

COMMITTEE OF THE WHOLE NOVEMBER 5, 2007

RFP07-153 YONGE STREET AREA STUDY APPROVAL OF CONSULTING TEAM CONTRACT FILE: 15.97

Recommendation

The Commissioner of Planning, in consultation with the Director of Reserves and Investments, Director of Purchasing Services and the Director of Policy Planning, recommends:

1. That a Contract be approved to retain the consulting team led by Young + Wright Architects Inc. to carry out the Yonge Street Area Study to an upset limit not exceeding \$242,446.80 plus GST, for completion of the Study by fall 2008;
2. That a contingency allowance in the amount of \$19,600.00 plus GST be approved within which the Commissioner of Planning or his designate is authorized to approve amendments to the contact; and
3. That the Mayor and Clerk be authorized to sign the necessary documents.

Economic Impact

The City's 2007 Capital Budget Project #PL-9009-07 includes \$270,000 in funding for the anticipated costs of the project. The upset cost of the study will not exceed \$270,000, including a 3% administration fee. The cost of the project will be funded primarily (90%) through future development charge revenues associated with anticipated redevelopment, and 10% through taxation.

Communications Plan

The Study process includes a public consultation program throughout the duration of the contract. Given that Yonge North and Yonge South are distinct areas separated by the Thornhill Heritage Conservation District, with different issues pertaining to each, consultation with separate stakeholder groups may be required. Details of the public consultation process will be refined in coordination with staff when the workplan is finalized.

Purpose

To seek authorization to award a contract to carry out the Yonge Street Area Study.

Background – Analysis and Options

At the Council meeting of May 7, 2007, the approved resolution directed staff to draft a Terms of Reference for a Yonge Street Area Study from Steeles Avenue north to Highway 407.

Subsequently, the approved 2007 Capital Budget included a budget of \$270,000 to undertake the Yonge Street Area Study.

On June 25, 2007, Council approved the following resolution:

1. That the attached Terms of Reference for a comprehensive review of Yonge Street from Steeles Avenue to Highway 407, north and south of the Thornhill Heritage Conservation District, BE APPROVED;
2. That the Policy Planning Department initiate the process to retain the required consulting services to undertake the required work; and
3. That the Policy Planning Department coordinate the Study with Town of Markham study on Yonge Street to the maximum extent possible.

A Request For Proposals to undertake this Study was advertised in Novae Res Urbis, the Vaughan Citizen, on the Ontario Public Buyers Association web site, and on the Electronic Tendering Network (ETN) on July 13, 2007, with a closing of 3:00 p.m., August 10, 2007. Subsequently, fourteen proponents picked up the RFP document from the Purchasing Services Department.

The package provided details of the contract, including the following evaluation criteria used in assessing competing bid submissions:

Qualifications and Experience: 50%

- Capability of the Team Leader;
- Qualifications and expertise of the team members;
- Skills consistent with the needs of the project;
- Experience in similar studies;
- Level of public sector experience;
- Experience in multi-disciplinary teams;
- Demonstrated success in public/stakeholder consultation and the quality of the proposed consultation plan;
- Demonstrated skill in communicating project proposal and products, including excellent graphic presentation.

Quality of the Proposal: 20%

- Complete and comprehensive submission;
- Demonstrated understanding of the project requirements;
- Organization and clarity of presentation;
- Introduction of innovative ideas and concepts;
- Skill in communicating the project plan.

Project Management: 20%

- Work program, timelines and scheduling consistent with study requirements;
- Degree of participation of senior staff;
- Ability to commit to the timing objectives for the completion of the study;

Financial: 10%

- Proposal Fee;
- Appropriate allocation of resources to various phases or study tasks.

The criteria above dealt with each of the disciplines required on each team – planning, urban design, transportation, servicing and market economics. Each team was evaluated based on its capability, experience, expertise and skills in each discipline, and in terms of

its suitability with respect to team organization, project management, public consultation, and quality of its written and oral presentation.

Three (3) proposals were received by the Purchasing Services Department at the closing date and time. A committee comprising staff from the Policy Planning, Development Planning and Engineering Departments evaluated each of the proposals and identified two teams which best satisfied the evaluation criteria. Purchasing Services facilitated and monitored the evaluation process. Subsequently, this committee received presentations and conducted interviews with the two teams.

The consultant selection process to retain external consulting services to carry out the Yonge Street Area Study is complete, and the recommended firm/team is Young + Wright Architects Inc. The team led by Young + Wright Architects Inc. was identified as the team best qualified to carry out the contract, based on the Committee's evaluation of their proposal and interview.

Relationship to Vaughan Vision 2007

The products of the Yonge Street Area Study, which will include one or two amendments to the Official Plan, will be consistent with the Vaughan Vision Statement, and in particular to Section 4 of the Vision, 'Planning and Managing Growth'.

Regional Implications

The products of the Yonge Street Area Study will conform with Regional and Provincial policy requirements, and establish the basis for the future development and redevelopment on Yonge Street and a portion of Steeles Avenue west of Yonge Street. The Plan is expected to establish transit supportive development on the Yonge Street corridor to complement the planned investment in higher order transit services there.

Conclusion

The lead consultant, Young + Wright Architects Inc., and their team of sub-consultants are well qualified to fulfill the requirements of the contract, and should be retained by the City. The upset cost of the study will not exceed \$270,000, including the City's 3% administration fee.

Attachments

None.

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Respectfully submitted,

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Commissioner of Planning

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