

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. CAO-2019-0020**

**FOR THE CONSIDERATION OF  
COUNCIL  
May 1, 2019**

**SUBJECT: AWARD OF CONTRACT – CAO2019-008 - CONSULTING SERVICES –  
ARCHITECTURAL & ENGINEERING SERVICES – MULTI-USE RECREATION  
COMPLEX**

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**1. RECOMMENDATION:**

- 1. That Council receive Report No. CAO-2019-0020 prepared by the Office of the CAO – Special Capital Initiatives dated May 1, 2019 regarding the award of contract CAO2019-008 Consulting Services – Architectural & Engineering Services – Multi-Use Recreation Complex (MURC).**
- 2. That Council approves and authorizes the Manager of Procurement Services to enter into a contract with Perkins+Will Canada Corporation, Toronto Ontario, for \$2,239,000.00 plus HST, and provide delegated authority to the Treasurer and CAO to fund a maximum contingency of 15% (\$335,850.00 plus HST), for the purpose of providing a full range of Architectural and Engineering team services for the design and delivery of the Multi-Use Recreation Complex (MURC).**

**2. PURPOSE:**

To seek Council approval and authorization for the awarding of Contract CAO2019-008 Consulting Services – Architectural & Engineering Services – Multi-Use Recreation Complex (MURC).

**3. BACKGROUND:**

In 2014, Council adopted the Recreation and Culture Facility Needs Study, which identified a series of individual facility needs for the current and growing population of Georgina. The study recommended that several of the identified facility needs be contained within a Multi-Use Recreation Complex (MURC). The fundamental benefit of a MURC is that it can be built and operated in a much more cost-efficient manner than stand-alone or single purpose facilities. These facilities are highly desirable by participants as they can address a variety of recreational needs in one place.

Since the endorsement of the Facility Needs Study in 2014, Council has addressed the following critical and sequential activities as it relate to the MURC:

- West Park/MURC Site Concept and Analysis
- MURC/Civic Centre Site Concept and Analysis

- Sports-field Review
- New DC Study and Bylaw (MURC DC allocations)
- MURC Financing Plan
- MURC Site Requirement Analysis
- Construction Methodology Review
- MURC Site Selection
- Pre-Qualification and hiring of a Project Management firm
- MURC full budget approval in 2019
- MURC communication plan roll out

This Report represents the next sequential step in the planning of the MURC.

#### **4. ANALYSIS:**

The Request for Proposal (RFP) CAO2019-008 Consulting Services – Architectural & Engineering Services – Multi-Use Recreation Complex (MURC) was prepared by the Office of the CAO, Colliers Project Leaders, Procurement Services and was posted on February 13, 2019. This bid opportunity was accessible through the Procurement Services Bid and Tenders website. There were three (3) addendums issued and a total of 39 plan takers on Bids and Tenders.

The closing date for RFP No. CAO2019-008 was 33 days later on March 18, 2019 at 14:00 hours, at which time eight (8) proposals were submitted by the following firms:

- Architecture49 Inc.
- Barry Bryan Associates
- Diamond and Schmitt Architects Incorporated
- MacLennan Jaunkalns Miller Architects Ltd.
- Perkins+Will Architecture Canada Corporation
- Salter Pilon Architecture Inc.
- WGD Architects
- ZAS Architects Inc.

Procurement Services completed a preliminary analysis of the submissions and found them to be acceptable to the basic Terms and Conditions as set out within the Request for Proposal Document and the Purchasing By-Law. Proposals were evaluated by the Head of Special Capital Initiatives, Manager of Parks Development and Operations, Director of Recreation and Culture, Director of Library Services/CEO, Manager of IT Services, and the Project Manager. The evaluation process complied with Town of Georgina Procurement policies and evaluations were based on the respective scoring allocations as identified within the RFP Document. Three components were the basis of the evaluation: technical response, interview presentation and price for services.

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 an interview with the Evaluation Team on Tuesday, April 2, 2019:

- Perkins+Will Canada, Toronto
- MacLennan Jaunkalns Miller Architects (MJMA), Toronto
- ZAS Architects + Interiors Inc, Toronto

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 177.17 points Perkins+Will Canada Corporation, Toronto
- #2 with 170.57 points MacLennan Jaunkalns Miller Architects (MJMA), Toronto

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 Perkins+Will Canada Corporation

The Evaluation Team is recommending that Perkins+Will Canada Corporation be awarded the contract for Consulting Services – Architectural & Engineering Services – Multi-Use Recreation Complex.

### **Recommended Firm has a History of Designing Multipurpose Recreation Centres**

Perkins+Will Canada Corporation has successfully designed many Library and Community Centre combined facilities throughout Canada. The firm has significant experience in public consultation and multiple stakeholder projects for municipal clients. More information can be found at <http://www.perkinswill.com>. The excerpt below is directly from its website:

*“Since 1945, the Toronto studio of Perkins+Will has been recognized as a leading designer of higher education, civic, sports + recreation, and corporate facilities in both Canada and internationally.*

*Our teams of architects, interior designers, and specialists work closely with our clients to transform their understanding and vision into places that tangibly represent*

*their organization. Together, we explore options to increase productivity, creativity and profitability, and to improve health, sustainability, comfort and flexibility. Through good design we establish projects that offer value for investment.”*

Perkins+Will's extensive portfolio includes comparable projects such as:

- Aaniin Community Centre & Library, City of Markham (2017)
- Brooklin Community Centre & Library (2010)
- Cassie Campbell Community Centre, City of Brampton (2008)
- Cornell Community Centre & Library, City of Markham (2010)
- Magna Centre Multi-plex, Town of Newmarket (2008)

## **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 Perkins+Will Canada Corporation, was exclusive of applicable taxes, and is within the approved project budget for 2019 and beyond totaling \$42,141,358. The net value of the contract after applicable HST rebates will be \$2,239,000.00 + 1.76% non-rebate HST of \$39,406, for a total value of \$2,278,406. The recommendations request that the CAO and Treasurer be provided delegated authority to fund a maximum contingency of \$341,760, which is 15% of the net value of the contract. This delegated authority is required to ensure the project team is able to react within a reasonable timeframe to any unforeseen circumstances while remaining in compliance with the new Ontario Construction Lien Act regarding prompt payments to contractors that will be effective October 1, 2019.

## **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 Colliers Project Leaders. The Architect team will be key in delivering

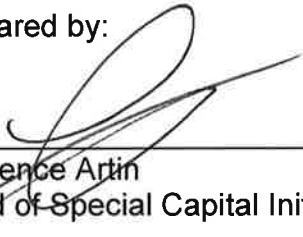
the visioning session and public information open houses. Corporate Communications continues to deliver messaging about the project through various avenues.

**8. CONCLUSION:**

The Award of Contract for Architectural and Engineering Services for the MURC includes multiple phases with checkpoints with the Community and Council built in. The conceptual design will be a product of a comprehensive consultation process involving key stakeholders, as well as, addressing the technical and functional requirements of the Town.

A recommended conceptual design will be brought back to Council for subsequent approval. It is important to note that this phase does not initiate any construction activity; however, it is a necessary step that is required for the eventual construction phase.

Prepared by:



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Lawrence Artin  
Head of Special Capital Initiatives


Recommended by:



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Dan Buttineau  
Director of Recreation and Culture


Recommended by:



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Rob Wheeler  
Director of Corporate Services  
And Town Treasurer

Recommended by:



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David Harvie  
Director of Library Services/CEO

Approved by:



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David Reddon  
Acting Chief Administrative Officer