

CAO Award Report

TO: Richard Butts, Chief Administrative Officer

SUBMITTED BY:


Jane Fraser, Director of Planning and Infrastructure

DATE: 14 December 2012

SUBJECT: Award - RFP P12-082, Cogswell Interchange Lands Plan

ORIGIN

Approved 2012/13 Project Budgets.

In accordance with Administrative Order #35, The Procurement Policy, Section 9 (4), which was approved by Regional Council on June 8, 2004, and most recently amended on May 15, 2012, the CAO may approve the award of contracts where the award conforms to the Procurement Policy and does not exceed \$50,000 for sole/single source, \$500,000 for RFQ's, Tenders and RFP's, where the funds and programs have been approved by Regional Council as part of the annual business planning and budget process, and the expenditure will not result in an over-expenditure of the entire budget. The following report conforms to the above Policy.

RECOMMENDATION

It is recommended that the Chief Administrative Officer award Tender No. RFP P12-082, Cogswell Interchange Lands Plan, to the highest scoring Proponent, Ekistics Planning and Design for a Total Tender Price of \$156,324.71 (net HST included) with funding from CDG00498 – Cogswell Design & Admin, as outlined in the Budget Implications section of this report.

APPROVED:



Mike Labrecque, Deputy CAO

Date: Jan. 17, 2013



Richard Butts, CAO

Date: Jan. 22, 2013

BACKGROUND

To date most of the discussion surrounding redevelopment of the Cogswell Interchange has been high level visioning and feasibility testing of the “idea”. The discussions have always been focused on one element or another (Urban Design, Engineering Requirements, Financial and Economic cost/benefit) and have stopped at a very conceptual level. This approach was the result of needing the Cogswell to move forward in sync with the creation of an overall strategy for the region and Downtown rather than as a standalone initiative.

The Downtown Halifax MPS calls for HRM to undertake a “Cogswell Interchange Functional Plan” (Policy 50, page 46) in order to advance the direction for the Interchange. Regional Council has endorsed advancing this planning towards redevelopment through approval of a project budget. Presently HRM staff is undertaking the most substantive portion of that functional plan through the Cogswell Interchange Lands Plan, an integrated approach which is the subject of this RFP Award. This is work to be carried out by an interdisciplinary consultant team and staff.

Approach:

The exercise will be based on the conceptual and visioning work carried out to date and will not be repeating any of those previous processes. The plan will entail developing engineering, urban design and financial solutions with the aim of meeting stated transportation, utility, public realm, downtown intensification, urban form and financial objectives of the municipality. The plan is to include an approach for removal of the interchange, the introduction of new streets and utility corridors, the creation of new development parcels, proposed building height and massing, development of urban design principles, solutions for dealing with challenging grades, staging of any redevelopment and a financial analysis/plan which will best accomplish the end goals. Two scenarios will be examined;

- 1) A “fine grained approach” with low to medium intensity development with a street grid similar to the small scaled narrow streets to the south and
- 2) A “bookend to the downtown” approach with medium to high density development with larger streets and lots.

The results of this study will then be combined, by HRM, with an updated structural assessment of the interchange and an update to the Demand, Capacity & Baseline Real Estate Indicators for the Downtown (*Turner Drake*) along with other current strategies for the Downtown to determine the near, medium and long term direction for the Cogswell.

The complete package is to be given to Council to facilitate an informed discussion in October 2013. The intent is that Council will be able to recognize how the Interchange fits within its Downtown strategy, the conditions which would compel them to “pull the trigger” on the redevelopment and direct staff to take the necessary steps to enable that strategy to take place (MPS changes, detailed design, budgets/financing assembly, etc.). Council may wish to engage the public directly in the overall discussion.

Key areas for consideration in HRM’s approach to the Cogswell lands are:

- the nature of new land uses and how they will strategically support the long term economic functions of downtown Halifax,

- achieving design excellence and ensuring appropriate transition in land use and built form of development to nearby neighbourhoods,
- the re-design of an at-grade street network to ensure integration with existing communities and with urban design & regional transportation objectives, and
- the appropriate timing and financial conditions for bringing Cogswell Interchange lands into the development market to support continued infilling of vacant lands in the traditional central business district.
- a demolition and redevelopment plan which also outlines a service continuity strategy (traffic, utilities, transit etc.) for the redevelopment.
- updated structural assessment of the interchange (being completed by TPW) and Demand, Capacity & Baseline Indicators for the Downtown (to be completed by Planning & Infrastructure as a component of RP+5).

The following milestones articulate the steps and timeframe to advance this project to Council in Oct 13:

Production of Studies:

- Cogswell Lands Plan – January – July - Draft report July 2013
- Demand, Capacity & Baseline Indicators for Downtown – Feb –April Draft Report April 2013
- Cogswell Interchange Structural Assessment (Five Year Cycle) May- August Cogswell Interchange
- Cogswell Interchange Cover Report (Summary and Analysis of all three reports as well as overall staff recommendations)

Presentation to Senior Management August 2013

Revision and Council Report Writing /Approval Period September 2013

Recommendation Report to Standing Committee on Community Development and Environment October 2013

Recommendation Report to Regional Council October 2013

DISCUSSION

RFP P12-082, Cogswell Interchange Lands Plan was publically advertised on the Province of Nova Scotia Tenders website on October 13, 2012, and closed on November 9, 2012.

Proposals were received from the following companies:

CBCL
Dillon
Ekistics
Genivar
IBI Group
MRC

Stantec

The RFP was evaluated by staff from Planning & Infrastructure, Metro Transit, and Finance, and was facilitated by Procurement. The RFP was evaluated using a two envelope process. Envelope one was the technical component of the RFP (Team Composition and Experience, Understanding HRM's Requirements, Technical Solution, Project Management). Envelope two consists of the lump sum project cost for this project. Only those proponents that received 75 percent or better on the Technical Submission (maximum score 60 points) from envelope one, had their cost envelopes opened and evaluated. All others will be returned unopened to the proponent.

After completion of the envelope one process, only those submissions from the following proponents met the required 75 percent on the Technical Submission as per the Terms and Conditions of the RFP and had their cost envelope opened. The proposal from Stantec did not meet the minimum requirements of the scope of work. Of the remaining, three (3) of the proposals from CBCL, Dillon, and MRC failed to reach the required 75 percent of technical score. The proponent's final scores are as follows:

Proponent	Score (Maximum 100)
Ekistics*	92
IBI	58
Genivar	86

*recommended proponent

The recommended proponent's submission clearly demonstrated their understanding of the importance of presenting a well-articulated and implementable lands plan to the municipality. The proposal presented a well-balanced multi-disciplinary team which includes sub-consultants, SNC Lavelin , Colliers International, Davis MacIntyre, OCL Group, Servant Dunbrack Mackenzie MacDonald, and SP Dumaresq.

SCHEDULE

The work plan for this assignment is January 2013 to September 2013.

BUDGET IMPLICATIONS

Based on the quoted price of \$149,900.00, plus net HST of \$6,424.71, for a net total cost of \$156,324.71, funding is available from Project No CDG00498. The budget availability has been confirmed by Finance.

Budget Summary:	Project No CDG00498 – Cogswell Design & Admin
	Cumulative Unspent Budget \$216,089.55
	Less: RFP No. 12-082 <u>\$156,324.71</u>
	Balance \$ 59,764.84

* This project was estimated in the Approved 2012/13 Project Budget at \$200,000.

The balance of funds \$59,764.84 will be used for the other project components if required.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

ENVIRONMENTAL IMPLICATIONS

There are no direct environmental implications associated with the award outlined in this report. The study itself will produce a desktop analysis of environmental hazards, considerations and sustainability opportunities associated with the eventual redevelopment of the Cogswell lands.

ALTERNATIVES

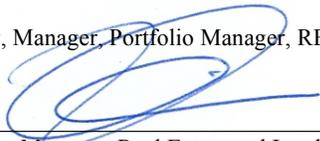
There are no recommended Alternatives

ATTACHMENTS

Appendix A – Evaluation Criteria

A copy of this report and information on its status, can be obtained by contacting the Procurement Office at 490-4170, or Fax 490-6425.

Report Prepared by: Peter Bigelow, Manager, Portfolio Manager, RE&LM, P&I 490-6047

Business Unit Review: 
Peter Stickings, Manager, Real Estate and Land Management, P&I 490-7129

Procurement Review: 
Anne Feist, Manager, Procurement (490-4200)

Appendix A
Evaluation Criteria

Criteria	Summary (considerations may include but are not limited to the following)	Score	Ekistics	IBI	Genivar
Communication Skills	Clarity and readability of written proposal	5	5	4	4
Team composition and experience	Sector specific experience of the Proponent Firm Experience of individual team members with projects of similar scope and size; Team members' appropriate skills and education Demonstrated history of proposed team in successfully completing projects of a similar nature on time and on budget; Balance of level of effort vs. team roles (project mgmt., technical, etc..)	15	13	12	12
Understanding of HRM needs	Understanding of the requirements of the scope of work and HRM organizational structure; Acceptable proposed schedule and work plan; Value added propositions and recommendations; Attention to relevant challenges that the committee has not considered	15	13	12	12
Technical Solution	Solution addresses all technical aspects of the project as identified in the RFP; Solution draws on proven methodology; Solution is flexible and scalable; Solution is cost and time effective	25	22	21	20
Project Management Methodology	Management structure within Proponents organization/project team; Proposed communication methods between proponent team and HRM; Quality Assurance standards and practices	5	4	4	3
Subtotal (Technical Proposal)			57	53	51
Cost		35	35	5	35
Administrative and Legal Requirements	Based on level of risk identified in Stage 2 technical evaluation.	0 BUT POINTS MAY BE DEDUCTED			
		100	92 \$156,324.71	58 \$286,723.92	86 \$156,032.71

**Costs include net HST