

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 29, Report No. 18, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 6, 2014.

29

**SELECTION OF ENGINEERING CONSULTANT
FOR PROJECT CONTROL AND RISK MITIGATION CONSULTING SERVICES
FOR THE VAUGHAN HEALTHCARE CENTRE PRECINCT
RFP14-070**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Engineering Services, dated April 29, 2014:

Recommendation

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

1. That Request for Proposal 14-070 for Project Control and Risk Mitigation Consulting Services for the Vaughan Healthcare Centre Precinct in the City of Vaughan be awarded to p2i Strategies Ltd. in the estimated amount of \$138,370.00, plus applicable taxes and administration recovery; and
2. That the following project cost, plus applicable taxes, be approved:
 - a) A contingency allowance in the amount of \$20,000.00, plus applicable taxes and administration recovery be approved within which the Commissioner of Engineering and Public Works, or his designate is authorized to approve amendments to this contract;
 - b) That funding in the sum of \$166,000.00, including all contingency allowance, applicable taxes and administration recovery be approved from Capital Project No. CO-0054-09; and
3. That the Mayor and City Clerk be authorized to sign the appropriate documents.

Contribution to Sustainability

Not Applicable

Economic Impact

Funding for RFP14-070 – Project Control and Risk Mitigation Consulting Services in the amount of \$166,000.00 which includes a contingency allowance, administration recovery and applicable taxes for the Vaughan Healthcare Centre Precinct, is available within the previously approved Capital Project CO-0054-09 – Vaughan Hospital Precinct Development.

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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 29, CW Report No. 18 – Page 2

Communications Plan

Once the project is awarded, staff will advise the Mayor and Members of Council.

Purpose

To obtain approval to retain p2i Strategies Ltd. for Project Control and Risk Mitigation Consulting Services for the Vaughan Healthcare Centre Precinct (RFP14-070).

Background - Analysis and Options

Council previously approved the award of professional engineering services for the detailed design of municipal roads and servicing for the Hospital Precinct Development

The lands within the Hospital Precinct Development are encumbered with historic road infrastructure currently serving Canada's Wonderland as well as drainage channels crossing the lands. For orderly development of the Precinct, a new municipal road network to connect the developable blocks with the Regional Road network and to provide alternate access to Canada's Wonderland must be constructed. Furthermore, a new stormwater management strategy, including watercourse realignments and new municipal stormwater management ponds serving all development blocks, must also be implemented. Lastly, new municipal watermains and sanitary sewers, including a pumping station, are required.

On December 10, 2013, Council approved the recommendation of the Finance and Administration Committee to retain Cole Engineering Incorporated (Cole) to proceed with the detailed design engineering work for the infrastructure within the Hospital Precinct Development.

There are various components being carried out concurrently as a part of the development of the Vaughan Healthcare Centre, in addition to the detail design, which requires on-going coordination with all parties and agencies involved. Procurement of Project Control and Risk Mitigation Consulting Services for the Vaughan Healthcare Centre Precinct is recommended in order to minimize risks, ensure proper management of resources and costs in adhering to aggressive timelines in accordance with the City's, Region of York, Cedar Fair, and Ministry of Transportation requirements. The assignment is scheduled to commence immediately after award, with an anticipated completion date of September, 2015, consistent with Mackenzie Health's schedule for construction of the hospital.

Request for Proposal 14-070; Project Control and Risk Mitigation Consulting Services closed on April 9, 2014

In response to the Request for Proposal 14-070, submissions were received from the following consultants:

1. CBRE Limited
2. MHPM Project Managers Inc.
3. p2i Strategies Ltd.

An evaluation meeting was held on April 15, 2014, comprising of representatives from Engineering Services and Development/Transportation Engineering, facilitated by Purchasing Services to review and evaluate the submitted proposals.

A standardized scoring and ranking system was used for the proposal as follows:

Understanding of the assignment and familiarity of the assignment	(20%)
Project Control and Risk Mitigation	(20%)
Qualification of firm and of the staff assigned to the project	(30%)
Proposed Fee	(30%)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 29, CW Report No. 18 – Page 3

p2i Strategies Ltd. scored the highest number of points during the evaluation process. Based on the evaluation of the proposals, it is recommended that the proposal from p2i Strategies Ltd. be accepted for award.

The total cost for professional engineering services for this project, including contingency allowance, applicable taxes and administration recovery is calculated as follows:

p2i Strategies Ltd.	\$138,370.00
Contingency Allowance (approximately 15%)	\$ 20,000.00
Sub-Total	\$158,370.00
H.S.T. (1.76%) (not recoverable)	\$ 2,787.31
Total	\$161,157.31
Administration Recovery (3%)	\$ 4,834.72
Net Total Cost	\$165,992.03

ROUNDED \$166,000.00

As a result of the various components being carried out concurrently as a part of the development of the Vaughan Healthcare Centre, this multi commission project has many external constraints and is considered to be moderate in complexity with a mostly defined scope and uncertainties are anticipated. Therefore, a contingency allowance of 15% has been identified as an appropriate amount to address any unforeseen work in completing the scope of this project. All remaining funds for this assignment of the project will be returned to the original source and applied to other phases of the project.

References have been checked and p2i Strategies Ltd. has completed similar projects in the past of similar scope and is deemed qualified to undertake this assignment.

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 fulfillment of this vital Strategic Objective.

Regional Implications

The Region of York will 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

Staff recommends that this assignment be awarded to p2i Strategies Ltd. in the amount of \$138,370.00, plus applicable taxes and administration recovery.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 29, CW Report No. 18 – Page 4

Attachments

Not Applicable.

Report prepared by:

Paolo Masaro, Manager (Acting) Design Services, ext. 8446

COMMITTEE OF THE WHOLE – APRIL 29, 2014

SELECTION OF ENGINEERING CONSULTANT FOR PROJECT CONTROL AND RISK MITIGATION CONSULTING SERVICES FOR THE VAUGHAN HEALTHCARE CENTRE PRECINCT RFP14-070

Recommendation

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

1. That Request for Proposal 14-070 for Project Control and Risk Mitigation Consulting Services for the Vaughan Healthcare Centre Precinct in the City of Vaughan be awarded to p2i Strategies Ltd. in the estimated amount of \$138,370.00, plus applicable taxes and administration recovery; and
2. That the following project cost, plus applicable taxes, be approved:
 - a) A contingency allowance in the amount of \$20,000.00, plus applicable taxes and administration recovery be approved within which the Commissioner of Engineering and Public Works, or his designate is authorized to approve amendments to this contract;
 - b) That funding in the sum of \$166,000.00, including all contingency allowance, applicable taxes and administration recovery be approved from Capital Project No. CO-0054-09; and
3. That the Mayor and City Clerk be authorized to sign the appropriate documents.

Contribution to Sustainability

Not Applicable

Economic Impact

Funding for RFP14-070 – Project Control and Risk Mitigation Consulting Services in the amount of \$166,000.00 which includes a contingency allowance, administration recovery and applicable taxes for the Vaughan Healthcare Centre Precinct, is available within the previously approved Capital Project CO-0054-09 – Vaughan Hospital Precinct Development.

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.

Communications Plan

Once the project is awarded, staff will advise the Mayor and Members of Council.

Purpose

To obtain approval to retain p2i Strategies Ltd. for Project Control and Risk Mitigation Consulting Services for the Vaughan Healthcare Centre Precinct (RFP14-070).

Background - Analysis and Options

Council previously approved the award of professional engineering services for the detailed design of municipal roads and servicing for the Hospital Precinct Development

The lands within the Hospital Precinct Development are encumbered with historic road infrastructure currently serving Canada's Wonderland as well as drainage channels crossing the lands. For orderly development of the Precinct, a new municipal road network to connect the developable blocks with the Regional Road network and to provide alternate access to Canada's Wonderland must be constructed. Furthermore, a new stormwater management strategy, including watercourse realignments and new municipal stormwater management ponds serving all development blocks, must also be implemented. Lastly, new municipal watermains and sanitary sewers, including a pumping station, are required.

On December 10, 2013, Council approved the recommendation of the Finance and Administration Committee to retain Cole Engineering Incorporated (Cole) to proceed with the detailed design engineering work for the infrastructure within the Hospital Precinct Development.

There are various components being carried out concurrently as a part of the development of the Vaughan Healthcare Centre, in addition to the detail design, which requires on-going coordination with all parties and agencies involved. Procurement of Project Control and Risk Mitigation Consulting Services for the Vaughan Healthcare Centre Precinct is recommended in order to minimize risks, ensure proper management of resources and costs in adhering to aggressive timelines in accordance with the City's, Region of York, Cedar Fair, and Ministry of Transportation requirements. The assignment is scheduled to commence immediately after award, with an anticipated completion date of September, 2015, consistent with Mackenzie Health's schedule for construction of the hospital.

Request for Proposal 14-070; Project Control and Risk Mitigation Consulting Services closed on April 9, 2014

In response to the Request for Proposal 14-070, submissions were received from the following consultants:

1. CBRE Limited
2. MHPM Project Managers Inc.
3. p2i Strategies Ltd.

An evaluation meeting was held on April 15, 2014, comprising of representatives from Engineering Services and Development/Transportation Engineering, facilitated by Purchasing Services to review and evaluate the submitted proposals.

A standardized scoring and ranking system was used for the proposal as follows:

Understanding of the assignment and familiarity of the assignment	(20%)
Project Control and Risk Mitigation	(20%)
Qualification of firm and of the staff assigned to the project	(30%)
Proposed Fee	(30%)

p2i Strategies Ltd. scored the highest number of points during the evaluation process. Based on the evaluation of the proposals, it is recommended that the proposal from p2i Strategies Ltd. be accepted for award.

The total cost for professional engineering services for this project, including contingency allowance, applicable taxes and administration recovery is calculated as follows:

p2i Strategies Ltd.	\$138,370.00
Contingency Allowance (approximately 15%)	\$ 20,000.00
Sub-Total	\$158,370.00
H.S.T. (1.76%) (not recoverable)	\$ 2,787.31
Total	\$161,157.31
Administration Recovery (3%)	\$ 4,834.72
Net Total Cost	\$165,992.03

ROUNDED \$166,000.00

As a result of the various components being carried out concurrently as a part of the development of the Vaughan Healthcare Centre, this multi commission project has many external constraints and is considered to be moderate in complexity with a mostly defined scope and uncertainties are anticipated. Therefore, a contingency allowance of 15% has been identified as an appropriate amount to address any unforeseen work in completing the scope of this project. All remaining funds for this assignment of the project will be returned to the original source and applied to other phases of the project.

References have been checked and p2i Strategies Ltd. has completed similar projects in the past of similar scope and is deemed qualified to undertake this assignment.

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 fulfillment of this vital Strategic Objective.

Regional Implications

The Region of York will 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

Staff recommends that this assignment be awarded to p2i Strategies Ltd. in the amount of \$138,370.00, plus applicable taxes and administration recovery.

Attachments

Not Applicable.

Report prepared by:

Paolo Masaro, Manager (Acting) Design Services, ext. 8446

Respectfully submitted,

Paul Jankowski, P. Eng.
Commissioner of Engineering and Public Works

Jack Graziosi, P. Eng.
Director of Engineering Services

PM:mc