

COMMITTEE OF THE WHOLE FEBRUARY 2, 2010

AWARD OF PROJECT - RFP 09-294 STEELES AVENUE CORRIDOR URBAN DESIGN STREETScape MASTER PLAN STUDY APPROVAL OF CONSULTING TEAM CONTRACT FILE 15.42.2 WARD 4

Recommendation

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

1. THAT a Contract be approved to retain the consulting team led by Sweeny Sterling Finlayson & Co Architects Inc. to carry out the Steeles Avenue Corridor Urban Design Streetscape Master Plan Study to an upset limit not exceeding \$161,503.00 (excluding GST), for completion of the Study by Winter 2011;
2. THAT a contingency allowance in the amount of \$18,500.00 (excluding GST) be approved within which the Commissioner of Planning or his designate is authorized to approve amendments to the contract; and
3. THAT the Mayor and City Clerk be authorized to sign the necessary documents.

Contribution to Sustainability

The Steeles Avenue Corridor Urban Design Streetscape Master Plan Study will provide guidelines to create a healthy community with minimum environmental impact footprint within the study area. The Study Terms of Reference requires a sustainable design and implementation approach that will be energy efficient, maximize infiltration, evapotranspiration, improve air quality, regulate temperature, provide habitat, ultra-violet protection, use of native drought resistant plant materials (xeriscapes) and integrated storm water management strategies without compromising the ability of future generations to meet their needs.

Economic Impact

The City's 2009 Capital Project (DP-9013-09) includes \$185,400.00 in funding for the anticipated cost of the project. The upset cost of the study will not exceed \$185,400.00, including a 3% administration fee. The cost of the project will be funded primarily (90%) through future development charge revenues associated with anticipated new development, and 10% through taxation.

Communications Plan

The Study process includes a public consultation program throughout the duration of the contract. The Study will be initiated with an Open House to which all land owners and business groups and other stakeholders in the OPA #620 Steeles Avenue Corridor Study Area will be encouraged to attend. A Steering Committee will be established to provide input from key City departments and public agencies and to facilitate coordination with the respective landowner groups.

Purpose

The purpose of this report is to obtain Council authorization to award a contract to carry out the Steeles Avenue Corridor Urban Design Streetscape Master Plan Study for the lands shown on Attachment #1.

Background - Analysis and Options

Item 41, Report No. 35, of the June 23, 2009 Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 30, 2009, resolved:

- “1. THAT the Terms of Reference, shown on Attachment #1, for the Steeles Avenue Corridor Urban Design Streetscape Master Plan Study, BE APPROVED; and
2. THAT the Development Planning Department initiate the process to retain the required consulting services to undertake the required work.”

A Request For Proposal (RFP 09-294) to undertake this Study was advertised in Biddingo, on the Ontario Public Buyers Association (OPBA) web-site, Ontario Association of Landscape Architects (OALA) web-site, Ontario Association of Architects (OAA) web-site and on City Page Online with a closing date of 3:00 p.m. on September 29, 2009. The RFP document was picked up by six (6) proponents 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%
- Quality of the Proposal - 20%
- Project Management- 20%
- Financial -10%

The criteria above dealt with each of the disciplines required on each team – urban design, architecture, landscape architecture, transportation and servicing. Each team was evaluated based on its capability, experience, expertise and skills in each discipline, and in terms of suitability with respect to team organization, project management, public consultation, and quality of its written and oral presentation.

Three (3) proposals being from Sweeny Sterling Finlayson &Co Architects Inc., EDA Collaborative Inc., and Landinc Design Incorporated were received by the Purchasing Services Department at the closing date on September 29, 2009. A committee comprising staff from Development Planning, Policy Planning, Parks Development and Engineering & Transportation Departments evaluated each of the proposals and identified the team which best satisfied the evaluation criteria. Purchasing Services facilitated and monitored the evaluation process. Subsequently, this committee received presentations and conducted interviews with the three teams.

The consultant selection process to retain external consulting services to carry out the Steeles Avenue Corridor Urban Design Streetscape Master Plan Study is complete, and the recommended firm/team is Sweeny Sterling Finlayson &Co Architects Inc. The team led by Sweeny Sterling Finlayson &Co Inc. was identified as the highest scorer and best qualified team to carry out the contract, based on the Committee's evaluation of their proposal, interview and check of qualified customer references.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The products of the Steeles Avenue Corridor Urban Design Streetscape Master Plan Study will conform to Regional and Provincial policy requirements, and establish the basis for future development in the Steeles Avenue Corridor. The Region of York is a key public agency, and will be requested to participate in the Steeles Avenue Corridor Urban Design Streetscape Master Plan Study.

Conclusion

The lead consultant, Sweeny Sterling Finlayson & Co Inc., and their team of sub-consultants are well qualified to fulfill the requirements of the contract, and should be retained by the City to carry out the Steeles Avenue Corridor Urban Design Streetscape Master Plan Study to an upset limit not exceeding \$161,503.00 (excluding GST).

Attachments

1. Location Map

Report prepared by:

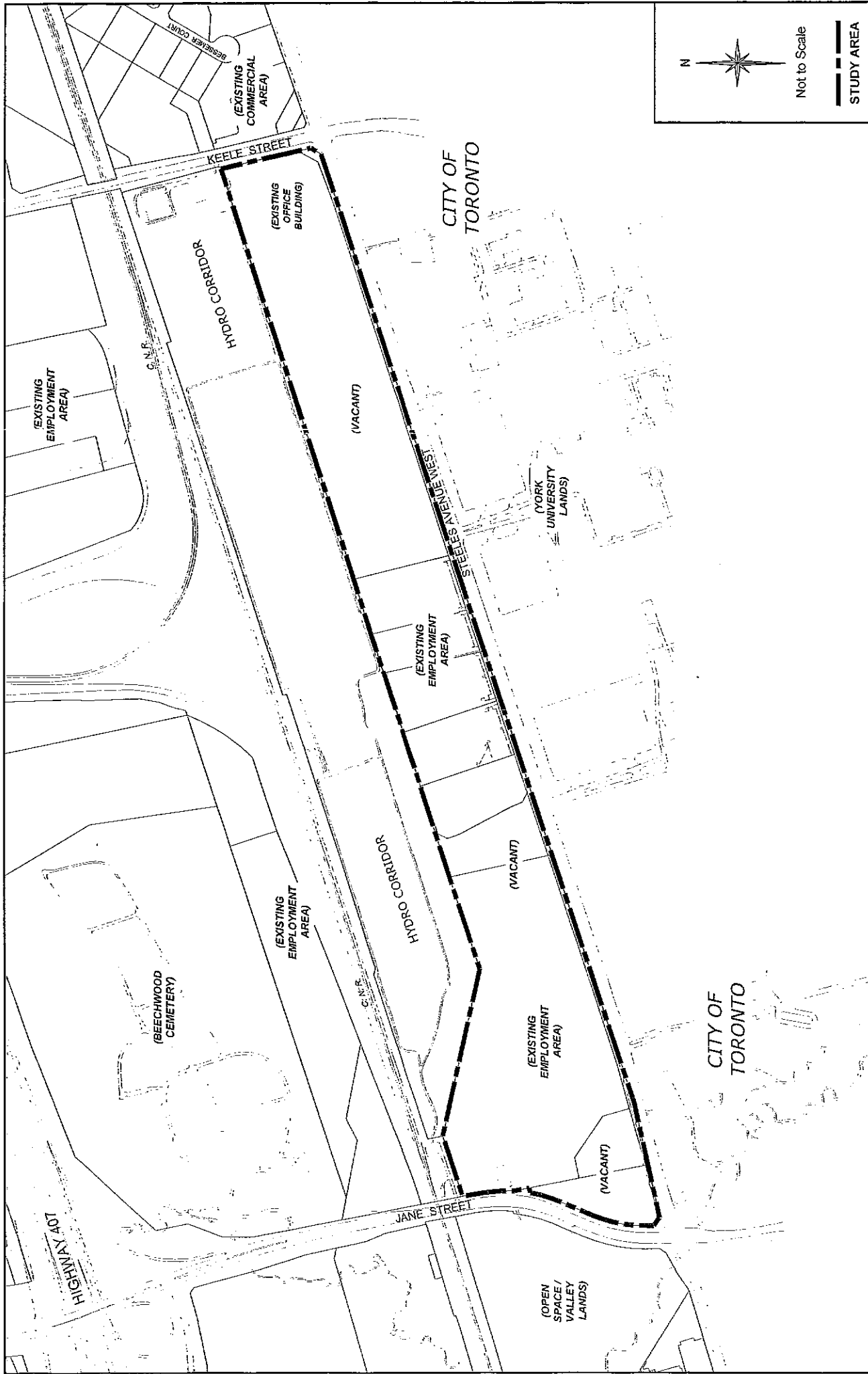
Rob Bayley, Manager of Urban Design, ext. 8254

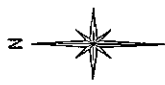
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

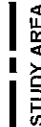
GRANT UYEVAMA
Director of Development Planning

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 Not to Scale


 STUDY AREA

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