

### Section I – Items for Board of Directors Action

**TO:** Chair and Members of the Board of Directors  
Meeting #9/18, Friday, November 30, 2018

**FROM:** Michael Tolensky, Chief Financial and Operating Officer

**RE:** **THE MEADOWAY – VISUALIZATION TOOLKIT**  
Award of Contract #10009458

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#### KEY ISSUE

Award of contract RFP#10009458 for professional landscape architecture and design services to lead the development of a visualization toolkit that will guide the overall design direction and philosophy for The Meadoway.

#### RECOMMENDATION

**WHEREAS** following a competitive process, multiple bids have been received and the evaluation committee consisting of four TRCA staff and two W. Garfield Weston representatives are unable to meet and recommend a preferred proponent prior to the November 2018 TRCA Board of Directors Meeting;

**AND WHEREAS** there is no scheduled December 2018 TRCA Board of Directors Meeting, and it is deemed desirable by TRCA Staff and project partners, including the W. Garfield Weston Foundation, to maintain the proposed schedule that includes awarding this work in early December 2018;

**THEREFORE, LET IT BE RESOLVED THAT** the Chief Executive Officer be authorized to award the contract associated with RFP#10009458 for Professional Landscape Architecture and Design Services, in support of The Meadoway, recognizing that this delegation of approval to award requires Board of Directors approval as per Toronto and Region Conservation Authority's (TRCA) Purchasing Policy;

**THAT** should staff be unable to negotiate a mutually acceptable agreement with the selected proponent, staff be authorized to enter into contract negotiations with the next highest ranked proponent;

**THAT** staff be authorized and directed to take all necessary actions to implement the foregoing, including the signing of documents;

**AND FURTHER THAT** staff report back to the next available Board of Directors Meeting with an information item regarding the award of contract for this assignment.

#### BACKGROUND

Led by Toronto and Region Conservation Authority (TRCA) in partnership with the Toronto and Region Conservation Foundation (TRCF), City of Toronto, Hydro One, and The W. Garfield Weston Foundation, The Meadoway Project will transform 16 kilometres of hydro corridor in Scarborough into one of the largest urban linear greenspaces in Canada.

On April 11, 2018, Mayor John Tory along with the Directors of The W. Garfield Weston Foundation, and representatives from TRCA and TRCF jointly announced The Meadoway at a

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ceremony in Scarborough. As part of this announcement, The W. Garfield Weston Foundation pledged up to \$25 million in support of the project, with a firm commitment of \$10 million available immediately to support Phase 1 of the project. The City of Toronto committed \$6.3 million to realize the shared vision for The Meadoway by supporting the multi-use trail infrastructure, and to support the City's ongoing operations and maintenance activities in the hydro corridor.

At Authority Meeting #7/18, held on September 28, 2018, an update on The Meadoway and recommendation to advance implementation of key priorities was approved per Resolution #A143/18, in part, as follows:

*WHEREAS Toronto and Region Conservation Authority (TRCA) and The Living City Foundation (LCF) have committed to revitalize a 16 linear kilometre, 200 hectare transmission corridor into The Meadoway, which will provide a vital east-west linkage between downtown Toronto and Rouge National Urban Park and become one of the largest linear greenspaces in Canada, with connected multiuse trail, restored meadow habitat and other enhancements that will be determined in consultation with the community and our partners;*

*WHEREAS The W. Garfield Weston Foundation has made a \$10 million of the \$25 million pledge available immediately to TRCA to implement Phase 1 of the project;*

*THEREFORE, LET IT BE RESOLVED THAT with appropriate Board Authority approvals including purchasing approvals, authorized TRCA and LCF officials be directed to take all necessary actions regarding retaining consulting services, the hiring of contract staff including project managers, and the signing and execution of any service agreements within the limit of the confirmed approved funding agreement for Phase 1.*

The Meadoway builds on the success of the Gattineau Hydro Corridor Revitalization Project (GHCR), which has resulted in the creation of 40 hectares of native meadow habitat by TRCA to date, as well as the construction of ~10 km of multi-use trail. Eventually encompassing over 200 hectares and spanning 16 linear kilometres, The Meadoway will incorporate all of the work completed as part of GHCR and establish a full multi-use trail connection between the East Don Trail gateway and the Rouge National Urban Park. A Schedule C Municipal Class Environmental Assessment (Class EA) is currently being undertaken to inform planning and design of potential trail alignments for sections of multi-use trail that have not been completed or approved. At Authority Meeting #7/18, TRCA staff received authorization to award Contract #10008912 to Dillon Consulting Limited for professional planning and engineering consulting in support of the Class EA and detailed design.

TRCA has also in consultation with the W. Garfield Weston Foundation and the TRCF determined the need to retain a consultant to provide professional landscape architecture and design services to help refine and illustrate the overall vision and design philosophy of The Meadoway.

### **RATIONALE**

RFP#10009458 was released via Biddingo on October 23, 2018 with a total of 12 firms submitting proposals in advance of the submission deadline on November 9, 2018 (Table 1).

Table 1. List of Consultants who submitted proposals (In no particular order)

Firms
The Planning Partnership
Schollen and Company Inc.
Agency Landscape & Planning
02 Planning & Design
Public Work
Moriyama and Teshima Planners Ltd.
Janet Rosenberg & Studio
IBI Group
DTAH
Perkins and Will
LandInc
Stantec

The criteria being used to evaluate the submissions and to select the successful consultant include the following:

- Understanding of project and scope of work;
- Experience and project portfolio, including quantity and relatedness of past projects, awards and/or recognition, and overall layout, design, and creativity of portfolio;
- Expertise of staff and appropriate allocation of resources;
- Approach and methodology of work plan, including innovative ideas, identification of project limitations, and proposed solutions;
- Clear and well thought out schedule that meets or exceeds the project timeline; and
- Detailed cost breakdown, including an itemized cost of additional works anticipated beyond the approved budget.

Members of the evaluation committee consist of staff from TRCA and The W. Garfield Weston Foundation. The committee is holding a consensus meeting on November 29<sup>th</sup>, 2018. Upon request of the project funder (The W. Garfield Weston Foundation), following this meeting the preferred consultant will be asked to attend an in-person meeting with the committee during the week of December 3, 2018 to provide an opportunity to seek clarification of any questions that evaluation committee may have on the proposal. There is no December 2019 Board of Directors meeting where this matter could be brought forward for consideration. This 5-week period of time is valuable for aligning the work of this proponent with other consultants and TRCA and stakeholders in the project. As a result, in order to maintain the desired schedule for this project staff are putting forward this recommended option for Board of Directors consideration.

## FINANCIAL DETAILS

The Meadoway project has a total proposed budget of \$85 million. Nearly 40% of the budget has been pledged to date and \$10 million is currently available in account 260-01. Primary deliverables to be covered by the initial \$10 million in funding include: the development of the visualization toolkit; planning and completion of the Class EA and detailed design; meadow habitat preparation, maintenance, and mowing; a 401 bridge feasibility study; and development and implementation of community engagement and public relations strategies.

## DETAILS OF WORK TO BE DONE

The development of the Visualization Toolkit is expected to be a collaborative process led by the selected consultant and involving TRCA, TRCF, The W. Garfield Weston Foundation, City of Toronto, Hydro One, and the community. The Visualization Toolkit will be informed by the objectives of The Meadoway project, existing conditions, and the conceptual design of the

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multi-use trail and restored meadow as it evolves through the EA process. It will also consider a case analysis of exemplary greenspace revitalization projects, with a focus on linear greenspaces, iconic gateway and bridge features, community connections, road crossings, and public realm features. The end result will include graphics that will convey the overall project vision that can be used in both print and electronic reproduction for marketing and communication purposes.

Upon selection of the consultant and successful negotiation of the contract associated with RFP#10009458 staff will report back to the Board of Directors.

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