

TO:	CHAIR AND MEMBERS COMMUNITY AND PROTECTIVE SERVICES COMMITTEE MEETING ON APRIL 4, 2018
FROM:	JOHN FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	RFP18-07 Consulting Services Thames Valley Corridor SoHo Neighbourhood

RECOMMENDATION

That on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Consulting Services, Thames Valley Corridor SoHo Neighbourhood:

- (a) the proposal submitted by Dillon Consulting for the provision of Consulting Services for the Thames Valley Corridor SoHo Neighbourhood in accordance with RFP18-07, at a total estimated cost of \$300,997.60 HST extra, **BE ACCEPTED**;
- (b) the financing for this purchase **BE APPROVED** in accordance with the "Sources of Financing Report" attached hereto as Appendix "A" to this report;
- (c) the Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with this purchase;
- (d) the approvals given herein **BE CONDITIONAL** upon the Corporation entering into a formal contract for this purchase; and,
- (e) the Mayor and City Clerk **BE AUTHORIZED** to execute any contract, statement of work or other documents, if required, to give effect to these recommendations.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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- Report to Built and Natural Environment Committee on SoHo Community Improvement Project Area and SoHo Community Improvement Plan (Roadmap SoHo) - June 13, 2011
- Report to Strategic Planning and Priorities Committee on Thames Valley Corridor Plan - January 9, 2012
- Report to Planning and Environment Committee on Old Victoria Hospital Lands Secondary Plan – June 17, 2014
- Report to Planning and Environment Committee on Back to the River Design Competition & Ribbon of the Thames Winning Design - December 14, 2015

BACKGROUND

Purpose

The City of London sought proposal submissions from professional consulting firms to assist with the conceptual design, public engagement, detailed design and tendering for improvements to the Thames Valley Corridor in the Old Victoria Hospital Lands (OVHL) and SoHo neighbourhood lands.

Purchasing Process

A formal Request for Proposal (RFP) was issued on Monday January 22, 2018 and five (5) submissions were received. These proposals were evaluated by a team with representation from Planning Services, Environmental and Engineering Services, Environmental and Parks Planning, and Purchasing and Supply.

The highest overall scoring proponent, Dillon Consulting, is recommended for award. Dillon Consulting represented the best value and understanding for this project.

Context

The OVHL are currently City-owned and were formerly occupied by the Victoria Hospital for a period of approximately 100 years. The lands were remediated through a tri-party collaboration involving the City of London, London Health Sciences Centre and the Province of Ontario.

The roots of this project go back to a significant engagement process with the SoHo community that drove the Council-approved SoHo Community Improvement Plan (2011) and the Old Victoria Hospital Lands (OVHL) Secondary Plan (2014). The secondary plan established a vision for the redevelopment of the former hospital lands and set a plan for land uses, building heights, heritage conservation, urban design, and public spaces.

The City has already invested in road and servicing upgrades along Colborne Street (2015) and South Street (2016) in order to support both Phase 1 of development and future development initiatives. In addition to road and servicing improvements, the City has commenced design for a new civic space at the northwest corner of Colborne and South Street.

The London Community Foundation's 'Back to the River' international design competition was initiated in 2014/15 in partnership with the City of London and the Upper Thames River Conservation Authority. The winning design, 'The Ribbon of the Thames', was awarded to Civitas Landscape Architects and Stantec Consulting Limited. Part of the study area overlaps with the OVHL in the SoHo neighbourhood.

As part of this consulting services contract, six unique place types will be designed along the Thames Valley Corridor between Wellington and Maitland Street. These include: a new section of the Thames Valley Parkway, a woodland park, an urban park, a district park, a shared pedestrian/vehicular driveway and a mid-block vehicular connection. Work will include a Long Term Concept #1 taking into account all park categories (including amenities identified in 'Back to the River') to be implemented within the next 10 years, as well as a Short Term Concept #2 scaled to reflect an appropriate first phase of implementation for the available funding to proceed in 2020.

The City anticipates this design process to span approximately two years (March 2018 - March 2020) following 5 key stages:

- Stage 1: Site Inventory & Background Document Review
- Stage 2: Concept Development, Preliminary Phasing & Budget Assessment
- Stage 3: Public Engagement, Concept & Budget Refinement
- Stage 4: Detailed Design
- Stage 5: Tender

Construction would start in 2020 / 2021.

Financial Impacts

The City of London has currently budgeted \$2,655,000 for the design, contract administration and implementation associated with the OVHL Thames Valley Corridor (including the proposed consulting fees in this contract). Operating costs will be brought forward through the growth assessment process at an appropriate time.

Acknowledgements

The RFP Evaluation Team consisting of Jeff Bruin, Andrew Macpherson, Jerzy Smolarek, Julie Michaud, Travis Macbeth, Jane Fullick, Sonia Wise and John Stevely CSCMP assisted with the creation of this report.

This report was prepared by Julie Michaud, Planning – Environmental and Parks Planning.

SUBMITTED BY:	REVIEWED BY:
JEFF BRUIN, OALA, CSLA MANAGER OF PARKS AND OPEN SPACE DESIGN, ENVIRONMENTAL AND PARKS PLANNING	ANDREW MACPHERSON, OALA, CSLA MANAGER, ENVIRONMENTAL AND PARKS PLANNING
REVIEWED AND CONCURRED BY:	RECOMMENDED BY:
IAN COLLINS DIRECTOR, FINANCIAL SERVICES	JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING & CITY PLANNER

Attach: Appendix A – Source of Financing

Cc: John Freeman, Manager of Purchasing and Supply

3/26/2018

JM/jm

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APPENDIX 'A'

#18056

April 4, 2018
(Award Contract)

Chair and Members
Community and Protective Services Committee
RE: Consulting Services Thames Valley Corridor - SoHo Neighbourhood
(Subledger NT18PK03)
Capital Project PD103316 - New District Parks
Capital Project PD2124-15 - New Thames Valley Pathway
Capital Project PD301916 - New Urban Parks
Dillon Consulting - \$300,997.60 (excluding H.S.T.)

FINANCE & CORPORATE SERVICES REPORT ON THE SOURCES OF FINANCING:

Finance & Corporate Services confirms that the cost of this project can be accommodated within the financing available for it in the Capital Works Budget and that, subject to the adoption of the recommendations of the Managing Director, Planning and City Planner, the detailed source of financing for this project is:

	Approved Budget	Revised Budget	Committed to Date	This Submission	Balance for Future Work
SUMMARY OF ESTIMATED EXPENDITURES					
PD103316-New District Parks					
Engineering	\$50,000	\$50,880		\$50,880	\$0
Construction	400,000	399,120			399,120
	450,000	450,000	0	50,880	399,120
PD2124-15-New Thames Valley Pathway					
Engineering	175,000	177,992	5,000	172,992	0
Construction	1,000,000	997,008			997,008
	1,175,000	1,175,000	5,000	172,992	997,008
PD301916-New Urban Parks					
Engineering		82,424		82,424	0
Construction	850,000	767,576	27,238		740,338
	850,000	850,000	27,238	82,424	740,338
NET ESTIMATED EXPENDITURES	\$2,475,000	\$2,475,000	\$32,238	\$306,296 1)	\$2,136,466
SUMMARY OF FINANCING:					
PD103316-New District Parks					
Debtenture Quota	2a) \$218,300	\$218,300		\$24,682	\$193,618
Drawdown from City Services - Parks & Rec Reserve Fund (Development Charges)	3) 231,700	231,700		26,198	205,502
	450,000	450,000	0	50,880	399,120
PD2124-15-New Thames Valley Pathway					
Debtenture Quota	2b) 497,700	497,700	2,118	73,275	422,307
Drawdown from City Services - Parks & Rec Reserve Fund (Development Charges)	3) 677,300	677,300	2,882	99,717	574,701
	1,175,000	1,175,000	5,000	172,992	997,008
PD301916-New Urban Parks					
Debtenture By-law No. W.-5612-34	196,700	196,700	6,303	19,074	171,323
Drawdown from City Services - Parks & Rec Reserve Fund (Development Charges)	3) 653,300	653,300	20,935	63,350	569,015
	850,000	850,000	27,238	82,424	740,338
TOTAL FINANCING	\$2,475,000	\$2,475,000	\$32,238	\$306,296	\$2,136,466
1) Financial Note:					
	PD103316	PD2124-15	PD301916	TOTAL	
Contract Price	\$50,000	\$170,000	\$80,998	\$300,998	
Add: HST @13%	6,500	22,100	10,530	39,130	
Total Contract Price Including Taxes	56,500	192,100	91,528	340,128	
Less: HST Rebate	5,620	19,108	9,104	33,832	
Net Contract Price	\$50,880	\$172,992	\$82,424	\$306,296	

NOTE TO CITY CLERK:

- 2) Administration hereby certifies that the estimated amounts payable in respect of this project does not exceed the annual financial debt and obligation limit for the Municipality of Municipal Affairs in accordance with the provisions of Ontario Regulation 403/02 made under the Municipal Act, and accordingly the City Clerk is hereby requested to prepare and introduce the necessary authorizing by-laws.
 - a) An authorizing by-law should be drafted to secure debtenture financing for project PD103316 - New District Parks for the net amount to be debtentured of \$218,300.00.
 - b) An authorizing by-law should be drafted to secure debtenture financing for project PD2124-15 - New Thames Valley Pathway for the net amount to be debtentured of \$497,700.00.
- 3) Development Charges have been utilized in accordance with the underlying legislation and the Development Charges Background Studies completed in 2014.
- 4) Operating costs will be brought forward through the growth assessment process at an appropriate time.

JG



Jason Davies
Manager of Financial Planning & Policy