

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 34, Report No. 30, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 24, 2014.

34

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

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Engineering Services, dated June 17, 2014, be approved; and**
- 2) That the following be approved in accordance with Communication C3, from the Commissioner of Engineering and Public Works and the Director of Engineering Services, dated June 12, 2014:**
 - 1. That subsequent to the execution of the City's Memorandum of Understanding with Mackenzie Health, as directed by Council at its meeting of May 6, 2014, Tender T14-072, Vaughan Healthcare Centre – Contract 1 – Site Pre-Grading/Major Mackenzie Improvements, be awarded to Con Drain Company (1993) Limited in the amount of \$7,994,295.39, plus applicable taxes;**
 - 2. That a contingency allowance in the amount of \$1,200,000.00, plus applicable taxes, be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the contract;**
 - 3. That \$5,551,337.88 be funded by Capital Budget Project No. CO-0054-09 – Vaughan Hospital Precinct Development inclusive of contingency allowances, administration recovery fees and applicable taxes;**
 - 4. That a budget amendment in the amount of \$4,085,460.56 be approved for the culvert works on Major Mackenzie Drive and be funded from the City's Wastewater Reserve;**
 - 5. That the inclusion of this matter on a Public Committee or Council agenda with respect to amending the capital budget identified as Award Tender T14-072 is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002 as amended; and**
 - 6. That the Mayor and City Clerk be authorized to sign the appropriate documents.**

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.**

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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

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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

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(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 Biddingo, 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

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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

CITY OF VAUGHAN

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Report Prepared by:

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

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)



memorandum

DATE: June 12, 2014

TO: Mayor and Members of Council

RE: **COMMITTEE OF THE WHOLE – June 17, 2014**
REPORT 30, ITEM 34
AWARD OF TENDER T14-072
VAUGHAN HEALTHCARE CENTRE – CONTRACT 1
SITE PRE-GRADING/MAJOR MACKENZIE DRIVE IMPROVEMENTS
WARD 1

c.3
Communication
cw: June 17/14
Item: 34

Recommendation

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

1. That subsequent to the execution of the City's Memorandum of Understanding with Mackenzie Health, as directed by Council at its meeting of May 6, 2014, Tender T14-072, Vaughan Healthcare Centre – Contract 1 – Site Pre-Grading/Major Mackenzie Improvements, be awarded to Con Drain Company (1993) Limited in the amount of \$7,994,295.39, plus applicable taxes;
2. That a contingency allowance in the amount of \$1,200,000.00, plus applicable taxes, be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the contract;
3. That \$5,551,337.88 be funded by Capital Budget Project No. CO-0054-09 – Vaughan Hospital Precinct Development inclusive of contingency allowances, administration recovery fees and applicable taxes;
4. That a budget amendment in the amount of \$4,085,460.56 be approved for the culvert works on Major Mackenzie Drive and be funded from the City's Wastewater Reserve;
5. That the inclusion of this matter on a Public Committee or Council agenda with respect to amending the capital budget identified as Award Tender T14-072 is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002 as amended; and
6. That the Mayor and City Clerk be authorized to sign the appropriate documents.

Contribution to Sustainability

The development of the Vaughan Healthcare Centre will support environmental sustainability and fulfill a number of goals and objectives outlined by the plan, specifically:

Goal 2: To ensure sustainable development and redevelopment.

Goal 3: To ensure that Vaughan is a city that is easy to get around with low environmental impact.

The needs of pedestrians, redevelopment and public transit will be supported by the strengthening and improvement of the public realm. The Vaughan Healthcare Centre will be instrumental in establishing and enhancing a strong sense of place and community image, while integrating the area's contemporary

and heritage elements. Environmentally sustainable materials and features will facilitate pedestrian movement throughout the area, create street character, social spaces, streetscape quality and environmental sustainability.

Economic Impact

This capital project involves three distinct components. These are the Major Mackenzie Drive intersection and associated road works, the Precinct earthworks and grading, and the Major Mackenzie Drive culvert works required to reduce drainage impacts on the Precinct lands.

The original project schedule included the Major Mackenzie Drive culvert works as part of a second stage of works for the Vaughan Healthcare Centre Precinct Plan (a planned subsequent contract). During the finalization of Tender T14-072, it was determined that the culvert works needed to be included as part of the first tender package.

The culvert works needed on Major Mackenzie Drive is to alleviate a pre-existing flooding condition on the Precinct, resulting from upstream catchment area flows, which will benefit the entire Precinct. It is therefore appropriate to request Council approval of the funding for the culvert works from the Wastewater Reserve in the amount of \$4,085,460.56.

The remaining project cost of \$5,551,337.88 falls within the approved budget amount and is subject to the provisions of the Memorandum of Understanding that is to be executed between the City and Mackenzie Health, as directed by Council at its meeting of May 6, 2014. There is no additional economic impact to the 2014 Capital Budget Project No. 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, which will form the basis of the Infrastructure 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.

Communications Plan

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 property owners.

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

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 Biddingo, 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. Pilen Construction of Canada Limited
3. Tacc Construction Limited
4. Con Drain Company (1993) 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, which 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.

On June 10, 2014, bids were received for T14-072, 072 for the Vaughan Healthcare Centre – Contract 1 Site Pre-grading and Major Mackenzie Drive Improvements.

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 closed on June 10, 2014. A total of 4 sets of bid documents were picked up from the Purchasing Services Department and the following 4 bids were received:

<u>Contractor</u>	<u>Total Bid Amount (excl. H.S.T.)</u>
Coco Paving Limited	\$22,251,782.12
Pilen Construction of Canada Limited	\$11,339,700.30
Tacc Construction Limited	\$ 9,400,997.71
Con Drain Company (1993) Limited	\$ 7,994,295.39

The estimated cost for the construction of this project is \$9,636,798.44 and is calculated as follows:

Con Drain Company (1993) Limited Bid Price (excluding H.S.T.)	\$7,994,295.39
Contingency Allowance (approx. 15%)	<u>\$1,200,000.00</u>
Sub-Total	\$9,194,295.39
H.S.T. (1.76%) Not Recoverable	<u>\$161,819.60</u>
Total	\$9,356,114.99
Administration Recovery (3%)*	\$280,683.45
Net Total Cost	\$9,636,798.44

ROUNDED \$9,650,000.00

The project is considered to be moderate in complexity with a mostly defined scope with some uncertainties. In accordance with the Contingency Matrix (identified in Appendix 1 of the Capital Project Financial Administration and Reporting Policy), a contingency allowance of 15% has been identified as an appropriate amount to address any unforeseen work in completing the scope of this project considering the compressed schedule to complete the detail design.

Analysis of the bid results has been completed, confirming that the first stage of the project is within budget.

Based on the review by staff, it is appropriate to award T14-072 for the Vaughan Healthcare Centre – Contract 1 Site Pre-grading and Major Mackenzie Drive Improvements to Con Drain Company (1993) Limited

References were previously confirmed through the prequalification process and Con Drain Company (1993) Limited, who has completed similar projects, is deemed qualified to undertake this project. An analysis of the bids was undertaken and the lowest tendered price is appropriate to complete the scope of work. The underlying difference in the bids was attributed to the individual capabilities of the general contractors to import and export soil material as part of the site grading and earthworks. Therefore, it is appropriate to award this contract to the lowest compliant and responsive bidder, Con Drain Company (1993) Limited.

The required permits by Toronto Regional Conservation Authority, Ministry of the Environment, and the Ministry of Transportation to complete the work identified in this tender have been submitted and are in the process of being issued. However the associated construction activities will only commence after the City is in receipt of these permits.

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

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

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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

Staff recommends that this contract be awarded to Con Drain Company (1993) Limited in the amount of \$7,994,295.39, plus applicable taxes, reflecting the lowest compliant and responsive bid.

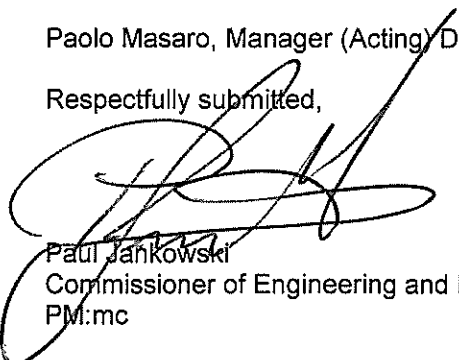
Attachments

1. Location Map

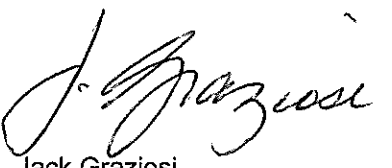
Report Prepared by:

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

Respectfully submitted,

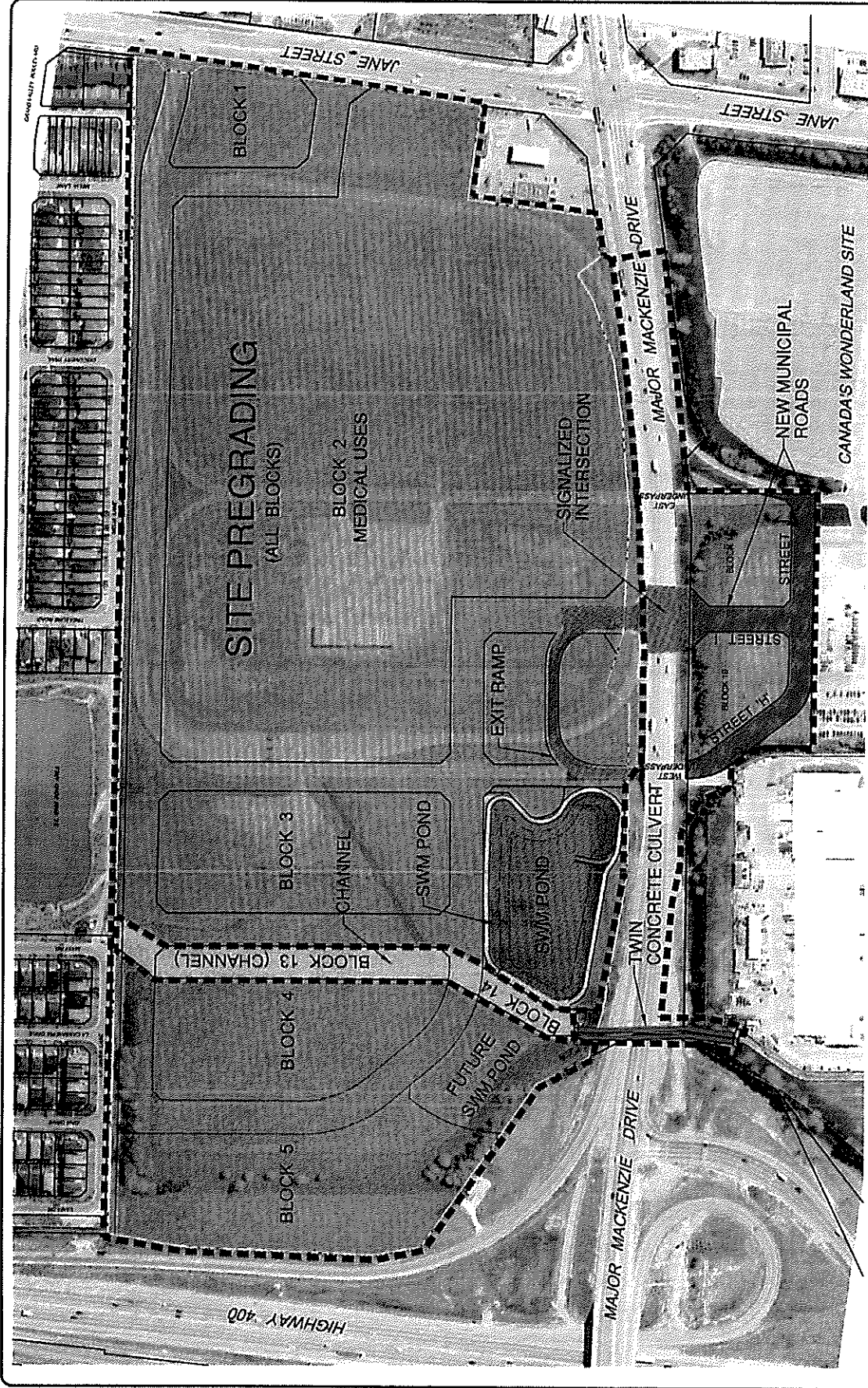


Paul Jankowski
Commissioner of Engineering and Public Works
PM:mc



Jack Graziosi
Director of Engineering Services

ATTACHMENT NO. 1



<p>LEGEND</p> <ul style="list-style-type: none"> Subject Lands Delineation of work areas 	<p>LOCATION MAP TENDER T14-072 Contract 1 Vaughan Healthcare Centre Precinct</p>	<p>SCALE: N.T.S.</p>
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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.

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Communications Plan

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Purpose

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Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

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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:

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

Respectfully submitted,

Paul Jankowski
Commissioner of Engineering and Public Works

Jack Graziosi
Director of Engineering Services

PM:mc

The map illustrates the Site Pregrading project area, which includes Blocks 1 through 5, Block 13 (Channel), and Block 14. The project is situated along Jane Street and Major Mackenzie Drive, with Highway 400 running parallel to the south. Key features include:

- Blocks:** Block 1, Block 2 (Medical Uses), Block 3, Block 4, Block 5, Block 13 (Channel), and Block 14.
- Streets:** Jane Street, Major Mackenzie Drive, Highway 400, and various local streets including West Lane, Discovery Trail, and New Municipal Roads.
- Infrastructure:** Signalized Intersection, Exit Ramp, Concrete Culvert, and a Future SWM Pond.
- Water Features:** SWM Ponds and a Channel.
- Other Features:** Canada's Wonderland Site, New Municipal Roads, and a Signalized Intersection.

Delineation of work areas

SCALE: N.T.S.

