

Committee of the Whole (2) Report

DATE: Tuesday, April 21, 2020

WARD(S): ALL

TITLE: NORTH MAPLE REGIONAL PARK PHASE 2 DEVELOPMENT

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To seek approval to move forward with procurement for Phase 2 park development at North Maple Regional Park (NMRP) including site preparation, grading, servicing and related studies. *NOTE: Infrastructure Development Portfolio staff are positioned to continue delivering projects through Alternative Work Arrangements (AWA).*

Completion of design assignments such as this will ensure that construction projects are “shovel-ready” and eligible for infrastructure grant funding and partnership support, and that will serve as a catalyst in the City’s recovery efforts to help kickstart local economic growth and job creation for Vaughan, York Region and GTA following the current pandemic crisis.

Report Highlights

- NMRP has become a popular destination for Vaughan residents and visitors with many eagerly awaiting the start of Phase 2.
- The first part of Phase 2 park development involves preparing a large area of undeveloped parkland with major site grading, servicing (water, sanitary, electrical, storm water) and restoration of the pond and wetland areas which are provincially significant.
- An RFP procurement process is proposed to secure a Technical Advisor and consultant team followed by a procurement for a Design Build contractor to oversee detailed design and construction.
- It is anticipated that design and technical studies will be completed over the balance of 2020 with construction to follow in 2021.

Recommendations

1. That staff be authorized to initiate procurement for Phase 2 site preparation, grading, servicing and related studies at North Maple Regional Park and report back as soon as practicable with an update on the results of the first RFP process to secure a Technical Advisor and consultant team.

Background

In April 2018, Council endorsed the 900-acre vision for NMRP to create a nationally significant public sports, recreation and cultural venue as a legacy project for Vaughan residents and visitors. In September 2018, Phase 1A park development (artificial turf fields, driveway, parking and pathways) was completed and the park officially opened for use. Phase 1B park development (washrooms, changerooms, shade shelters and event preparations) was completed in 2019 with the first Canada Day event held at NMRP on July 1, 2019 with over 18,000 visitors attending.

Advancing the 900-acre vision for NMRP is identified as a Term of Council priority project. With completion of Phase 1 NMRP has become a popular destination for Vaughan residents and visitors with many eagerly awaiting the start of Phase 2 park development.

Previous Reports/Authority

[NORTH MAPLE REGIONAL PARK APRIL 2018 REPORT](#)

Analysis and Options

The Phase 2 Concept Plan (appended as Attachment 1) outlines the next areas of park development works. The Phase 2 work area measures over 130 acres (53ha) in size and at full build-out is planned to include many programs and facilities for the local and greater community that align with previous park plans, community consultations and recommendations of the Active Together Master Plan, the City's strategic plan for parks, recreation and libraries. Many more park programs and facilities are possible at NMRP as future phases of the park are implemented and additional lands are made ready for public use.

The Phase 2 Concept Plan will be used to guide the delivery of park grading, site preparation and installation of site servicing including water, sanitary, electrical, storm water. Restoration and enhancement of the existing provincially significant pond and wetland area will also be completed as per staff discussions with regulatory authorities including the Ministry of Natural Resources and Forestry (MNRF) and Toronto Region Conservation Authority (TRCA). Opportunities to leverage grant funding, community

programs and in-kind services related to restoration of the pond and wetland area will be explored as this project progresses.

An RFP procurement process is proposed to secure a Technical Advisor and consultant team followed by a procurement for a Design Build contractor to implement detailed design and construction. It is anticipated that the majority of design work and technical studies will be completed over the balance of 2020 with construction to follow in 2021.

A project plan is currently proposed as follows:

- Step 1** Issue a Request for Proposals (RFP) to select a Technical Advisor and consultant team to support staff with the completion of 30% design and to undertake technical studies for Phase 2 site preparation, grading, servicing and the completion of Record of Site Condition studies.
(Timing: May 2020)

- Step 2** Evaluate proposals and report back to Council with a project update.
(Timing: August 2020)

- Step 3** Project initiation and implementation of 30% design and technical studies.
(Timing: August 2020 to February 2021)

- Step 4** Report back to Council with a project update.
(Timing: December 2020)

- Step 5** Issue a Request for Prequalification (RFPQ) and/or Request for Proposals (RFP) for a Design Build contract for the completion of Phase 2 detailed design, site preparation, grading, servicing and related works.
(Timing: March 2021)

- Step 6** Evaluate proposals and report back to Council with a project update
(Timing: May 2021)

- Step 7** Project initiation and implementation of detailed design and construction.
(Timing: June 2021)

The purpose of the Technical Advisor RFP is to secure a project team with multi-disciplinary expertise to perform the completion of a 30% Reference Concept Design (RCD) based on Phase 2 concept plan. The RCD will lead to development of a Project Specific Output Specification (PSOS), Owner's requirements and related design and planning activities that will inform the Design Build RFPQ and/or RFP.

The major deliverables of the Technical Advisor assignment are planned to include:

1. Site Servicing Feasibility Study and Design Strategy
2. Traffic Analysis and Design Strategy
3. Parking Analysis and Design Strategy
4. Phase 1 and 2 Environmental Assessment and Record of Site Condition Studies
5. Environmental Impact Study
6. Storm Water Management Feasibility and Design Strategy
7. Architectural and Landscape Architectural Control Guidelines
8. Geotechnical Site Studies, Analysis and Design Strategy
9. Bulk Grading Analysis and Implementation Strategy
10. Other Studies as required

The Technical Advisor will also assist with procurement support and evaluation for the Design Build contract and will provide contract administration, technical compliance oversight and advisory role during construction.

Financial Impact

Funding in the amount of \$2,515,909 is available in approved Capital Project PK-6636-19 for the completion of this project, including labour recovery for staff time.

Approximately 3 full-time staff plus supplementary staff from across multiple departments can deliver this project on AWA. Source of funding is 90% DC Reserve Fund and 10% Non-DC/Taxation, which cannot be reallocated for other purposes.

Funding for Phase 2 detailed design and construction will be identified for Council consideration as part of the 2021 Budget process.

Broader Regional Impacts/Considerations

Completion of the NMRP project requires continued discussion and coordination with a variety of external agencies and stakeholders including York Region, TRCA, City of Toronto, MECP and MNRF.

Conclusion

Advancing the 900-acre vision for NMRP is identified as a Term of Council priority project. With the completion of Phase 1 park development in 2018 and 2019, public

interest in advancing future phases of park development continues to grow. In effort to advance Phase 2 park development as efficiently and effectively as possible, staff recommend undertaking a procurement process to secure a Technical Advisor and consultant team followed by a procurement for a Design Build contractor to implement detailed design and construction. Following Council approval, it is anticipated that design work will be completed over the balance of 2020 with construction to follow in 2021.

For more information, please contact: Jamie Bronsema, Director of Parks Delivery ext. 8858

Attachments

1. NMRP Phase 2 Concept Plan, February 2020

Prepared by

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