

The Regional Municipality of York

Committee of the Whole
Finance and Administration
April 16, 2020

Report of the Commissioner of Corporate Services

Consulting Services for Construction of the Southeast District Road Maintenance Yard and Snow Management Facility at 10988 and 10990 Warden Avenue in the City of Markham

1. Recommendations

It is recommended that:

1. Council approve the award of consulting services for construction of the Southeast District Road Maintenance Yard and Snow Management Facility at 10988 and 10990 Warden Avenue, in the City of Markham, to IBI Group Professional Services (Canada) Inc., pursuant to Request for Proposal P-19-150, at a total cost of \$3,070,000, excluding HST.
2. Council approve an increase of \$2,221,000 to the 2020 Capital Spending Authority and associated funding sources, including an increase of \$2,066,000 in Development Charges debt, and \$155,000 in Roads Capital Reserve for Transportation Business Initiatives, as included in the Property Services capital plan.
3. The Commissioner of Corporate Services be authorized to execute the contract on behalf of the Region.

2. Summary

This report seeks Council approval to award and enter into a contract with IBI Group Professional Services (Canada) Inc. for consulting services for construction of the Southeast District Road Maintenance Yard and Snow Management Facility at 10988 and 10990 Warden Avenue in the City of Markham (Attachment 1 & 2), under Request for Proposal (RFP) P-19-150.

The Region's Purchasing Bylaw requires Council authorization to award Requests for Proposal over \$2,000,000.

Key Points:

- In 2015, the Region acquired a 55-acre parcel of land at 10988 and 10990 Warden Avenue in the City of Markham for the Southeast District Road Maintenance and Snow Management Facility
- A Request for Proposal was issued to provide consulting services for planning, pre-design site investigations, detailed design, and contract administration for construction for this facility
- IBI Group Professional Services (Canada) Inc. submitted a proposal that achieved the highest technical score and lowest price at \$3,070,000, excluding HST and it is recommended that Council award the contract to this proponent
- Construction is targeted to begin in 2023 and scheduled to be completed in 2025

3. Background

In 2015, the Region acquired a 55-acre parcel of land at 10988 and 10990 Warden Avenue for a Road Maintenance and Snow Management Facility

In September of 2014, Council approved the acquisition of a 55-acre parcel of land at 10988 and 10990 Warden Avenue, in Markham, for a new Southeast District Road Yard and Snow Management Facility.

[The 2014 Council report](#) outlined the rationale for needing a new Roads Maintenance and Snow Management Facility to meet the future road maintenance needs of the Southeast District.

Conceptual plans have been completed and presented to City of Markham Staff

The Region retained The Planning Partnership to develop a Master Plan Concept for the site. A pre-consultation meeting was held with the City of Markham, the Region and Toronto and Region Conservation Authority in early 2019.

The pre-consultation meeting identified a number of planning approvals including a Zoning By-law Amendment to permit the associated office and outdoor storage and a Site Plan Application which will ensure the road network identified in the Future Urban Area study is protected for on the site prior to the Secondary Plan being in place. Part of the scope of this RFP is to develop all the plans and approval of all the required applications.

4. Analysis

Request for Proposal P-19-150 was issued in October 2019

Request for Proposal (RFP) P-19-150 for consulting services for construction of the Southeast District Road Maintenance Yard and Snow Management Facility at 10988 and 10990 Warden Avenue in the City of Markham, was issued for open public procurement on October 28, 2019.

The RFP detailed the scope of work required, which included planning, pre-design site investigations, schematic designs, design development, contract documents, and construction contract administration for construction of the Southeast District Road Maintenance Yard and Snow Management Facility.

The RFP closed on December 9, 2019. Of the 27 proponents that obtained the Request for Proposal, six submitted proposals and six compliant proposals were received.

Proposals were evaluated using the two-envelope system

RFP submissions were evaluated using the two-envelope system with technical and financial information submitted in separate envelopes. The overall proposal score was evaluated based on a weighting of 80 points for the technical proposal and 20 points for the financial proposal. Technical proposals were evaluated prior to any knowledge of financial information.

Technical components of the proposal must achieve a minimum technical score of 60% (48 points out of the potential 80 points) to have the financial portion of the proposal considered. If a proponent does not achieve this minimum technical score, its financial proposal is returned unopened. Technical and financial results are summarized in Table 1.

Evaluation of proposals resulted in IBI Group Professional Services (Canada) Inc. being the successful proponent

Evaluation of proposals resulted in IBI Group Professional Services (Canada) Inc. achieving the highest overall score and is therefore recommended for this assignment.

The proposal submitted by IBI Group Professional Services (Canada) Inc. demonstrated a clear understanding of project requirements and provided an experienced team committed to working with Regional staff. The proposal submitted by IBI Group Professional Services (Canada) Inc. represents the best value for the Region.

The Procurement Office reviewed the evaluation summary and issued its report confirming that IBI Group Professional Services (Canada) Inc. be recommended as the successful proponent to undertake the consulting services.

Table 1
P-19-150 Consultant Proposal Evaluation Summary

Proponent	Technical Score (out of 80)	Total Fee (\$) (excluding HST)	Financial Score (out of 20)	Total Score (out of 100)
IBI Group Professional Services (Canada) Inc.	64.00	3,070,000	20.00	84.0
RDH Architects Inc.	61.30	4,721,400	13.00	74.30
Diamond and Schmitt Architects Incorporated	51.40	3,414,885	17.98	69.38

5. Financial

The 2020 Property Services capital budget includes \$849,000 for the Warden Southeast District Yard project. The upset limit fee for this consulting assignment is \$3,070,000, excluding HST. Additional 2020 Capital Spending Authority of \$2,221,000 is required along with an increase in funding of \$2,066,000 in Development Charges debt, and \$155,000 from the Roads Capital Reserve is required to execute the contract. The timing of the capital expenditures and the total project cost in the Council-approved 2020 ten-year capital plan remain the same.

6. Local Impact

A new Southeast Maintenance District Yard and Snow Management Facility at 10988 and 10990 Warden Avenue will serve residents and businesses in the City of Markham and accommodate the current and future needs in the City of Markham.

7. Conclusion

Six proposals from consulting firms were received and evaluated for the provision of consulting services for construction of the Southeast District Maintenance Yard and Snow

Management Facility at 10988 and 10990 Warden Avenue, in the City of Markham, in accordance with the Region's Purchasing Bylaw.

IBI Group Professional Services (Canada) Inc. submitted a proposal that achieved the highest overall score and lowest price, and as such is the successful proponent pursuant to the requirements of the RFP and the terms of the Region's Purchasing Bylaw.

It is recommended that IBI Group Professional Services (Canada) Inc. be engaged to complete consulting services for the Southeast District Maintenance Yard and Snow Management Facility at 10988 and 10990 Warden Avenue, in the City of Markham, at a fee of \$3,070,000, excluding HST.

For more information on this report, please contact Michael Shatil, Director, Property Services at 1-877-464-9675 ext. 71684. Accessible formats or communication supports are available upon request.

Recommended by: **Dino Basso**
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**
Chief Administrative Officer

March 27, 2020
Attachments (2)
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