



City of
Peterborough

To: Members of the Committee of the Whole

From: Jeffrey Humble, Director, Planning and Development Services

Meeting Date: March 27, 2017

Subject: Report PLPD17-017
Increase of Contract Award to Brook McIlroy Inc. for Trent
Research and Innovation Park Master Plan and Phase 1
Detailed Engineering Design

Purpose

A report to recommend increasing the contract amount awarded to Brook McIlroy under RFP document P-32-16 for the completion of the Trent Research and Innovation Park Master Plan and Phase 1 Detailed Engineering Design.

Recommendation

That Council approve the recommendation outlined in Report PLPD17-017 dated March 27, 2017, of the Director, Planning and Development Services, as follows:

That RFP document P-32-16 for the Trent Research and Innovation Park Master Plan and Phase 1 Detailed Engineering Design awarded to Brook McIlroy Inc., 161 Spadina Avenue, 2nd Floor, Toronto, Ontario, M5V 2L6, be increased by \$80,515 from \$260,570 to \$341,085, plus \$44,341.05 for HST, for a total of \$385,426.05 including tax.

Budget and Financial Implications

The total \$341,085 requirement, net of the 100% Input Tax Credit (ITC), for The Trent Research and Innovation Park Master Plan and Phase 1 Detailed Engineering can be accommodated within the approved \$2,960,000 allocation within the 2017 Capital Budget, Project 7-3.01. The business model for the Trent Research and Innovation Park will see the City recovering its infrastructure costs over time through ground lease payments from the tenants of Trent Research and Innovation Park to the City. In addition, it is anticipated that all tenants will pay municipal taxes.

Background

RFP document P-32-16 for the Trent Research and Innovation Park Master Plan and Phase 1 Detailed Engineering Design was issued on August 11, 2016 and closed on September 8, 2016. Council approved Report PLPD16-071, dated September 26, 2016, awarding the contract to Brook McIlroy Inc., in association with D.M. Wills.

The original scope of work included contracting an experienced multi-disciplinary team of design professionals to develop a Master Plan for the 85-acre Trent Research and Innovation Park (TRIP), on an expedited basis. The team would also complete a first phase Draft Plan of Subdivision, as well as detailed engineering design of a first phase of the Research Park, consisting of approximately 25 acres, as set out on the attached Exhibit A. This includes access roads, internal site services, lot grading, landscaping and storm water management.

Scope of Work Change

The increased scope of work includes the preparation of a Draft Plan of Subdivision and requisite technical studies to support the processing of the Draft Plan of Subdivision by the City's Planning Division for the full 85 acres so that the City's approval process is simplified. The original scope envisioned only a first phase which was approximately 25 acres. Geotechnical rock coring in the amount of \$27,000 is included in this \$80,515 contract increase, however, it is provisional as it has not yet been fully vetted. To meet the development timelines the consulting team will complete the detailed engineering design of Phase 1 while the Draft Plan of Subdivision is being processed. It is anticipated that construction will commence late summer of 2017.

Council Approval Required

Section 17.4.6 a. of the City's Purchasing By-law 14-127 states that Council approval is required for amendments to Agreements where the original award was approved by Council and the resulting additional payments to suppliers exceed the original price by more than 10% or \$100,000.

Submitted by,

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Director, Planning and Development Services

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Attachment:
Exhibit A – Phasing Plan

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