA ITEM #8.2

**RFP FOR DESIGN BUILD CONTRACT –
THORNHILL WOODS NEIGHBOURHOOD LIBRARY**

RECOMMENDATION:

THAT the Vaughan Public Library Board approve the recommendation of the RFP Evaluation Committee that Maystar General Contractors, in collaboration with Diamond Schmitt Architects, be awarded RFP 13-331 to provide services for the Design Build of the Thornhill Woods Neighbourhood Library in the amount of \$ 2,878,000 (excluding taxes).

AND THAT the Vaughan Public Library Board approve the amount of \$408,000 to be included in the budget for the Thornhill Woods Neighbourhood Library project from surplus funds in Vaughan Public Libraries' 2013 Operating Budget;

AND THAT the Vaughan Public Library Board's recommendation be forwarded to the City of Vaughan Council.

This report is written in consultation with the Commissioner of Community Services and the Director of Purchasing Services.

BACKGROUND

In March 2011, in response to very active lobbying by the residents of Block 10 for a library presence in the Thornhill Woods community, the Library Board reviewed the priority of building projects funded by development charges. As a result of this review, the Library Board approved a redistribution of development charges for the funding of library facilities within the Thornhill Woods community of 6,000 to 10,000 square feet to begin construction in 2011.

A deputation was made to City of Vaughan Council on Tuesday, March 8, 2011 for support for an amended budget submission. A motion to endorse the recommendation was approved.

At the Library Board meeting of April 14, 2011, the document *Proposed Building Plan and Proposed Architectural Considerations for Thornhill Woods Neighbourhood Library* was discussed and input from the Board was solicited. Following the discussion, staff revised, enhanced and renamed the document to *Architectural Considerations for Thornhill Woods Neighbourhood Library*. A copy was forwarded to the Commissioner of Community Services for inclusion in the Terms of Reference of the Request for Proposal (RFP) for Design/Build Services as it succinctly defines the Board's vision for the Thornhill Woods Neighbourhood Library.

PROCUREMENT

An initial Request for Proposal (RFP 11-444) issued on November 8, 2011 and closed December 6, 2011, was subsequently cancelled in July 2012, when all three prequalified stage 2 proposals received were considerably over budget. In October 2012, it was determined to revise the scope of the project (RFP 12-365) and request the three prequalified contractors to resubmit proposals to be reviewed by a Bid Review Committee, comprised of representatives from Purchasing, Legal, Building and Facilities, and Vaughan Public Libraries. Two proposals were submitted in response to this request. In December 2012, the Bid Review Committee disqualified one proposal and rejected the second. RFP 12-365 was subsequently cancelled.

At its January 17, 2013 meeting, the Library Board passed a motion to reissue a new RFP for the Design Build of the Thornhill Woods Neighbourhood Library and that surplus funds to a maximum amount of \$750,000 from the 2012 Operating Budget be transferred to the budget for the project.

The Request for Prequalification (RFPQ 13-133) – *Prequalification of Design Builders to Design Build Thornhill Woods Neighbourhood Library* - was released June 12, 2013 with a closing date of July 12, 2013. In all, three addendums were issued.

Eighteen respondents attended the mandatory site meeting on June 27, 2013. The following respondents submitted proposals:

1. Anacond Contracting Inc.
2. Bondfield Construction Company Limited
3. Buttcon Ltd.
4. Dineen Construction Corporation
5. Elite Construction Inc.
6. Buttcon Limited
7. Garritano Bros Ltd.
8. Integrated Building & Design Corporation
9. Jasper Construction Corporation
10. Maystar General Contractors
11. Mettko Design Builders
12. Pegah Construction Ltd.
13. Remo General Contracting Ltd.
14. Struct-Con Construction Ltd.

RFPQ submissions were distributed to the Evaluation Committee, composed of City of Vaughan and Vaughan Public Libraries staff. Submissions were evaluated using the following criteria:

1. Company Profile	15
2. Design Build Project Team	30
3. Preliminary Schematic Design	40
4. Quality of Submission	5
5. References	10
Total Points:	100

From this evaluation, nine proponents were identified to advance to the second stage based on achieving a minimum score of 70% to be prequalified. RFP 13-331 was released August 15, 2013 with a closing date of September 10, 2013, which was subsequently extended to September 19, 2013. In all, two Addendums were issued.

The following proponents were invited to submit proposals:

1. Anacond Contracting Inc.
2. Bondfield Construction Company Limited
3. Buttcon Ltd.
4. Elite Construction Inc.
5. Garritano Bros Ltd.
6. Jasper Construction Corporation
7. Maystar General Contractors
8. Remo General Contracting Ltd.
9. Struct-Con Construction

A total of seven bids were received and were distributed to the Evaluation Committee, composed of City of Vaughan and Vaughan Public Libraries staff. Submissions were evaluated using the following criteria:

1.	Project Team	5
2.	Work plan and schedule	20
3.	Detailed design	35
4.	Quality of submission	5
5.	Proposal cost	35
	Total points	100

From this evaluation, four proponents were short-listed to make a formal presentation of their design concepts, vision, construction planning, project management approach, quality control techniques and value added features to the Evaluation Committee on October 16, 2013.

The following proponents were invited to deliver presentations:

1. Anacond Contracting Inc.
2. Bondfield Construction Company Ltd.
3. Buttcon Ltd.
4. Maystar General Contractors

OUTCOME

The Evaluation Committee determined Maystar General Contractors partnering with Diamond Schmitt Architects as the highest scoring proposal, thus the recommended design build team to complete the project. In addition to obtaining the highest score, this design build team provided a design with the largest square footage, had favourable references and provided a realistic schedule that includes the opening of the Thornhill Woods Neighbourhood Library in November 2014.

Maystar General Contractors have integrated the Library Board's vision into the barrier-free design, abundant use of natural light and glass, flexible and adaptable space with a clear span structure, and a seamless transition from the North Thornhill Community Centre. The use of construction materials will complement the existing community centre, yet the library branch will be a focal point in the community as the building will be clearly identified in the landscape.

All submissions exceeded the currently approved budget for this project. Maystar General Contractor's submission was \$2,878,000. When the costs of taxes, reserve contribution, administration fee and contingency as determined by the City of Vaughan Finance Department's Capital Projects Control Policy are added, the total construction cost becomes \$3,376,737. Further project costs including land, furniture and equipment and costs related to the previous competitions bring the total project cost to \$4,220,574. The current budget for this project is \$3,812,550 leaving an estimated budget shortfall of \$408,000. The shortfall is comprised of costs related to the previous competitions (including legal opinion, architectural advisors and honorariums for the proponents), an increase in the square footage and additional contingency requirements. The additional \$408,000 for the project is required and the funding source will be the surplus from Vaughan Public Libraries' 2013 Operating Budget.

NEXT STEPS

Once the recommendation for the successful proponent is approved by the Library Board, the recommendation will go to the City of Vaughan Council Meeting on October 29, 2013 for approval by Council.

Prepared by:
Mergie Singleton, Chief Executive Officer

8. **REPORTS**

8.3 **RFP for Design Build Contract – Thornhill Woods Neighbourhood Library**

The Chief Executive Officer reviewed the RFP process to date and responded to questions and comments from the Board with the assistance of City staff.

MOTION: THAT the Vaughan Public Library Board approve the recommendation of the RFP Evaluation Committee that Maystar General Contractors, in collaboration with Diamond Schmitt Architects, be awarded RFP 13-331 to provide services for the Design Build of the Thornhill Woods Neighbourhood Library in the amount of \$2,878,000 (excluding taxes).

AND THAT the Vaughan Public Library Board approve the amount of \$408,000 to be included in the budget for the Thornhill Woods Neighbourhood Library project from surplus funds in Vaughan Public Libraries' 2013 Operating Budget;

AND THAT the Vaughan Public Library Board's recommendation be forwarded to the City of Vaughan Council.

MOVED BY: M. Di Biase

SECONDED BY: S. Kerwin

MOTION CARRIED.

8. **REPORTS**

8.2 **Naming of Block 10 Library**

MOTION: THAT the Board identify the name of the new Block 10 library as
"Pleasant Ridge Library".

MOVED BY: R. DeFrancesca

SECONDED BY: M. Di Biase

MOTION CARRIED.