



City of
Peterborough

To: Members of the Committee of the Whole

From: Jeffrey Humble, Director, Planning and Development Services

Meeting Date: November 6, 2017

Subject: Report PLPD17-052
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 a further increase in 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 PLPD17-052 dated November 6, 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 \$48,660 from \$341,085 to \$389,745, plus \$50,666.85 for HST, for a total of \$440,411.85.

Budget and Financial Implications

The total \$389,745 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. After the approval of this contract amendment approximately

\$2.0 M will be available for the first phase of construction for which tender documents are being developed

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 property 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.

Council also approved Report PLPD17-017, dated March 2017, approving an increase in the contract amount so that the scope of the work included the preparation of a Draft Plan of Subdivision and requisite technical studies for the full 85 acres, rather than an initial Phase 1 of 25 acres. This would simplify the City's approval process.

Council approved Report PLPD17-033, dated July 17, 2017 recommending the adoption of the Trent Research and Innovation Park Master Plan and Draft Plan of Subdivision.

Scope of Work Change

At the conclusion of the Draft Plan of Subdivision approval process the City was requested by the Conservation Authority to revisit the Natural Heritage investigation to account for any environmental change between the dry summer season of 2016 when the initial inventory was completed and one of the wettest summers on record (2017). As a result of this work the wetland feature between the Trent Research and Innovation Park and the developed East Bank has been presumed to fall within a Provincially Significant classification. The implication to both the Master Plan and Draft Plan is significant resulting in a modified road pattern and a greater assignment of open space within the Research Park.

During the processing of developing the Master Plan the City elected to mirror the CleanTech and sustainability focus of the Research Park by adopting a leading edge approach to storm water management throughout the development. Committing to a

low impact development water management solution has required the consulting team to refine the engineering concepts developed to support the Master Plan. This included new street sections and more thoughtful approach to urban design and the landscape vision.

Finally, Council adopted the Master Plan on the understanding that the Plan would reflect the conclusions of the Indigenous Consultation program being led by Trent but supported by the City. This process has reached a successful conclusion however to do so involved the consulting team as a resource to the endeavour.

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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Attachment:

Exhibit A – Master Plan

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