

Committee of the Whole (1) Report

DATE: Tuesday, October 06, 2020

WARD(S): ALL

**TITLE: NORTH MAPLE REGIONAL PARK PHASE 2 DEVELOPMENT
UPDATE**

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: FOR INFORMATION

Purpose

To provide an update on procurement for Phase 2 park development at North Maple Regional Park (NMRP) including site preparation, grading, servicing and related studies.

Report Highlights

- 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.
- In April 2020, Council authorized staff to initiate procurement for Phase 2 development and report back with an update on the results of the first RFP process to secure a technical advisor and consultant team.
- RFP20-166 to secure a Technical Advisor consultant team was issued June 4, 2020 and closed July 21, 2020.
- Multiple stages of evaluation were undertaken by a diverse evaluation team resulting in a contract award to Stantec Consulting Ltd.
- A Fairness Monitor was engaged by Procurement Services to oversee this procurement process.
- With this contract in place, Phase 2 design and technical studies will be initiated over the balance of 2020 with detailed design and construction of site grading and servicing to follow in 2021.

Recommendations

1. That this report be received for information.

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. In April 2020, Council authorized staff to initiate procurement for Phase 2 development and report back with an update on the results of the first RFP process to secure a technical advisor and consultant team.

Advancing the 900-acre vision for NMRP is 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 PHASE 2 DEVELOPMENT](#)

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.

On June 4, 2020, RFP20-166 North Maple Regional Park – Technical Advisory Services was published to bids&tenders™. A total of nine (9) Plan Takers registered for the RFP and subsequently two (2) proposals were received on the closing date of July 21, 2020. An evaluation team consisting of five (5) internal staff representatives completed the RFP evaluations with oversight from Procurement and a Fairness Monitor. The evaluation process consisted of multiple stages, with minimum thresholds required to be met for each stage. As part of the final evaluation stage, Proponents were invited to attend a virtual interview, with the evaluation team on August 20, 2020, where they were required to present responses to a series of questions disclosed to them a week prior. Upon completion of the interview stage, the evaluation team met to finalize scores and it was determined that Stantec Consulting Ltd. (Stantec) was the highest-ranking Proponent recommended for award. Following contract award Stantec will commence work in September 2020 to initiate Phase 2 conceptual design refinement and associated technical studies to support the preparation of a 30% Technical Design package that can be tendered through a Phase 2 Design Build RFP in 2021.

To support the procurement process, on June 2, 2020 Optimus SBR Inc. (Optimus SBR) was retained in the capacity of Fairness Monitor to oversee procurement processes related to the NMRP Technical Advisory Consultant RFP. Optimus SBR was involved in reviewing the RFP document and subsequent addenda prior to posting, monitoring procurement activity during the tendering period, sitting in on the consensus meeting and Proponent interviews. Optimus SBR will also act as Fairness Monitor for the subsequent Design Build RFP planned for 2021.

The updated project plan is as follows:

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| <u>Step 1</u> | 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) COMPLETE |
| <u>Step 2</u> | Evaluate proposals and report back to Council with a project update.
(Timing: August 2020) COMPLETE |
| <u>Step 3</u> | Project initiation and implementation of 30% design and technical studies.
(Timing: August 2020 to February 2021) IN-PROGRESS |

- Step 4** Report back to Council with a project update.
(Timing: December 2020)
- Step 5** Issue a Request for Proposals (RFP) for a Design Build contractor 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)

In addition to advancing Phase 2 park development with the Technical Advisor consultant team, the following activities continue to be in-progress by the NMRP Project Team to advance Council direction for the 900-acre NMRP park vision:

1. Exploring potential partnership and opportunities to create a world-class recreational and cultural destination
 - Preparing and submitting proposals for infrastructure grant funding
 - Responding to inquiries and exploring a variety of interests from sports organizations
 - Discussions with local community organizations interested in developing youth programs and community event opportunities
2. Discussions to engage Evergreen to provide advisory services for community engagement and park activations
 - Developing a framework for resident involvement and a park volunteer program
 - Exploring ideas for year-round park events, activations and revenue generation
 - Researching park governance and sustainability models
3. Understanding requirements, opportunities and constraints for transforming former landfill areas for park and recreational uses
 - Consultations with Ministry of the Environment, Conservation and Parks (MECP) including application for ECA amendment
 - Considering opportunities for the former Vaughan Township Landfill Site to provide additional landfill cover and topsoil placement

- Strategy for discussions with City of Toronto for park and recreational uses on the former Keele Valley Landfill Site
 - Discussions with adjacent landowners regarding future development plans, pedestrian connections and potential opportunities related to NMRP
4. Continued Environmental Site Assessment within specific areas of NMRP
 - NMRP Part B ESAs and Record of Site Condition is underway with PG Environmental
 5. Consultations with the Toronto Region Conservation Authority to explore areas of mutual interest and opportunity
 - Exploring expansion and rehabilitation of the existing wetland and pond areas within the Phase 2 work area
 - Identifying trail routing, mapping and development opportunities
 - Sharing park visitor education materials and strategies
 - Considerations for park and trail development, operations and maintenance agreements
 6. Consultations with York Region for the IEA process for the future Teston Road link
 - Exploring options for the future roadway through the 900-acre NMRP boundaries that will ultimately connect Highway 400 and Bathurst St.
 - Considering creative ideas for road alignment, structures and possible tunneling beneath future parkland areas
 - Discussions regarding operating and mechanical systems related to the landfill areas
 7. Developing a framework to establish a working group to identify, research and promote the cultural and natural history of the park
 - Planning for future celebrations related to the 20th anniversary of the closure of the Keele Valley Landfill Site in December 2022
 - Programs and education to promote the natural heritage features and significance of the various park landscapes and environmentally significant areas
 - Strategy for understanding and celebrating the cultural history of the site and local area surrounding the park
 8. Internal discussions with other City of Vaughan Departments
 - Parks Operations and Facilities Management to establish appropriate levels of service and ensure adequate operations and maintenance
 - Corporate Communications to prepare key messages, promotional material and to consider digital display screens on the main park sign at Keele St.
 - Discussions with IT about installing Wi-Fi within the park
 - Working with Legal to establish mapping and database for property and legal documents

- Discussions with Tourism Vaughan to understand the larger park vision and to explore opportunities for events and activations at the park

Further updates and communications on these activities will be provided as the NMRP Program continues to be refined and resources are assigned to the project.

Financial Impact

Funding in the amount of \$2,246,733.61 is available in approved Capital Project PK-6636-19 to continue advancing the NMRP project, including labour recovery for staff time. Total contract costs associated with RFP20-166 are \$2,058,970.36 including non-recoverable HST and project administration costs.

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 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. To advance Phase 2 park development as efficiently and effectively as possible, a public procurement process was completed to secure Stantec Consulting Ltd. as the project Technical Advisor consultant team to implement design and technical studies required to prepare Phase 2 site preparation, grading and servicing for a Design Build contract for construction. The project is currently on-schedule to begin in September with construction planned 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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Brett Lucyk, Project Manager ext. 8099

Approved by

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Nick Spensieri, Deputy City Manager
Infrastructure Development

Reviewed by

A handwritten signature in black ink, appearing to read 'Jim Harnum', with a long horizontal stroke extending to the right.

Jim Harnum, City Manager