

**Meeting Date:** January 25, 2006

**Subject:** Procurement Authorization – Environmental Assessments For Transit Projects In The Eastern Waterfront - Proposal No. P02PC05910

### **Recommendation**

It is recommended that the Commission authorize the award of a contract to McCormick Rankin Corporation for the completion of environmental assessments on the East Bayfront Streetcar and Station Expansion and the West Don Lands Streetcar projects located in the eastern waterfront, with an upset limit amount of \$1,000,000.00.

### **Funding**

These projects are funded by all three levels of Government through the Toronto Waterfront Revitalization Corporation. Funds for this contract are included “below the line” in the TTC 2006-2010 Capital Program in two projects under the “Waterfront Initiatives – TWRC”; the *East Bayfront Streetcar and Station Expansion* project and the *West Don Lands Streetcar* project, as set out on pages 1465 to 1469 and 1473 to 1476, respectively. The costs associated with this contract will be paid by the Toronto Waterfront Revitalization Corporation (TWRC) under a delivery agreement which staff has executed.

### **Background**

The Revitalization of Toronto’s Central Waterfront has been a high priority for the City of Toronto for a number of years and the area has been the subject of an extensive planning and design process undertaken by the City of Toronto and the Toronto Waterfront Revitalization Corporation. The City approved a secondary plan for the area in April 2003 and, since that time, the TWRC, in conjunction with the City, has prepared a “Sustainability Framework” to guide the development towards a sustainable, environmentally-sound design. Central to both these documents is the need for higher-capacity transit facilities through the area to create communities which rely primarily on non-auto based travel modes for travel to, from, and within the area. This approach has been strongly supported by the TTC and City Council, notably through their support for the concept of a “transit first” approach of having a high-quality transit service in place when the first developments in the area are being occupied to encourage a high level of transit use from the outset.

Planning is proceeding quickly for the West Don Lands and East Bayfront precincts. The Precinct Plans and road and servicing EA Master Plans for these areas were approved by City Council in May and December 2005, respectively. Work will begin in 2006 on the construction of the flood protection landform required for development to proceed in the West Don Lands area, and the first zoning approvals are expected to come before Council in the fall 2006. It is currently planned that the first development sites in the West Don Lands will be under construction in 2007.

To fulfil Council’s direction regarding a “transit first” approach to development in the area, work must proceed immediately on the approval, design, and construction of transit facilities to serve these areas.

Individual Environmental Assessment studies are required under the Ontario Environmental Assessment Act for transit facilities such as those envisioned for the eastern waterfront. As outlined in a June 22, 2005 Commission report on this subject, the TTC, working jointly with the TWRC and the City, has agreed to undertake the required environmental assessment studies and the TWRC has agreed to fund the cost of the studies. Based on the authorization the Commission provided on June 22, 2005, TTC staff have recently executed a “Delivery Agreement” with the TWRC to fund the required Environmental Assessment studies.

The studies are expected to take approximately two years to complete and will involve an extensive public participation component. The first phase of the project involves the development of three inter-linked Terms of Reference for individual environmental assessments for transit projects in three development areas. The later phase of the project involves the preparation of individual environmental assessments for transit projects in the East Bayfront and West Don Lands areas. The preparation of an environmental assessment study for transit facilities in the Port Lands area is not part of the current project and is expected to proceed following resolution of issues related the naturalization of the mouth of the Don River and related road facility plans.

### **Discussion**

Consultant assistance is required to undertake individual Environmental Assessment studies to support the planned developments in the eastern waterfront. The studies must address the requirements of the Ontario Environmental Assessment Act, as well as any requirements of the Canadian Environmental Assessment Act.

A Request for Proposals was publicly advertised on the TTC's web-site on August 24, 2005. Eighteen companies requested copies of the proposal documents out of which three submitted a proposal. Upon completing the preliminary commercial evaluation, it was determined that all three companies were missing mandatory submission requirements and therefore were considered unacceptable. Approval was sought and obtained from the Chief General Manager to negotiate with all three companies to submit the missing material.

All of the proponents submitted the missing information and staff proceeded with the evaluation.

The evaluation team was composed of representatives from the TTC, TWRC, and the City of Toronto. The evaluation was undertaken based on the criteria listed in Appendix "A". Following determination of the final ranking, in which McCormick Rankin Corporation was ranked the highest, their pricing envelope was opened and evaluated. Upon review of the confidential pricing information, the evaluation team considered the pricing from McCormick Rankin Corporation as fair and reasonable based on the experience and qualifications of the project team. On this basis, McCormick Rankin Corporation is recommended by the evaluation team.

### **Justification**

Environmental assessments are required for transit projects in the eastern waterfront to support the City's plans for redevelopment of the area. This contract will allow these studies to be undertaken in the timeframe required to permit transit investment to proceed in conjunction with the first developments in the area thereby achieving Toronto City Council's "transit first" objectives.

January 6, 2006

11-55-47

Attachment: Appendix A



## **Appendix A**

### **Procurement Authorization – Environmental Assessments for Transit Projects in the Eastern Waterfront – Proposal No. P02PC05910**

#### **List of Proponents**

- Delcan-Hatch Mott MacDonald in Joint Venture
- Earth Tech Canada Inc.
- McCormick Rankin Corporation (recommended)

#### **Evaluation Criteria**

##### **A. CORPORATE QUALIFICATIONS/EXPERIENCE**

- a) Number of Years in Business
- b) Relevant Corporate Experience
- c) Depth of Available Resources

##### **B. PROJECT STAFF QUALIFICATIONS/EXPERIENCE**

- a) Project Manager
  - i) Work of a Similar Size and Nature
  - ii) Technical Qualifications
- b) Project Team/Subconsultants
  - i) Work of a Similar Size and Nature With Respect To:
    - Environmental Assessments
    - Transit/Transportation Planning
    - Urban Design
    - Transit Engineering
  - ii) Technical Qualifications

##### **C. PROJECT STAFF DEDICATION/AVAILABILITY**

- a) Key Staff Sufficiently Dedicated to the Work
- b) Right mix between Senior Staff and Balance of Team

##### **D) UNDERSTANDING OF THE WORK**

- a) Proposed Methodology/Approach to the Work