

RES.#A255/21 -

**REQUEST FOR PROPOSAL FOR DESIGN-BUILD SERVICES OF THE
NEW ALBION HILLS MAINTENANCE WORKSHOP BUILDING
RFP No. 10036288**

Moved by: Linda Jackson
Seconded by: Ronald Chopowick

WHEREAS Toronto and Region Conservation Authority (TRCA) is engaged in a project that requires Design-Build services;

AND WHEREAS TRCA solicited proposals through a publicly advertised process and evaluated the proposals based on the prescribed criteria;

THEREFORE LET IT BE RESOLVED THAT Request for Proposal (RFP) No. 10036288 for Albion Hills Maintenance Workshop Design-Build be awarded to Verly Construction Group Inc. at a total cost not to exceed \$2,949,460, plus applicable taxes, to be expended as authorized by TRCA staff;

THAT TRCA staff be authorized to approve additional expenditures to a maximum of \$294,946 (10% of the project cost), plus applicable taxes, in excess of the contract cost as a contingency allowance if deemed necessary;

THAT should TRCA staff be unable to negotiate a contract with the above-mentioned proponent, staff be authorized to enter into and conclude contract negotiations with other Proponents that submitted proposals, beginning with the next highest ranked Proponent meeting TRCA specifications;

AND FURTHER THAT authorized TRCA officials be directed to take whatever action may be required to implement the contract, including the obtaining of necessary approvals and the signing and execution of any documents.

CARRIED

BACKGROUND

Albion Hills Conservation Area (AHCA) is a 446 hectare active-use park north of Bolton which features a campground, education field centre, community farm, ski chalet, extensive trail system and an aquatic facility (pool and splash pad). The Conservation Area hosts over 400,000 visitors annually and operates throughout the year offering a wide variety of outdoor activities. As AHCA continues to see an annual increase in park visitation, the daily maintenance and operations needs of the park are also increasing and are of utmost importance to maintain the highest level of service. The parks operations tasks include trail management, landscape maintenance, facilitation of rental programs (i.e. fat bikes and cross country skis), aquatic facility management, road maintenance/plowing, campsite servicing, infrastructure inspections/repairs and facility management. Currently, Park Operations staff are operating out of a bank barn structure which incorporates office space, lunchroom, workshop and garage bays. Further storage is provided through a separate drive shed for heavy equipment and materials. Both structures were constructed in the 1950's and have exceeded their useful life.

As part of the Albion Hills Master Plan, the new maintenance and operations building is a key infrastructure component to support future programming growth and to ensure continued

exceptional levels of service for all park guests. The existing workshop and drive shed are in deteriorating condition and have been outgrown by the operational needs of the park. The proposed new building will include a single structure to replace the existing two buildings and will satisfy current code requirements for parking and fire routes. The facility will act as an administrative and operations centre to support the Albion Hills Conservation Area Master Plan's vision to restore valuable ecological functions of the site, while guiding the current and potential future public uses of this magnificent conservation park.

In general, the scope of work consists of supplying all engineering services, labour, equipment and materials necessary for the detailed design and installation of a pre-engineered building system, including all approvals and permits required for the scope of work. All construction shall be in accordance with the Ontario Building Code, the Town of Caledon and Region of Peel Standards and Specifications as well as any other applicable codes and regulations. An important goal of the project is to design and implement an environmentally responsible building which can serve as a model in the region and elsewhere. TRCA's policy is to implement financially feasible, technologically sound strategies to conserve energy and reduce TRCA's ecological footprint. Technologies such as geothermal, radiant in-floor heating, proximity lighting, and recycled rainwater systems will be explored.

The proposed workshop and office would be situated on roughly the same footprint as the existing shop and storage building. Through this contract, the two existing buildings will be abated and demolished to accommodate the new structure, roadways and parking lot. The proposed layout for the new structure would be designed such that it can incorporate the natural grading and existing orientation of the workshop yard to minimize any impacts to the surrounding natural areas. The design concepts have shown that the lower garage portion of the building would face south and would be set into the existing slope (which faces the existing designated parking). The upper main floor would encompass the full footprint of the building and be accessed from the larger upper level. The proposed design would be reminiscent of a bank barn type structure and provide optimal use of the site.

The Design-Builder will be required to apply for and obtain all applicable building permits and approvals as may be required. TRCA has undertaken preliminary discussions including the Town of Caledon's pre-consultation meeting (DART) and has confirmed that a Scoped Site Plan Approval will be required for this project which has been identified as a deliverable in the RFP.

At the time of issuance of the RFP, TRCA was not aware of any applicable funding/grant opportunities for this project however the Design-Builder, through all stages of the process, will evaluate and review any and all possible grants, funding opportunities, incentives etc. which may be applicable to the project. Any cost savings through such programs will be reflected in the form of a credit to the project.

RATIONALE

A Request for Proposal was publicly advertised on the public procurement website www.biddingo.com on September 22, 2021, and closed on November 3, 2021, at 12:00 pm. A mandatory bidder's meeting and site tour was held on September 30, 2021, at 10:30 am. A total of nine (9) companies were present at the bidder's meeting. The bidder's meeting was facilitated in accordance with the procedures of Incident Management System during the COVID-19 pandemic.

- ECS Engineering & Construction Ltd.
- EXP Services Inc.
- The HIDI Group
- Magnum General Contracting
- Martinway Contracting Ltd.
- Peron Construction Inc.
- Prime Design Build
- Rutherford Contracting
- Verly Construction Group Inc.

A total of four (4) Addenda were issued for this RFP to respond to questions that were received.

A total of forty-one (41) companies were noted as either “partial” or “full” document takers on Biddingo for the RFP documents.

At the closing date only two proposals were received from Verly Construction Group Inc. and Martinway Contracting Limited. Prime Design Build was the only proponent to send correspondence that they were unable to deliver the appropriate resources to meet the timelines indicated in the RFP and therefore will be declining to submit a proposal.

The proposal submissions followed a two-envelope system that separated the technical proposal from the fee proposal. The technical proposal was reviewed and evaluated individually by TRCA staff within both the Property, Assets and Risk Management and Conservation Parks and Lands divisions. The technical proposal had a weighted score of 55% with the remaining 45% allocated to the fee proposal. The evaluation criteria used for the technical proposal was dispersed amongst the following categories:

Criteria	Weight (%)
1. Conformance with the terms of the RFP	5
2. Understanding of Project and Scope of Work	15
3. Similar Projects – Scope and Magnitude	15
4. Expertise and Availability of Project Team	5
5. Approach/Methodology	15
6. Fee Proposal	45
Total Weighted Points	100

The remaining 45% was scored using the relative cost formula (lowest fee/ proponent fee x 45%).

Through the evaluation process it was determined that Verly Construction Group Inc. is the highest-ranking vendor meeting the qualifications and requirements as set out in the RFP.

Therefore, staff recommends the award of contract #10036288 be awarded to Verly Construction Group Inc. at a total cost not to exceed \$2,949,460, plus a 10% contingency, plus applicable taxes, it being the highest ranked Proponent meeting TRCA specifications. Proponent’s scores and staff analysis of the evaluation results can be provided in an in-camera presentation, upon request.

Relationship to Building the Living City, the TRCA 2013-2022 Strategic Plan

This report supports the following strategic priority set forth in the TRCA 2013-2022 Strategic

Plan:

Strategy 2 – Manage our regional water resources for current and future generations

Strategy 7 – Build partnerships and new business models

Strategy 11 – Invest in our staff

DETAILS OF WORK TO BE DONE

The key deliverables and project schedule are outlined below:

- Scope Site Plan Approval Q2 2022
- Design Development and Building Permit Q2 2022
- Commencement of Construction Q3 2022
- Substantial Completion Q3 2023

As some of the landscaping and restoration work will be weather dependent, the expectation is to obtain full building occupancy in early 2023 with the completion of site work pending weather.

FINANCIAL DETAILS

Funds for the contract are identified in the 2022-2023 Albion Hill Masterplan Budget within account 440-58

Report prepared by: Aaron J. D'Souza, extension 5775

Emails: aaron.dsouza@trca.ca

For Information contact: Chris Ellis, extension 5641

Emails: chris.ellis@trca.ca

Date: November 23, 2021