



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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REQUEST FOR DECISION

DATE: December 11, 2019

Report No. P&R-19-012

TO: Laurie Hurst, Chief Administrative Officer

FROM: Scott Hartman, Director of Parks and Recreation Services

SUBJECT:

Contract Award: Detailed Designs, Tender and Project Management Services for Esquimalt Gorge Park - McLoughlin Amenity Fund Waterfront Park Project

RECOMMENDATION:

That Council award Iredale Architecture the contract for Detailed Designs, Tender and Project Management Services for a multi-purpose building and a three-zoned fenced dog park at Esquimalt Gorge Park and direct staff to finalize the Professional Services Agreement details.

RELEVANT POLICY:

Financial Plan Bylaw 2019-2023 No. 2959
Purchasing and Disposal Bylaw, 2014, No. 2845

STRATEGIC RELEVANCE:

The Request for Decision supports Council’s specific strategic priority towards a Healthy, Livable and Diverse Community: Support the arts, culture and heritage community, enhance opportunities for Parks and Recreation and fully utilize the McLoughlin amenity funds to maximum potential.

BACKGROUND:

At its November 18th meeting, Council approved the construction of a multi-purpose building and a three-zone fenced dog park at Esquimalt Gorge Park. In addition, Council directed staff to undertake the necessary procurement processes for the development of construction drawings and construction management activities needed for project implementation. As a result of this direction, staff conducted a Request For Proposal (RFP) process for architectural and engineering services to complete the detailed designs and prepare tender documents and project management activities for these Amenity Fund projects.

ISSUES:

1. Rationale for Selected Option

Based upon Council direction from its November 18th meeting, the Township conducted a RFP process for the multi-purpose building, site development and dog park design, tender and project management activities for the Waterfront Park enhancement projects at Esquimalt Gorge Park.

A total of nine proposals were received:

Totals (not including GST)

Iredale Architecture	\$235,665
Billard Architecture Inc	\$342,000
KPL James Architecture	\$353,710
Carscadden Stokes McDonald Architects	\$385,510
Stantec	\$403,970
MIZA Architects Inc	\$410,417
Office For Architecture	\$507,360
RATIO	\$509,301
Studio 531 Architects Inc	\$534,470

Based on the evaluation criteria identified in the RFP, staff recommends that the contract be awarded to Iredale Architecture. Staff will discuss the expedited project timelines and details with the proponent. This will be reflected in the negotiated Professional Services Agreement.

2. Organizational Implications

This project has been incorporated into existing staff work plans.

While the respondents to this RFP identified a twelve month construction timeline, the upcoming tender documents for construction will reflect the expedited timelines with an anticipated substantial completion date for the end of 2020.

Council will award the construction contracts once the detailed design is complete and the tender for construction prepared. The current timeline for this approval is Spring 2020.

3. Financial Implications

There is currently \$7 million available for the design and construction of these projects. The \$7 million dollars allocated to Waterfront Park enhancements must be committed and at least one major project substantially completed by the time the Waste Water Treatment Plan is operational. The current estimated timeline is December 2020. To ensure these established timelines are met, detailed designs and construction of these Council-approved projects needs to begin.

4. Sustainability & Environmental Implications

Construction designs will be further refined during the design phase to minimize environmental impacts and to maximize opportunities for environmental initiatives and stewardship.

5. Communication & Engagement

A multi-phased engagement process has been undertaken by the Township to inform the use of the McLoughlin Amenity Funds.

ALTERNATIVES:

- 1) That Council award Iredale Architecture the contract for Detailed Designs, Tender and Project Management Services for a multi-purpose building and a three-zoned fenced dog park at Esquimalt Gorge Park and direct staff to finalize the Professional Services Agreement details.
- 2) That Council not award the contract for Detailed Design, Tender and Project Management Services and provide alternative direction to staff.