

THE CORPORATION OF THE TOWN OF GEORGINA

NO. CAO-2019-0022

**FOR THE CONSIDERATION OF
COUNCIL**

May 01, 2019

**SUBJECT: AWARD OF CONTRACT – CAO2019-005 – CONSULTING SERVICES –
PRIME DESIGN CONSULTANT – CIVIC CENTRE**

1. RECOMMENDATION:

- 1. That Council receive Report No. CAO2019-0022 prepared by the Office of the CAO – Capital Initiatives dated May 1, 2019 regarding the award of contract CAO2019-005 – Consulting Services – Prime Design Consultant – Civic Centre.**
- 2. That Council approves and authorizes the Manager of Procurement Services to enter into a contract with IBI Group Architects (Canada) Inc., Toronto Ontario, for \$1,230,500 plus HST, and to fund a maximum contingency of 15% (\$184,575 plus HST), for the purpose of providing a full range of Architectural and Engineering team services for the design and delivery of the Civic Centre.**

2. PURPOSE:

To seek Council approval for the awarding of Contract CAO2019-005 for architectural and engineering consultancy and design services for the Civic Centre.

3. BACKGROUND:

Town Council through a number of reports and studies has identified and acknowledged a need for a larger and more efficient/upgraded Civic Centre building, if it is to achieve its Strategic Plan Goal to "Provide Exceptional Municipal Service" to its residents.

In 2016, the Town issued a Request for Proposal (RFP) to develop a Strategic Accommodation Options Plan, through which the services of Pivotal Projects Inc. were retained. On November 2, 2016, Council received the consultant's report, which included five options to accommodate a new Georgina Civic Centre (GCC) building.

After receiving and reviewing the report, Council identified the current GCC location at 26557 Civic Centre Road as the preferred site for the future Civic Centre.

On March 7, 2018, Council approved Report CAO-2018-0005 regarding Capital Initiatives Progress Report – Georgina Civic Centre (GCC), which included the following recommendations;

Report No. CAO-2018-0005

1. That Council receive Report No. CAO-2018-0005 prepared by the Office of the CAO, dated March 7, 2018, respecting the Capital Initiatives Progress Report – Georgina Civic Centre;
2. That Council approve the construction of a new stand-alone Civic Centre (GCC) building to be located on a suitable site within the present Civic Centre property;
3. That staff report back on long-term options for the current Civic Centre.

In May of 2018, in support of Council's recommendation, staff posted an RFP to establish a roster of pre-qualified Project Management Firms for both the Civic Centre and MURC capital projects. The role of the Project Management Firm in this regard is to manage all aspects of constructing the new Civic Centre on the Town's behalf.

On September 12 of 2018, Council approved Report No. CAO-2018-0013 prepared by the Office of the CAO – Capital Initiatives dated September 12, 2018 regarding the award of contract CAO2018-072 – Project Management Services – Civic Centre to CRBE Limited, Toronto.

CBRE initiated work on November 5, 2018 and has been managing the project since that date, including assisting the Town in the preparation and management of the RFP process for the Prime Architect Consultant, subject of this report.

Council approved the Civic Centre Project budget of \$26,966,400 on January 29, 2019, Resolution NO. C-2019-0070.

4. ANALYSIS:

The Request for Proposal No. CAO2019-005 concerning Consulting Services – Prime Design Consultant – Civic Centre was prepared by the Office of the CAO, Procurement Services, and CBRE and posted on February 13, 2019. The bid opportunity was accessible through the Procurement Services Bid and Tenders website. There were six (6) addendums issued and 35 plan takers on Bids and Tenders.

The closing date of RFP No. CAO2019-005 was 33 days later on March 18, 2019 at 14:00 hours, at which time ten (10) proposals were submitted by the following firms;

- IBI Group Architects (Canada) Inc
- WGD Architects Toronto, Ontario
- +VG Architects Toronto, Ontario
- Moriyama & Teshima Toronto, Ontario
- Zeidler Partnership Architects Toronto, Ontario
- Diamond and Schmitt Architects Incorporated Toronto, ON
- Baird Sampson Neuert Architects Inc. Toronto, Ontario
- Gensler Architecture & Design Canada, Inc.
- KNYMH Inc. Architecture + Solutions
- Salter Pilon Architecture Inc.

Procurement Services completed a preliminary analysis of the submissions and found them to be acceptable with respect to the basic Terms and Conditions as set out within the Request for Proposal Document and the Purchasing By-Law. Proposals were evaluated by an Evaluation Team, made up of the following members: Head of Special Capital Initiatives, Director of Corporate Services and Town Treasurer, Manager of IT Services, Manager of Parks Development & Operations, Manager of Infrastructure & Operations, Town Clerk, and the Designated Project Manager (CBRE). The evaluations were based on the respective scoring allocations identified within the RFP Document. Only proponents scoring more than 70% moved on to the next phase of the Technical Evaluation.

Teams were evaluated on their submissions using the following technical criteria:

- Understanding of the project, approach and methodology.
- Individual qualifications of the lead architect and engineers.
- Design team qualifications – comparable projects.
- References.

The following firms were invited for a follow-up interview with the Evaluation Team on Thursday, April 4, 2019.

- IBI Group Architects (Canada) Inc
- +VG Architects Toronto, Ontario
- Moriyama & Teshima Toronto, Ontario
- Zeidler Partnership Architects Toronto, Ontario
- Gensler Architecture & Design Canada, Inc.

Based on the technical and interview scores and Evaluation Team consensus, the below eligible respondent's price for services envelopes were electronically unsealed. The total submission score was calculated, and the final result is as follows:

- #1 with 135.79 IBI Group Architects (Canada) Inc
- #2 with 133.58 Moriyama & Teshima Toronto, Ontario

- #3 with 131.57 +VG Architects Toronto, Ontario
- #4 with 126.06 Zeidler Partnership Architects Toronto, Ontario

In line with the RFP requirements and based on the above comparative analysis and the aggregate scoring of the comprehensive evaluation matrix, the Evaluation Team concluded that the successful proponent was IBI Group Architects (Canada) Inc.

The Evaluation Team is recommending that IBI Group Architects (Canada) Inc. be awarded the contract for Consulting Services – Prime Design Consultant – Civic Centre.

Recommended Firm has a History of Designing Municipal Civic Centre Facilities.

IBI Group Architects (Canada) Inc. has successfully designed many Municipal Civic Center facilities throughout Canada. The firm has significant experience in public consultation and multiple stakeholder projects for municipal clients. More information can be found at <https://www.ibigroup.com/>. The excerpt below is directly from the company's profile:

"IBI Group was founded in 1974 by nine partners to provide professional services in planning and design for urban development and transportation. From the beginning, we integrated different professional disciplines to provide comprehensive services to clients. Our professionals have a broad range of backgrounds and experience in urban design/planning, architecture, civil engineering, transportation engineering, traffic engineering, systems engineering, urban geography, real estate analysis, landscape architecture, communications engineering, software development, and many other areas of expertise. As we've grown, we've added other disciplines – interior design, structural, mechanical and electrical engineering, and others."

IBI Group Architects (Canada) Inc. extensive portfolio includes comparable projects such as:

- Visitor Welcome Centre Phase 1, Parliament Hill, Ottawa (2019)
- Kenaidan Contracting Inc. Headquarters Administration Office Building, Aurora (2015)
- MAGNA International Inc. World Headquarter (2016)
- Civic Public Space – CN Tower Plaza, Roundhouse Park (2014)
- Nova Centre (including the Halifax Convention Centre), Halifax (2018)

5. RELATIONSHIP TO STRATEGIC PLAN:

This report addresses the following strategic goal(s):

GOAL 2: "Promote a High Quality of Life" – HEALTHY, SAFE, SUSTAINABLE COMMUNITIES

GOAL 3: “Engage Our Community & Build Partnerships” – COMMUNICATION, ENGAGEMENT, COLLABORATION & PARTNERSHIPS

GOAL 4: “Provide Exceptional Municipal Service” – ORGANIZATIONAL & OPERATIONAL EXCELLENCE

6. FINANCIAL AND BUDGETARY IMPACT:

The bid received from IBI Group Architects (Canada) Inc., was exclusive of applicable taxes, and is within the approved project budget for 2019 and beyond, totaling \$26,966,400. The net value of the contract after applicable HST rebates will be \$1,230,500 + 1.76% non-rebate HST of \$21,657, for a total value of \$1,252,157. The recommendations request a maximum contingency of \$187,824, which is 15% of the net value of the contract be available. This does not preclude amendments to the scope in the future.

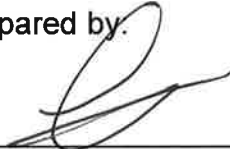
7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

There is no specific public consultation or notice requirements associated with the Award of Contract. Upon approval of this report, communications staff will notify the public of the successful proponent. As part of the Prime Design Architect team’s scope of work, a comprehensive community consultation framework shall be designed in coordination with the Town and CBRE. The Architect team will be key in delivering the visioning session and public information open houses. Corporate Communications continues to deliver messaging about the project through various avenues.

8. CONCLUSION:

The Award of Contract for Consulting Services – Prime Design Consultant – Civic Centre includes the following three (3) primary phases; (i) Pre-Construction, (ii) Construction, (iii) Post-Construction. The Pre-Construction Phase will include a comprehensive consultation process involving key stakeholders, as well as the technical and functional requirements of the Corporation in addition to the development of conceptual and final Civic Centre design. The Construction Phase comprises the preparation of specifications and tender documents, the administration of construction work up to the relocation date. The Post-Construction phase would include warranty inspections as well as the optional demolition of the current Civic Centre Building and associated landscape work. A recommended conceptual design will be brought back to Council for approval. It is important to note that this phase does not initiate any construction activity; however, it is a necessary step required for the eventual construction phase.

Prepared by:



Lawrence Artin
Head of Special Capital Initiatives

Recommended by:



Rob Wheater
Director of Corporate Services
And Town Treasurer

Approved by:



David Reddon
Acting Chief Administrative Officer