

## Report to Civic Works Committee

**To:** CHAIR AND MEMBERS  
CIVIC WORKS COMMITTEE  
**From:** GEORGE KOTSIFAS, P.ENG.  
DEPUTY CITY MANAGER, PLANNING AND ECONOMIC DEVELOPMENT  
**Subject:** RFP21-07 – INNOVATION PARK PHASE 5 DESIGN AND TENDERING -  
APPOINTMENT OF CONSULTING ENGINEERS  
**Date:** NOVEMBER 2, 2021

## Recommendation

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions **BE TAKEN** with respect to the Appointment of Consulting Engineers for the Innovation Park Phase 5 Design and Tendering project:

- (a) AECOM Consulting Ltd. **BE APPOINTED** Consulting Engineers to complete the design and tender documentation preparation for Innovation Park Phase 5, in the total amount of \$232,561.00, including contingency, excluding HST;
- (b) the financing for this project **BE APPROVED** as set out in the Sources of Financing Report attached, hereto, as Appendix 'A'.
- (c) the Civic Administration **BE AUTHORIZED** to undertake all the administrative acts that are necessary in connection with this work;
- (d) the approvals given, herein, **BE CONDITIONAL** upon the Corporation entering into a formal contract with the consultant for the project; and,
- (e) the Mayor and the City Clerk **BE AUTHORIZED** to execute any contract or other documents, if required, to give effect to these recommendations.

## Executive Summary

### Purpose

This report seeks the approval to appoint AECOM Consulting Ltd. as Consulting Engineers to complete the design and contract administration for Innovation Park Phase 5 Design and Tendering project.

### Context

Innovation Park Phase 5 is a continuation on the City's successful Industrial Land Development Strategy of having shovel ready industrial lands to attract, retain, and expand the City of London's manufacturing sector. Phase 5, immediately south of Phase 4, is comprised of approximately 200 acres of high-profile light industrial land fronting on the north side of Highway 401 and east of Veteran's Memorial Parkway. Currently the site is comprised of three agricultural farms complete with houses, silos, and other farm related buildings. The appointment of this consultant will work through the design process to take this green field development to an industrial subdivision.

## Linkage to the Corporate Strategic Plan

This report supports the Strategic Plan in the following areas:

- Building a Sustainable City:
  - Build infrastructure to support future development and protect the environment.
  - Manage the infrastructure gap for all assets.
  - Protect and enhance waterways, wetlands, and natural areas.
- Growing Our Economy:
  - Invest in City Building projects.

- Ensure job growth through attraction of new capital from diverse range of markets and industries.
- Continue to invest and in land acquisition and servicing to recruit and retain new industrial employers.

## **Analysis**

### **1.0 Background Information**

#### **1.1 Previous Reports Related to this Matter**

Industrial Land Development Strategy Annual Monitoring and Pricing Report City Owned Industrial Land. Corporate Services Committee, August 30, 2021.

### **2.0 Discussion and Considerations**

#### **2.1 Discussion**

Innovation Industrial Park has seen four successful phases of shovel ready development over the last fifteen years. In anticipation of this success, City staff have been working to assemble parcels for a future Phase 5 for nearly a decade. In 2019 the City acquired the third, and final property, to allow for the successful assembly of approximately 80 hectares of land. These lands are situated on the northeast corner of the Highway 401 and Veteran's Memorial Parkway. This high-profile area is intended to bring equally prolific companies looking to establish a prominent presence within the community and the London 401 interchange corridor. The City of London now has established approximately gross 250 hectares of light industrial lands near the recently upgraded VMP/401 interchange. As outlined in previous Industrial Land Development Strategy update reports, the community has seen significant increases in our location. The principle of these new lands will continue to serve the Industrial Land Development Strategy and continue with the City's Strategic Plan of Growing Our Economy and Building a Sustainable City.

#### **2.2 Procurement Process**

An open procurement process was used to select the recommended consultant through a competitive Request for Proposal (RFP) process. This assignment was advertised through the City's procurement site as RFP21-07 Innovation Park Phase 5 Design and Tender. This was carried out in accordance with Section 15.2 (d) of the Procurement of Goods and Services Policy.

The evaluation of the proposals included both a technical and a cost component. The consultant was selected based on their methodology, approach, knowledge and understanding of project goals, experience on directly related projects, project team members' qualifications and capacity, implementation strategy and schedule, as well as cost.

### **3.0 Financial Impact/Considerations**

#### **3.1 Consulting Engineering Services**

Five firms responded and submitted proposals for consulting engineering services associated with the design and tendering process for Phase 5 of Innovation Park. The City's evaluation team determined that the proposal provided by AECOM Consulting Ltd. provided the best overall value in the undertaking of this assignment.

AECOM Consulting Ltd submitted a proposal for \$232,561.00, which includes a 10% contingency (\$21,142.00), excluding HST. Overall, their proposal met all the key project requirements, and their staff are qualified to undertake the required engineering services.

In accordance City of London's Procurement of Goods and Services Policy, civic administration is recommending that AECOM Consulting Ltd. be awarded a contract to carry out this design and tender preparation assignment.

## **Conclusion**

City staff recommend the proposal from AECOM Consulting Ltd. and request approval be granted to proceed with the design and tender preparation services for the Innovation Park Phase 5 project.

AECOM Consulting Ltd. have demonstrated their competency and expertise with completing subdivision and infrastructure design and it is recommended that they be appointed the consulting engineers for this project.

**Prepared by:** Chris McIntosh, P.Eng., Manager, Strategic Lands Engineering

**Submitted by:** Mark Henderson, Director, Economic Services and Supports

**Recommended by:** George Kotsifas, P. Eng., Deputy City Manager, Planning and Economic Development

### **Attachments:**

**CC:** Steve Mollon  
Gary McDonald  
AECOM Consulting Ltd.

## Appendix "A"

#21179

November 2, 2021

(Appoint Consulting Engineer)

Chair and Members

Civic Works Committee

RE: RFP21-07- Innovation Park Phase 5 Design and Tendering

(Subledger ID190003)

Capital Project ID1150 - ILDS Internal Servicing

AECOM Canada Ltd. - \$232,561.00 (excluding HST)

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### Finance Supports Report on the Sources of Financing:

Finance Supports confirms that the cost of this project can be accommodated within the financing available for it in the Capital Budget and that, subject to the approval of the Deputy City Manager, Environment and Infrastructure, the detailed source of financing is:

<b>Estimated Expenditures</b>	<b>Approved Budget</b>	<b>Committed To This Date</b>	<b>This Submission</b>	<b>Balance for Future Work</b>
Consulting	5,002,207	854,495	236,654	3,911,058
Construction	7,592,943	7,592,943	0	0
City Related Expenses	116,504	29,697	0	86,807
<b>Total Expenditures</b>	<b>\$12,711,654</b>	<b>\$8,477,135</b>	<b>\$236,654</b>	<b>\$3,997,865</b>

### Sources of Financing

Drawdown from Industrial Land Reserve Fund	369,066	369,066	0	0
Drawdown from Economic Development Reserve Fund	12,342,588	8,108,069	236,654	3,997,865
<b>Total Financing</b>	<b>\$12,711,654</b>	<b>\$8,477,135</b>	<b>\$236,654</b>	<b>\$3,997,865</b>

### Financial Note:

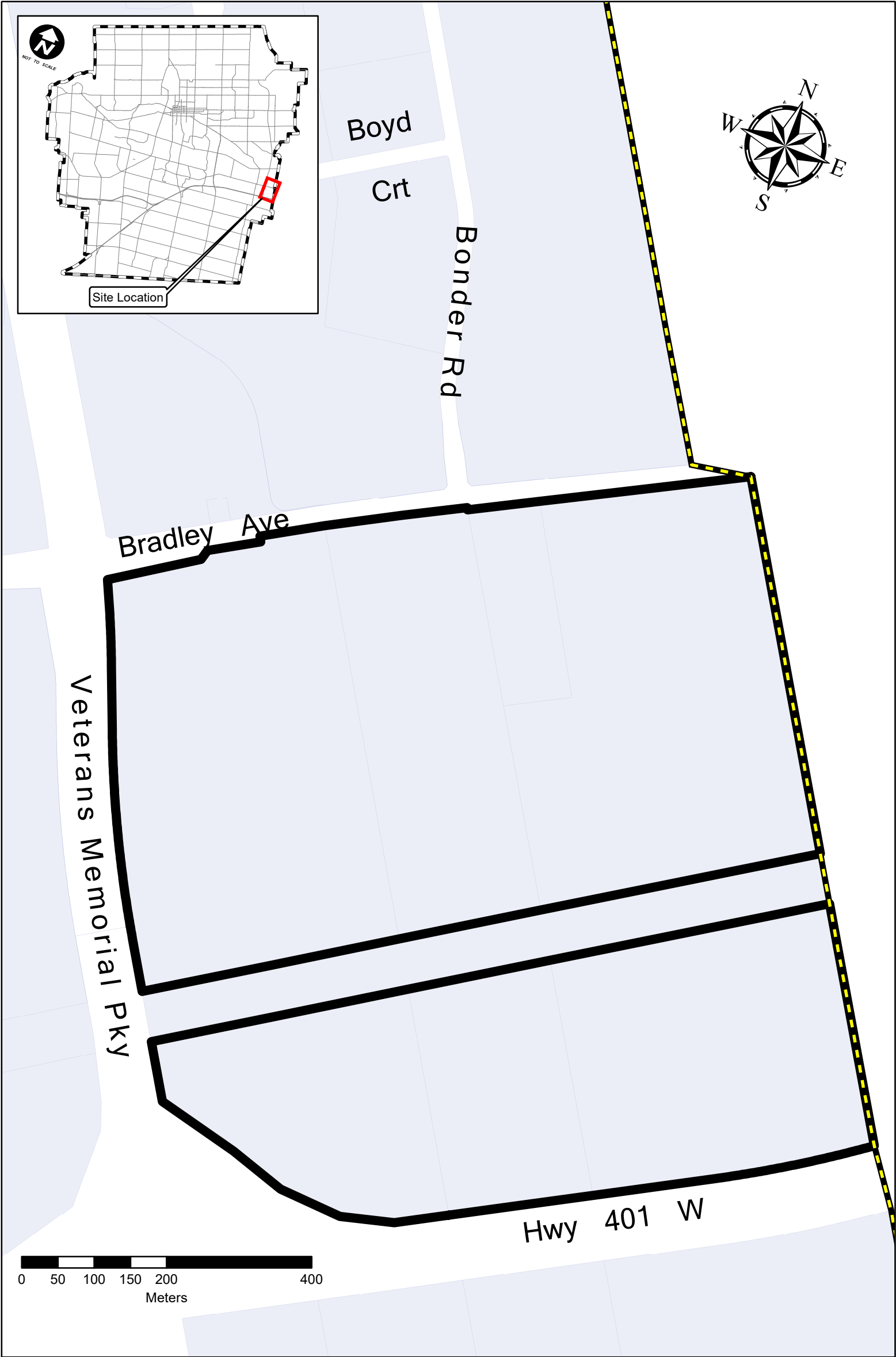
	<b>ID1150INVP5</b>
Contract Price	\$232,561
Add: HST @13%	30,233
Total Contract Price Including Taxes	262,794
Less: HST Rebate	-26,140
Net Contract Price	\$236,654

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
Jason Davies

Manager of Financial Planning & Policy

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APPENDIX 'B' - Innovation Industrial Park Phase 5

-  City Boundary
-  Study Area
-  Parcels
-  Railways

Map Produced by  
 Stormwater Engineering  
 Printed: November 2021  
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[www.London.ca](http://www.London.ca)

