

## Section III – Items for the Information of the Board

**TO:** Chair and Members of the Board of Directors  
Meeting #10/18, Friday, January 04, 2019

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

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

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### KEY ISSUE

Update to the Board of Directors regarding the award of contract #10009458 - development of a visualization toolkit for The Meadoway.

### RECOMMENDATION

**THAT the staff report regarding the award of contract for professional landscape architecture and design services to lead the development of a visualization toolkit in support of The Meadoway be received.**

### BACKGROUND

Led by Toronto and Region Conservation Authority (TRCA) in partnership with Toronto and Region Conservation Foundation, 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 Toronto and Region Conservation Foundation jointly announced The Meadoway at a 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 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.*

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

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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 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. A Request for Proposals (RFP#10009458) was released by TRCA on October 23, 2018 via Biddingo, soliciting bids for professional landscape architecture and design services to lead the development of a visualization toolkit for The Meadoway.

An update on the outcome of the bidder evaluation process was brought to the Board of Directors Meeting #9/18, with the following recommendations approved per Resolution #A187/18, in part, as follows:

*THAT the Chief Executive Officer be authorized to award contract #10009458 for Professional Landscape Architecture and Design Services, in support of The Meadoway, if staff is unable to report to the Board of Directors as per Toronto and Region Conservation Authority's (TRCA) Purchasing Policy due to timing constraints;*

*THAT staff report back to the next Board of Directors Meeting as required after award of contracts;*

### **RATIONALE**

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

<b>Proponent Name</b>	<b>Fee</b>
The Planning Partnership	\$90,350
Schollen and Company Inc.	\$146,101.75
Agency Landscape & Planning	\$166,185
02 Planning & Design	\$161,430
Public Work	\$198,597
Moriyama and Teshima Planners Ltd.	\$324,500
Janet Rosenberg & Studio	\$214,522
IBI Group	\$171,487
DTAH	\$209,328
Perkins and Will	\$245,975
LANDInc	\$483,660
Stantec	\$1,206,274

Members of the Evaluation Committee, consisting of staff from TRCA and The W. Garfield Weston Foundation, received copies of the proposals on November 9, 2018. The criteria used to evaluate the submissions and to select the successful consultant included 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 meet or exceeds the project timeline; and
- Detailed cost breakdown, including an itemized cost of additional works anticipated beyond the approved budget.

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The results of the evaluation of received proposals by the Evaluation Committee are as follows:

Proponent	Technical Proposal Rank (80%)	Fee Proposal Rank (20%)	Overall Rank (100%)
02 Planning & Design	3	3	1
Perkins+Will	1	9	2
The Planning Partnership	8	1	3
MT Planners	2	10	4
Agency Landscape & Design	4	4	5
IBI Group	6	5	6
DTAH	5	7	7
Public Work	7	6	8
Schollen & Company Inc	9	2	9
Janet Rosenberg & Studio	10	8	10
Stantec	8	12	11
LandInc	11	11	12

At the proposal evaluation meeting held on November 29, 2018, consensus was reached between all members of the committee to select the second highest overall ranked proponent. The Evaluation Committee reached this unanimous decision for the following reasons:

- The technical proposal best met the criteria as set out in the RFP;
- The methodology and workplan submitted by Perkins+Will most clearly reflected the goals, key objectives, and guiding principles of The Meadoway and desired outcomes of the Visualization Toolkit process;
- The portfolio provided by Perkins+Will highlighted a suite of renderings, sketches, and animations best aligned with the objective of conveying the unique visual identity of The Meadoway to the public and received the highest score based on overall creativity.
- The complementary strengths and expertise of the proposed project team combined with the portfolio of past projects (e.g., the Atlanta Beltline, the Finch West LRT, The Bentway, Eglinton Connects EA and Streetscape, and Kenilworth Corridor) made Perkins+Will stand out as the proponent with the most relevant experience as it relates to the requirements outlined in the RFP; and
- The portfolio of past projects that the confirmed Project Team has worked on, including the Atlanta Beltline, the Finch West LRT, The Bentway, Eglinton Connects EA and Streetscape, and Kenilworth Corridor, represent nationally and internationally recognized linear corridor projects that are highly relevant to The Meadoway; and
- Perkins+Will's fee proposal is within the budget as set by TRCA in consultation with The W. Garfield Weston Foundation.

### 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; fundraising campaign plan; and development and implementation of engagement and public relations strategies.

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### **DETAILS OF WORK TO BE DONE**

The development of the Visualization Toolkit is expected to be a collaborative process led by the selected proponent and involving TRCA, Toronto and Region Conservation Foundation, 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 multi-use trail and restored meadow as it evolves through the Class 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.

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