

DATE: February 8, 2011

REPORT TITLE: **ARCHITECTURAL SERVICES FOR THE REDEVELOPMENT OF WOLFEDALE YARD, PROJECT E10-40003 - DOCUMENT 2010-411P**

FROM: R. Kent Gillespie, Commissioner of Employee and Business Services
 Dan Labrecque, Commissioner of Public Works

RECOMMENDATION

That the Contract (Document 2010-411P) for the provision of Architectural Services for the Redevelopment of Wolfedale Yard be awarded to Reinders + Rieder Ltd. in the estimated amount of \$459,500 (excluding applicable taxes) in accordance with Purchasing By-law 63-2008;

And further, that authority be granted to the Director, Purchasing to increase/extend this contract for similar requirements in accordance with the proposal document where the actual requirements exceed the estimates to the limits allowed by the approved budget.

REPORT HIGHLIGHTS

- Wolfedale Yard is one of three Public Works Operations Centres which currently supports the operation and maintenance of the Water and Wastewater divisions and the Pollution Control and Environmental Control Laboratory.
- The proposed expansion is to support the relocation of a portion of the Accessible Transportation operation currently housed at 3190 Mavis Road, Mississauga as well as serve the additional needs of the current occupants and services.
- The subject property is partially within the floodplain associated with Wolfedale Creek and as such, is within the associated Regulated Area of Credit Valley Conservation.
- Request for Proposal 2010-411P was competitively bid and Reinders + Reider Ltd. is recommended for award for both Stages 1 and 2.
- Staff is securing the services of the Architectural firm to obtain all necessary approvals from Credit Valley Conservation and any other Authority having jurisdiction (Stage 1).
- Once approvals are obtained, the Architectural firm shall provide construction and contract administration services (Stage 2).

DISCUSSION

1. Background

Wolfedale Yard is one of three Region of Peel Public Works Operations Centres. It currently supports the operation and maintenance of the Water and Wastewater divisions and Pollution Control and Environmental Control Laboratory services. Along with an office

February 8, 2011

**ARCHITECTURAL SERVICES FOR THE REDEVELOPMENT OF WOLFEDALE YARD,
PROJECT E10-40003 - DOCUMENT 2010-411P**

space, the site services include a vehicle maintenance garage, indoor and outdoor parking, fuelling station, and manual car wash bay.

The proposed redevelopment of Wolfedale Yard is to support the relocation of a portion of the Accessible Transportation operation currently housed at 3190 Mavis Road, Mississauga. In addition to creating more office space in the existing building, the expansion will include: parking spaces for 30 buses in the yard and 45 vehicles in the staff lot, reinstatement of the propane station, conversion of the existing vehicle wash bay to fleet maintenance, construction of a new adjacent wash bay, and a maintenance/indoor storage area. A major portion of the operation (about 70 per cent) will be relocated to the Region's expanded Operation Centre located at 2 Copper Road, Brampton.

The subject property is located partially within the floodplain associated with Wolfedale Creek and as such, is within the associated Regulated Area of the Credit Valley Conservation (CVC). A Hydraulic Drainage Assessment report was prepared in October 2009 to clarify the extent of the existing Wolfedale Creek Regulatory Floodplain and to assist in identifying areas where potential development could be permitted in accordance with CVC current policy. The Region retained AMEC PHILIPS as the Consultant who has completed the initial work and has made preliminary contact with CVC regarding the proposed changes to the site. Once awarded, the architect will take full responsibility for the management of CVC requirements and obtain all necessary approvals from them and any other authority having jurisdiction concerning this project.

a) Contract Stages

The contract is split into two stages. During Stage 1, the architect is required to prepare and submit a Site Plan to the CVC for all necessary approvals. Allocated fees for Stage 1 are based on a lump sum. CVC approval of the proposed site plan is required before Stage 2 can be started. Stage 2 consists of the following five deliverables:

1. Schematic Design
2. Design Development
3. Construction Documents/Tender Package
4. Construction/Contract Administration, and
5. Warranty Deficiency

The allocated fees for Stage 2 are based on a percentage of the estimated construction costs. For this project, the estimated construction cost is \$5 Million dollars, excluding HST and project contingencies.

b) Primary Architectural Services

The primary architectural services include but are not limited to the following:

- Historical data review, validation, and consolidation including preparation of current design documentation;
- Full architectural services including structural, mechanical, and electrical consulting services;
- Municipal planning, re-zoning, Committee of Adjustment application (as may be required), site plan approval, floodplain designation, demolition permit, and building permit facilitation;

February 8, 2011

**ARCHITECTURAL SERVICES FOR THE REDEVELOPMENT OF WOLFEDALE YARD,
PROJECT E10-40003 - DOCUMENT 2010-411P**

- Environmental and energy efficiency assessment, compliance, and program applications;
- Coordination with CVC and other authorities having jurisdiction, to obtain permit to undertake Works within a CVC Regulated Area; and
- Design development, construction administration, and warranty deficiency.

2. Selection Process

Purchasing staff issued a Request for Proposal (RFP) Document 2010-411P for Architectural Services for the Redevelopment of Wolfedale Yard, Project E10-40003 on December 14, 2010. The document was issued to nine vendors on an invitational basis. There were three addenda issued during the proposal period. A total of five vendors submitted proposals on the closing date of Monday, January 10, 2011.

The proposals were reviewed and evaluated by a staff evaluation committee utilizing a two stage RFP process. In phase one, the evaluation criteria were technical in nature and included the vendor's background and expertise, previous experience on similar projects, qualifications and experience of proposed staff, the proposed work plan and methodology. Phase two looked at the financial cost to complete the assignment.

The evaluation summary is as follows:

Vendor Name	Location	Overall Ranking	Technical (80 per cent)	Financial (20 per cent)
Reinders + Rieder Ltd.	Brampton	1	1	3
Rebanks Pepper Littlewood Architects	Toronto	2	2	2
Dialog Ontario Inc.	Toronto	3	3	4
Onespace Ltd.	Toronto	3	5	1
IBI Group	Toronto	4	4	5

Reinders + Rieder Ltd's proposal received the highest overall score when assessing the combination of technical proficiency and price. Staff has concluded that the proposal from Reinders + Rieder Ltd. provides the best overall value to the Region of Peel.

FINANCIAL IMPLICATIONS

Funding is available in Capital Project 08-0249

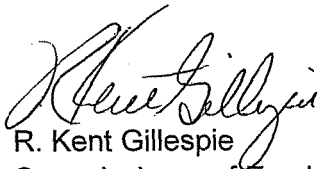
February 8, 2011

**ARCHITECTURAL SERVICES FOR THE REDEVELOPMENT OF WOLFEDALE YARD,
PROJECT E10-40003 - DOCUMENT 2010-411P**

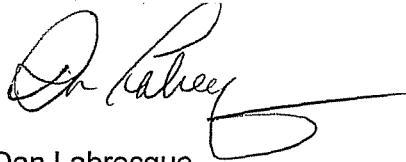
CONCLUSION

Staff recommends that the contract (Document 2010-411P) for Architectural Services for the Redevelopment of Wolfedale Yard, Project E10-40003 be awarded to Reinders + Rieder Ltd in the estimated amount of \$459,500, exclusive of applicable taxes.

And further, that authority be granted to the Director of Purchasing to increase/extend this Contract, in accordance with the document to the limit of the project approved budget to allow for potential fee increases due to additional work required based on the conditions previously concealed and uncovered during construction proceedings, as well as due to any increases in the construction costs/budgets based on necessity to perform unscheduled work due to emergency site conditions, etc.

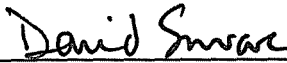


R. Kent Gillespie
Commissioner of Employee
and Business Services



Dan Labrecque
Commissioner of Public Works


Approved for Submission:




D. Szwarc, Chief Administrative Officer


For further information regarding this report, please contact Ashwani Sinha at extension 7690 or via email at ashwani.sinha@peelregion.ca.

c. Legislative Services

 J. Macintyre, Director, Purchasing

 Manager, Financial Support Unit (FSU)

 S. Hall, Director of Real Property Asset Management

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