

9

CONSULTANT SELECTION FOR CLASS ENVIRONMENTAL ASSESSMENT STUDY FOR THE RICHMOND HILL/LANGSTAFF GATEWAY URBAN GROWTH CENTRE WATER AND WASTEWATER SERVICING, TOWNS OF RICHMOND HILL AND MARKHAM, PROJECTS 75700/75650

The Environmental Services Committee recommends the adoption of the recommendations contained in the following report dated May 3, 2012, from the Commissioner of Environmental Services with the following additional recommendation:

- 3. Staff consult with Town of Richmond Hill and Town of Markham planning staff regarding the service area for the Class Environmental Assessment Study.**

1. RECOMMENDATIONS

It is recommended that:

1. The Municipal Infrastructure Group Ltd. be engaged to provide engineering services to undertake the Class Environmental Assessment study for the Richmond Hill/Langstaff Gateway Urban Growth Centre Water and Wastewater Servicing project as outlined in this report, at a fee of \$876,989 excluding taxes.
2. The approved 2012 Total Project Budget Authority for projects 75700 and 75650 be increased from \$35,000 to \$130,000 and from \$55,000 to \$970,000 respectively, excluding taxes and be debt financed and repaid from Development Charges.

2. PURPOSE

This report seeks Council authorization to retain engineering services and to increase the Total Project Budget Authority related to the Class Environmental Assessment study for the Richmond Hill/Langstaff Gateway Urban Growth Centre Water and Wastewater Servicing project. A location plan is appended to this report (*see Attachment 1*).

The Region's Purchasing Bylaw requires Council authorization to award a Request for Proposal over \$500,000 or when the recommended proponent does not have the lowest cost. In this case, the recommended proponent submitted the lowest cost; however their bid is greater than \$500,000.

3. BACKGROUND

Richmond Hill and Markham have undertaken planning studies for the Richmond Hill/Langstaff Gateway Urban Growth Centre to accommodate 48,000 residents and 31,000 jobs

The Towns of Richmond Hill and Markham have each initiated concurrent planning processes for their segments of the Richmond Hill/Langstaff Gateway Urban Growth Centre, beginning in early-2009 and mid-2008, respectively. Emerging through each process is a land use vision for the Richmond Hill/Langstaff Gateway Urban Growth Centre which is high-density, mixed use and transit-oriented development. Extension of the Yonge Subway plays a critical component in development of this urban growth centre. The Class Environmental Assessment process includes consultation with the Yonge Subway stakeholder group. The Richmond Hill/Langstaff Gateway Urban Growth Centre is planned to accommodate approximately 48,000 residents and 31,000 jobs in total. This urban growth centre is strategically important at both a Regional and Provincial level given its central location, proximity to the future extension of the Yonge Subway and unique characteristic as being the only such centre located within two local municipalities.

New water and wastewater servicing infrastructure are required to accommodate the Richmond Hill/Langstaff Gateway Urban Growth Centre

Analysis of water and wastewater servicing requirements to support development of the Richmond Hill/Langstaff Gateway Urban Growth Centre was undertaken by the Region in consultation with staff from the Towns of Richmond Hill and Markham. Key findings of this analysis include:

- A new Regional gravity sewer line is required to service the proposed Richmond Hill/Langstaff Gateway Urban Growth Centre
 - A new local sewage pumping station and forcemain is required to divert sewage from the Langstaff Gateway west of the CN Rail to the new gravity sewer
 - It is recommended that water supply for the Richmond Hill/Langstaff Gateway Urban Growth Centre be serviced from Pressure District 6 through an existing 1050 mm watermain within the service area
 - Combining the projected population for the Richmond Hill/Langstaff Gateway Urban Growth Centre together with the planned Master Plan (2009) population requires an additional 15 ML water storage capacity to accommodate growth and fire flows
- Improvements to the overall wastewater collection system in the Towns of Richmond Hill and Markham

4. ANALYSIS AND OPTIONS

Request for Proposal P-12-60 issued to three pre-qualified consulting engineering firms

In accordance with the Region's Purchasing Bylaw, a Request for Pre-Qualification P-12-52 for the Class Environmental Assessment Study for Richmond Hill/Langstaff Gateway Urban Growth Centre Water and Wastewater Servicing, Town of Richmond Hill and Town of Markham project was advertised in the *Daily Commercial News* and electronically on *Biddingo.com*.

Based on the information provided in formal responses to Request for Pre-Qualification P-12-52, the following three consulting engineering firms were invited to submit a proposal in response to Request for Proposal P-12-60.

- IBI Group
- The Municipal Infrastructure Group Ltd.
- Cole Engineering Group Ltd.

All three consulting engineering firms pre-qualified under Request for Pre-Qualification P-12-52 and attended the proponents meeting during the Request for Proposal development stage, however IBI Group did not submit a proposal in response to Request for Proposal P-12-60.

Request for Proposal P-12-60 detailed the scope of work required, which included the following services:

- Project management, planning and scheduling
- Detailed capacity assessment
- Class environmental assessment including public consultation
- Geotechnical investigation
- Property coordination and supports
- Permits and approvals, if applicable
- Quality assurance and quality control

Proposals evaluated using the two-envelope system

Proposals were evaluated using the two-envelope system with technical and financial information submitted in two 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.

The Region's proposal evaluation team reviewed the two technical proposals based on the following criteria as listed in Request for Proposal P-12-60:

- Introduction of the proponent and corporate profile

- Understanding of the project
- Project management and QA/QC
- Project approach methodology
- Project schedule and manpower effort
- Project deliverables
- Project team experience
- Added value and innovation
- Project references

Technical components of the proposal must achieve a minimum technical score of 60 per cent (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, their financial proposal is returned unopened. Technical and financial results are summarized in Table 1.

Table 1
Consultant Proposal Evaluation Summary

Consulting Engineering Firm	Technical Score (out of 80)	Total Fee (\$) (excluding taxes)	Financial Score (out of 20)	Total Score (out of 100)	Cost Per Technical Point (\$)
The Municipal Infrastructure Group Ltd.	64.80	876,989.00	20.00	84.80	13,528.56
Cole Engineering Group Ltd.	62.50	973,119.25	18.00	80.50	15,576.14

Evaluation of proposals revealed The Municipal Infrastructure Group Ltd. achieved the highest total score and lowest cost per technical point

The firm with the highest total score is The Municipal Infrastructure Group Ltd. Given that the total score achieved by one other firm was within five points of the highest total score, a “dollar cost methodology” calculation was completed, as required by the Purchasing Bylaw. Results of this calculation, as shown in Table 1, determined that the proposal submitted by The Municipal Infrastructure Group Ltd. represents the best overall value to the Region.

Supplies and Services Branch has reviewed the evaluation summary and has issued their internal report confirming that The Municipal Infrastructure Group Ltd. be recommended as the successful overall proponent to undertake the engineering consulting services related to the Class Environmental Assessment study for the Richmond Hill/Langstaff Gateway Urban Growth Centre Water and Wastewater Servicing project.

Link to Key Council-approved Plans

The Richmond Hill/Langstaff Gateway Urban Growth Centre Water and Wastewater Servicing is a priority project and implementation directly supports the Region's 2011 to 2015 Strategic Plan to focus growth along Regional Centres and corridors.

Implementation of this project is a critical component for supporting each phase of the Richmond Hill/Langstaff Gateway Urban Growth Centre development. This project aligns with the Region's 2011 to 2015 Strategic Planning objective of continuing to deliver and sustain critical infrastructure.

5. FINANCIAL IMPLICATIONS

Funding of approximately \$31.3M has been allocated for this project in 2012 budget

The fee for the proposed scope of work is \$876,989 excluding taxes. The approved 2012 Capital Budget identifies a Total Project Budget Authority for project 75700 of \$35,000 and project 75650 of \$55,000 with total project budgets of \$3,810,000 and \$27,475,000 respectively funded from debt to be repaid from development charges.

The 2012 Total Project Budget Authority was established based on very preliminary information available in mid 2011 for 2012 budget preparation. More recent detailed scoping efforts to develop the Request for Proposal identified significant additional work scope related to capacity analysis of the existing water and sanitary systems and the Class Environmental Assessment study.

Accordingly, this report also seeks approval for an increase in the 2012 Total Project Budget Authority for these projects to \$130,000 for project 75700 and \$970,000 for project 75650 to cover the cost for the required capacity analysis and Class Environmental Assessment Study, internal staff time and a reasonable allowance for contingencies. These increases will be debt financed and repaid from Development Charges and will not impact the estimated total project cost identified in the approved 2012 Capital Budget.

The combined requested increase in Total Project Budget Authority for this Class Environmental Assessment study, which includes preliminary design, represents approximately 3.5% of the combined total project budget, which is well within reasonable limits for this type of work (typically within the range of 10-12%).

6. LOCAL MUNICIPAL IMPACT

This project will assist the Region in meeting the future demands for water and wastewater servicing to accommodate growth in the proposed Richmond Hill/Langstaff Gateway Urban Growth Centre and the affected local area municipalities. Adding 15 ML water storage capacity will ensure adequate fire flows and water supply as per the Ministry of the Environment and York Region requirements and guidelines.

This project will also result in improvements to the overall wastewater collection system in the Towns of Richmond Hill and Markham.

7. CONCLUSION

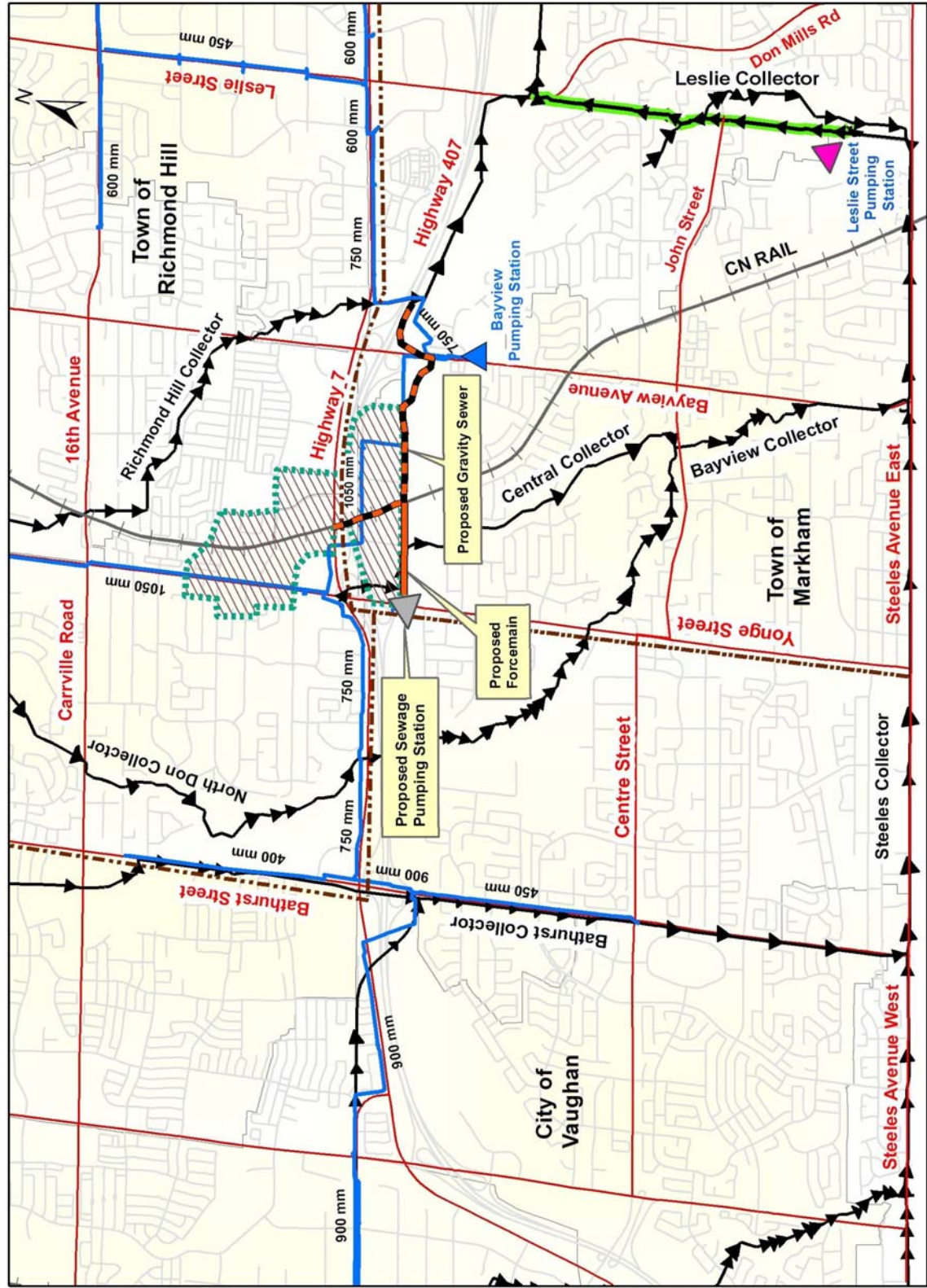
Implementation of the Richmond Hill/Langstaff Gateway Urban Growth Centre Water and Wastewater Servicing project will ensure continued and sustainable water and wastewater servicing and provide additional water storage capacity to meet increased demands to support the planned growth for the Towns of Richmond Hill and Markham.

Two proposals from pre-qualified engineering firms identified in the Request for Proposal P-12-60 were received and evaluated for this project in accordance with the Region's Purchasing Bylaw. The proposal from The Municipal Infrastructure Group Ltd. represents the best overall value to the Region and it is recommended that The Municipal Infrastructure Group Ltd. be engaged to undertake the Class Environmental Assessment study for the Richmond Hill/Langstaff Gateway Urban Growth Centre Water and Wastewater Servicing project at a fee of \$876,989 excluding taxes.

For more information on this report, please contact Daniel Kostopoulos, Director, Capital Planning and Delivery, Environmental Services at 905-830-4444 extension 5070.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause is attached to this report.)



LOCATION PLAN

Consultant Selection for Class Environmental Assessment Study
For Richmond Hill/Langstaff Gateway Urban Growth Centre Water
and Wastewater Servicing, Towns of Richmond Hill and Markham



Environmental Services