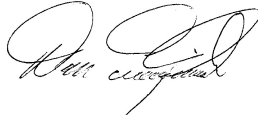


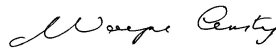
Halifax Regional Council
February 24, 2009

TO: Mayor Kelly and Members of Halifax Regional Council



SUBMITTED BY:

Dan English, Chief Administrative Officer



Wayne Anstey, Deputy Chief Administrative Officer - Operations

DATE: January 28, 2009

SUBJECT: **Award - Request for Proposals # 08-169, Bedford Waterfront and Birch Cove Design Studies**

ORIGIN

- approval in principle of Bedford Waterfront Community Vision & Action Plan at the October 30, 2007 Regional Council meeting with direction that this plan be considered in the Municipality's business planning and budget process.
- approval in principle of the Land Use Planning Study for the Western Shore of Bedford Basin at the February 19, 2008 meeting of Regional Council

RECOMMENDATION

It is recommended that Council award RFP No. 08-169, Bedford and Birch Cove Design Studies to the highest scoring Proponent, Ekistics, for a Total Cost of \$169,095.54 (net HST included) with funding from Capital Account CDV00738 as outlined in the Budget Implications section of this report.

BACKGROUND

The Municipality has recently undertaken two planning initiatives along the western shoreline of Bedford Basin. The *Bedford Waterfront Vision and Strategic Action Plan* was prepared by community volunteers and endorsed by Regional Council in October, 2007. The *Land Use Planning Study: Western Shore of Bedford Basin* (O'Halloran Campbell Consultants Ltd. January 2008) was approved in principle by Regional Council in February, 2008.

Each study identified the need for more detailed design studies at two primary locations - the Bedford Waterfront lands to the east side of the intersection of Bedford Highway and Hammonds Plains Road and the Birch Cove lands to the east of the intersection of Bedford Highway and Kearney Lake Road.

The Waterfront Development Corporation ("the WDC"), a provincial crown corporation with a mandate to champion provincial interests for lands and water lots around Halifax Harbour and the Bedford Basin, is a major land owner within the Bedford Waterfront study area. The WDC has agreed to cost-share with the Municipality on a 50:50 basis in preparing a design study for both the Bedford Waterfront and Birch Cove areas.

The goal of each design study is to prepare plans and design guidelines for future development which achieve the Bedford Waterfront Vision and the study recommendation for Birch Cove while being fiscally viable for the Municipality and financially viable for the land owners.

A call for proposals for a consulting team to assist in this work was prepared in consultation with the WDC and the Bedford Waterfront Implementation Committee. An excerpt with the study goals, objectives and tasks is presented in Attachment A.

Council has previously approved a public participation program which includes a steering committee for each study area. The steering committees mandate is to ensure opportunities are made available for the public to participate; provide guidance to the public and make recommendations to any amendments to municipal planning documents prepared.

DISCUSSION

RFP # 08-169, Bedford and Birch Cove Design Studies was publically advertised on October 25, 2008 and closed on December 3, 2008. Five (5) responses were recieved as follows:

CBCL
Delphi MRC
Ekistics
Office for Urbanism
Sperry and Partners

The Proposals were evaluated by two municipal staff, one staff member from the WDC and two members of the Bedford Waterfront Vision Implementation Committee. Procurement facilitated the evaluation based on the criteria listed in Appendix B: Proposal Evaluation Criteria. The final scoring is as follows:

Name of Firm	Score (Max = 100)
Ekistics	86
Office For Urbanism	79
CBCL	76
Sperry and Partners	68
Delphi MRC	65

The Ekistics Proposal is in association with Colliers International, David Harrison Ltd., AMEC, Atlantic Road and Traffic Management and EastPoint Engineering Limited, which represent a wide range of expertise.

BUDGET IMPLICATIONS

Funding is available in the Approved 2008/09 Capital Budget Account CDV00738 (Centre Plans/Design). The budget availability has been confirmed by Financial Services. The total cost of \$ 169,095.54 will be cost-shared on a 50:50 basis between the Municipality and the WDC.

Budget Summary: Capital Account No. CDV00738

Cumulative Unspent Budget	\$ 196,018.56
Add: WDC Funding	\$ 84,577.77
Less: RFP No. 08-169	<u>\$ 169,095.54</u>
Balance	\$ 111,500.79

* This project was estimated in the Approved 2008/09 Capital Budget at \$200,000.

The balance of funds will be used for Centre Plans Design.

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. If approved, this represents an increase to the gross capital budget but not the net budget.

ALTERNATIVES

The work could be carried out in-house by staff, however, HRM does not have sufficient human resources with the necessary skills and expertise required in order to carry out the work the study would require while meeting the existing demands of their time. Therefore, this alternative is not recommended.

ATTACHMENTS

Appendix A - Request for Proposal
Appendix B - Proposal Evaluation Criteria

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Paul Morgan, Planner, Community & Regional Planning, 490-4482

Report Approved by:



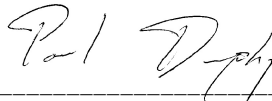
Austin French, Manager, Planning Services, 490-6717

Procurement Approval by:



Anne Feist, Operations Manager, Procurement 490-4200

Report Approved by:



Paul Dunphy, Director, Community Development

**Attachment A: REQUEST FOR PROPOSAL #08-169
Bedford Waterfront and Birch Cove Design Studies**

GOALS:

The Study Partners seek to provide guidance for future development which:

- achieves the *Bedford Waterfront Vision and Action Plan* for the Bedford Waterfront Study Area;
- implements the recommendations of the *Land Use Planning Study: Western Shore of Bedford Basin* for the Birch Cove Study Area; and
- is fiscally viable for the Municipality, respective of the input received from public consultations, and economically viable for property owners within the study areas.

STUDY OBJECTIVES:

The study is to achieve the following for each study area:

- identify areas of public interest which are to include lands for public access to the waterfront, active transportation, parks, open spaces and plazas, civic works and buildings, as well as view corridors from public lands to the Bedford Basin;
- identify the location and characteristics of transportation routes and access points;
- identify appropriate locations for land uses or a range of uses;
- provide design guidelines for the location, massing, height, energy efficiency/sustainability and appearance of development, with consideration given to a form-based code approach;
- provide landscape design guidelines for public and private spaces with consideration given to the environmental ecology of the site;
- identify any infrastructure requirements, including sewer, water, utilities, and any infrastructure phasing requirements;
- identify required and discretionary public investments accompanied with preliminary cost estimates; and
- engage with the Steering Committees for each study area and with the general public and other stakeholders.

TASKS:

1 Introductions and Background Review:

The Consultant will be expected to attend introductory meetings of the staff advisory team and steering committees.

The Study Partners will provide the Consultant with all studies and mapping of the sites available. The Consultant will be required to sign a Data Licensing Agreement (DLA) before any spatial data is provided to the Consultant by the Municipality. The DLA outlines what data is to be provided and the conditions of use of that data. Data will not be shared nor will it be used in any other project.

2 Consultations:

The Consultant will be expected to lead all public consultations. A minimum of three public consultations are to be held separately for each study area as described below. The forum and format for each consultation is to be proposed by the Consultant with supporting justification. The consultation process should also engage the Bedford Waterfront Vision Implementation Committee - a community-based committee established to guide the overall implementation of the Vision and Action Plan for this study area.

The results of each consultation are to be summarized for review by the steering committees and for posting on the Municipality's web site.

The first public consultation is intended to provide interested persons with an opportunity to share ideas for each site prior to any design work being undertaken.

The Consultant will also meet individually with property owners within each study area to discuss development intentions or preferences and known site constraints. CN Rail shall also be consulted regarding opportunities and issues associated with its corridor traversing both study areas.

3 Preparation and Review of an Alternative Design Brief:

Three alternative preliminary site designs are to be presented in separate design briefs for each site with a discussion of the merits and disadvantages of each design. A means of visualizing each proposal will be required and, at minimum, three-dimensional modelling will be undertaken to assist in assessing view corridors and the alternative built forms proposed.

The design brief is to be reviewed by each steering committee and then presented at a public meeting hosted by the steering committee. There must be an opportunity for public comment to the alternatives and the consultant will subsequently meet with the steering committee to review the comments and receive direction on the preferred design alternative.

4 Preparation and Review of Study Design Report:

A draft study design report is to be prepared for each site based on the preferred alternative which addresses the matters identified under the study objectives. The draft will be circulated to the WDC, each steering committee and the staff advisory team for review and comment and editorial changes, as required.

The final design report is then to be presented at a public meeting hosted separately by each steering committee. The report is to include an executive summary. The Consultant will also be required to present the study to the Municipality's Regional Council or Committee of the Whole and the WDC Board of Directors.

**APPENDIX - B
 PROPOSAL EVALUATION CRITERIA**

	Max Score	Ekistics	Office For Urbanism	CBCL	Sperry and Partners	Delphi MRC
1.Capability a) Project Team Experience b) Project Manager Experience c) Company Experience	20	17	17	12	16	13
2.Work Plan Past performance in being able to keep projects within their fee estimates and with the same personnel as originally indicated. Schedule Level of Effort	20	14	17	14	13	13
3.Methodology Understanding project objectives & associated issues Work Plan Overall quality Innovation	40	35	30	30	28	23
4. Cost	20	20	15	20	11	16
5. Total	100	86 (\$165,095.54 Net HST inc)	79 (\$217,979.72 net HST inc)	76 (\$165,010.62 Net HST inc)	68 (\$308,735.56 Net HST inc)	65 (\$200,482.63 Net HST inc)