


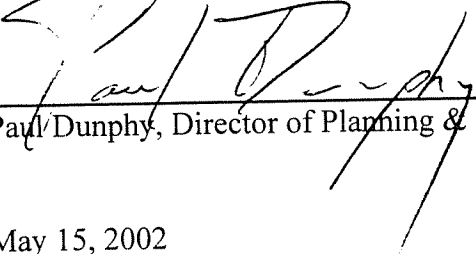
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Halifax Regional Council
May 21, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


George McLellan, Chief Administrative Officer


Paul Dunphy, Director of Planning & Development Services

DATE: May 15, 2002

SUBJECT: Request for Proposal #02-028 - Greenfield Area Servicing Analysis

ORIGIN

The Halifax Regional Municipality request for proposals for consulting services to provide a comparative analysis for Greenfield development.

RECOMMENDATION

It is recommended that :

1. Council approve the contract be awarded to the highest ranking proponent, CBCL, in the amount of \$130,416 plus net HST for a total of \$138,800, with funding from Capital Account CDS00101, Capital Cost Contribution Area Studies, as outlined in the Budget Implications Section of this report.

BACKGROUND

Funds for this study were approved through the capital budget process in support of two major project initiatives for HRM.

1. The Capital Cost Contribution Program (Infrastructure Charges) and;
2. The Regional Planning Project.

Capital Cost Charges

The Capital Cost Contribution program has been initiated by HRM to provide a framework within which Council can recover infrastructure charges in the municipality. The charge recovered under the policy is intended to capture the costs directly attributable to the subdivision of land and apportion the costs associated with this infrastructure. Successful implementation of the program requires detailed analysis of the costs of infrastructure need for specific geographic areas of HRM.

Regional Planning

Halifax Regional Municipality has also embarked upon a long-term regional plan for growth management and development. The Plan will address growth management, transportation, vibrant communities and environmental management. Much of the work is being undertaken by staff from relevant departments under the leadership of the Regional Planning Project Manager . The three-year project includes opportunities for consultation with other levels of government, local agencies, interest groups and the general public.

Studies

A major component of the regional planning process will be a comparative analysis of alternative scenarios which HRM might choose to pursue in terms of future development locations, densities and transportation choices.

A critical part of the analysis is understanding the capital and operating costs, opportunities and constraints associated with different possible locations for development. The scenarios will include, but not necessarily be limited to, five development contexts:

Greenfield Development: Serviced residential development in new locations which have not been previously urbanized.

Greyfield Development: Redevelopment in established suburban locations currently dominated by surface parking, first-generation shopping centres, abandoned service stations and other declining low-density uses.

- Brownfield Development:** Redevelopment in urban locations currently dominated by declining industrial uses, surplus railway or military properties, or vacant lands resulting from previous demolition.
- Rural Community:** New development clusters surrounded by rural land.
- Exurban Growth Areas:** Unserved large-lot residential subdivisions in the rural commuter shed.

The study recommended in this report concerns the Greenfield areas.

DISCUSSION

Call for proposals on this project were advertised on March 16, 2002 and closed on April 8, 2002. An Information Meeting was held on March 25, 2002 by staff for all prospective proponents. This meeting provided for a review of the RFP document and an opportunity to ask questions. Seventeen (17) companies received FP documents with the following four companies responding:

CBCL
Dillon
EDM
SGE

The following two companies were short listed:

CBCL
Dillon

Developing a thorough understanding of the costs and benefits of development in specific areas is fundamental to both the Capital Cost Contribution Program and the scenario building process on which the HRM regional planning process is based.

The consultant will:

- ▶ identify and estimate cost thresholds for each Greenfield site concerning costs of piped services, treatment plants, roads and transit systems
- ▶ identify any additional Greenfield sites which may merit further investigation
- ▶ select and delineate at least six Study Areas drawn from the Greenfield Sites, based on the cost thresholds, and in consultation with HRM staff.

- ▶ estimate, compare and explain costs associated with development in each of the six or more selected Study Areas assuming conventional density and modal split
- ▶ determine the sensitivity of these costs to cost thresholds and changes in density and modal split.

The estimated price range, including HST, from the two short listed proponents was \$149,978.00 and \$149,881.00. The proposals were evaluated based on the following criteria and as detailed on the attached Appendix A - Summary of Evaluation Criteria, expertise of firm and project team, understanding scope of work, proposed methodology, proposed public participation process and costs. The cumulative scores (out of 100) were 87.6 and 83.2.

The evaluation team consisting of staff from Traffic & Transportation Services, Parks & Open Spaces, Environmental & Right of Way Services, Planning Services, Regional Planning and facilitated by Procurement, concluded that CBCL Limited was the highest ranking proponent who best met the Terms of Reference and therefore, recommended that CBCL be awarded the work based on an estimated cost of \$149,978.00 (full HST included). (\$138,300, net HST)

BUDGET IMPLICATIONS

Funds are available in the 01/02 capital budget, account CDS00101 Capital Cost Contribution Area Studies. (gross \$500,000, available \$386,348). There is potential for recovery for a portion of the expenditure on this study through the Capital Cost Contribution Infrastructure Charges program. This recovery would be administered through a per-acre levy applied at the time of subdivision approval. The Capital Cost Contribution program has been endorsed by Committee of the Whole Council. Necessary amendments to HRM's municipal planning strategies are expected to be brought to Council shortly.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

Council could choose not to approve the funds required to undertake this study. This is not recommended as the funds were previously budgeted for this purpose. Failure to proceed with this study would significantly impede the ability of the Municipality to proceed with the Capital Cost Contribution Program and the Regional Planning project.

ATTACHMENTS

Appendix A - Summary of Evaluation Criteria

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by:	Trudy Cann-Fournier, Procurement Coordinator	490-4202
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Report Approved by:	Paul Dunphy, Director of Planning & Development Services
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APPENDIX A
SUMMARY OF EVALUATION CRITERIA

HALIFAX REGIONAL MUNICIPALITY Greenfield Areas Servicing Analysis SUMMARY OF EVALUATION CRITERIA RFP # 02-028			
PROPOSAL: Greenfield Areas Servicing Analysis Evaluated by: Community Planning, Traffic & Transportation Services, Parks & Open Spaces, Environmental & Right of Way Services, Planning Services, Regional Planning facilitated by Procurement			37314
CRITERIA	MAX. SCORE	SUBMISSION	
		CBCL	Dillon
EXPERTISE OF FIRM AND PROJECT TEAM Recent experience Skill mix Depth of team References	15	12.3	11.8
UNDERSTANDING SCOPE OF WORK Understanding of scope Comprehension of associated issues Ability to convey ideas	30	25.3	24.6
PROPOSED METHODOLOGY Meets objectives Quality of approach Consideration of options Realistic Schedule PROPOSED PUBLIC PARTICIPATION PROCESS Consultation techniques Identification of key stakeholders Ability to conduct process	50	44.9	41.8
COSTS	5	5	5
TOTAL		87.5	83.2
RANKING		1	2