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REQUEST FOR PROPOSAL P-09-122 ARCHITECTURAL AND ENGINEERING SERVICES CENTRAL SERVICES CENTRE (CSC)

The Finance and Administration Committee recommends the adoption of the recommendation contained in the following report dated February 19, 2010, from the Commissioner of Corporate Services, with the following additional recommendation:

- 4. An early analysis of the traffic implications be reviewed with staff from the Town of Newmarket so that mitigation measures can be implemented prior to construction**

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize the award of Request for Proposal (RFP) No. P-09-122 for architectural and engineering services for design of the Central Services Centre (CSC) to WZMH Architects for a total price of \$6,245,185.00, excluding taxes.
2. Staff report back to Council with three (3) conceptual design options with full cost estimates, to assist Council in selecting a preferred architectural design for the first phase of the Central Services Centre development.
3. Staff continue to work with the Town of Newmarket and Regional Planning Department to seek input on potential design options and process strategies for Phase A, in the context of future development phases to facilitate further intensification of these important Regional Centre lands in the coming years.

2. PURPOSE

This report requests Council's authorization to award RFP P-09-122 to WZMH Architects, to provide architectural/engineering design services and required consulting studies to develop three (3) conceptual designs for Council's review, and if approved by Council, to then continue with the completion of all required final studies, contract documents, drawings, tendering and construction of the Central Services Centre.

3. BACKGROUND

In March 2009, Regional Council approved, in principle, the development of a Central Services Centre adjacent to the Administrative Centre, and authorized the Property Services Branch to undertake an RFPQ and RFP process to develop a pre-qualified shortlist and retain architectural/engineering services to begin the formal design process for a CSC facility, including POA courts.

Request for Pre-qualification (RFPQ) released in June 2009

RFPQ P-09-78 for architectural/engineering services for the CSC was released by Supplies and Services in June 2009. Consultants were notified by advertisement on the Electronic Tender Network and in the Daily Commercial News. The RFPQ closed on July 20, 2009 and fourteen (14) proposals were received by the Region. Representatives from Property Services and Supplies and Services evaluated the proposals in a two-stage process utilizing criteria based on qualifications and experience in relation to this project. The following five (5) firms were shortlisted having met or exceeded the minimum requirements of the RFPQ:

1. Cohos Evamy
2. HOK Architects Corporation
3. Kohn Pederson Fox Associates (KPF)/Kasian Architecture Ontario Inc
4. WZMH Architects
5. ZAS Architects Inc/Zeidler Partnership Architects

4. ANALYSIS AND OPTIONS

Request for Proposal (RFP) process now complete

The RFP was released to the shortlisted firms by Supplies and Services in December 2009 and closed on January 11, 2010. The Evaluation Team evaluated the submitted proposals which included an interview of all five firms. The Supplies and Services Branch facilitated the consensus evaluation meeting held on January 20, 2010. Table 1 lists the proponents that submitted proposals and illustrates the evaluation results.

Table 1

Proponent	Technical Score (70%)	Financial Score (30%)	Total Score (100%)	Total Price
WZMH Architects	57.75	28.50	86.25	\$6,245,185.00
HOK Architects	49.95	30.00	79.95	\$5,930,264.00
ZAS/Zeidler	53.65	24.60	78.25	\$7,244,635.00
Cohos Evamy	54.90	23.00	77.90	\$7,751,035.00
KPF/Kasian	51.15	24.90	76.05	\$7,136,110.00

WZMH Architects is extremely well qualified to undertake the Central Services Centre project for the following significant reasons:

- Experience developing the CSC Master Plan with a team including the Regional Planning Department, Rapidco, and the Town of Newmarket Planning Department, from July 2008 to March 2009, which was approved in principle by Regional Council;
- Experience designing a number of similar municipal and court facilities including the Peel Region Headquarters and Police Facility, the Durham Consolidated Courthouse, the Toronto Federal Courts, the BMO Data Centre, and the Nova Scotia Power Corporate Offices;
- The firm has significant experience with multi-headed institutional clients including work for all levels of government, as well as Ontario Realty Corporation, Infrastructure Ontario, and Public Works and Government Services Canada; and
- WZMH Architects has over 3 million square feet of construction either certified, or in the LEED certification process, including two major new office buildings seeking LEED GOLD (the Bay Adelaide Centre in Toronto and Centennial Place in Calgary), and one new office project designed to achieve LEED PLATINUM (Nova Scotia Power Corporate Offices).

5. FINANCIAL IMPLICATIONS

Full RFP price contingent on Council giving the go-ahead on a single design concept upon completion of Phase A of the project

The RFP for the CSC Project is broken down into three (3) distinct phases. Phase A consists of the pre-design and schematic design; Phase B consists of Design Development/Contract Documents/Tendering; and Phase C consists of Construction Contract Administration/Warranty/Post Occupancy. The price of the leading proponent (WZMH Architects) was \$934,600 for Phase A and approximately \$2.9 million and \$2.4 million for the other phases. A full cost analysis will be provided to Committee and Council for each of the 3 design concepts developed for the CSC. If Council chooses not to proceed to Phases B and C, the Architects contract will terminate at the end of Phase A.

6. LOCAL MUNICIPAL IMPACT

Development of a new Central Services Centre within Newmarket's Regional Centre will consolidate existing Regional services to better serve the Region's central and northern

citizens, while playing a significant role in anchoring the southern portion of Newmarket Centre and leading the way in providing transit supportive, energy efficient, accessible, and higher density development along Newmarket's Yonge Street corridor. This Regional investment will also greatly assist the Town's local economy.

7. CONCLUSION

Staff from both Property Services and Supplies and Services is confident that the bid received from WZMH Architects meets all the requirements of the RFP and that the total cost submitted for the work is within the estimated budget. It is recommended that WZMH Architects be awarded the contract so work could begin immediately, and the design concepts and cost analysis be presented to Council for approval.

For more information on this report, please contact Barry Crowe, Director of Property Services, at Ext.1684.

The Senior Management Group has reviewed this report.