

Presented To: City Council

Presented: Tuesday, Feb 27, 2018

Report Date Tuesday, Feb 13, 2018

Type: Managers' Reports

Request for Decision

Evaluation Criteria for RFP - Event Centre Design Build

Resolution

THAT the City of Greater Sudbury approves the evaluation criteria for the selection of a proponent to design and construct the Event Centre as outlined in the report entitled Evaluation Criteria for RFP – Event Centre Design Build, from the General Manager of Community Development, presented at the City Council meeting on February 27, 2018.

Relationship to the Strategic Plan / Health Impact Assessment

The Event Centre project aligns with the Corporate Strategic Plan in both the Quality of Life and Place, Priority B: "Maintain great public spaces and facilities to provide opportunities for everyone to enjoy." and Growth and Economic Development, Priority D: "Invest in large projects to stimulate growth and increase conferences, sports and events tourism, and celebrate cultural diversity."

Report Summary

This report summarizes the rated criteria categories and the weighting that will be used to determine which of the three competing proposals submitted will best meet the City's needs for the design build of the new Arena/Event Centre.

Financial Implications

There are no direct financial implications associated with the recommendation in this report.

Signed By

Report Prepared By

David Shelsted
Director of Infrastructure Capital
Planning Services
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Division Review

David Shelsted
Director of Infrastructure Capital
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Financial Implications

Liisa Brule
Coordinator of Budgets
Digitally Signed Feb 14, 18

Recommended by the Department

Catherine Matheson
General Manager of Community
Development
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Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
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Background

On May 25, 2017 the Request for Supplier Pre-Qualification of Proponents for the Design-Build and Construction of a New Greater Sudbury Sports and Entertainment Centre (CAO17-163) closed. There were eight submissions and three firms were pre-qualified to bid on the Request for Proposals (RFP). The short listed firms are:

- EllisDon Corporation
- PCL Constructors Canada Inc.
- Ball/Tesc Construction Inc.

Subsequently, at the August 22, 2017 Council Meeting, three milestones were outlined for Council approval for the Kingsway Event Centre Project. The first, a Site Design Strategy, was approved by Council at the November 22, 2017 meeting. The second milestone was the approval of a financing plan, approved during the 2018 City Council Budget deliberations.

The third milestone is the approval of the criteria used to evaluate proposals for the selection of a successful proponent to construct the Event Centre. The proposed evaluation criteria are presented in this report for Council consideration.

The rezoning application was submitted to the Planning Committee of Council to permit rezoning associated with the construction of the Event Centre. The rezoning process continues, with Planning Committee decision anticipated this spring.

Evaluation Criteria

The Evaluation Criteria will guide staff in the process of reviewing proposals to assess their fit with the City's needs. The criteria identify the factors that the City considers important for making a contract award decision. The factors relevant to vendor selection were identified first. A weight was assigned to each of the criteria to convey each factor's relative importance to the bid evaluation. This supports the ranking of proposals in a fair and transparent way. The criteria and their associated weight are as follows:

Criteria	Weighting
1. Quality of the Event Centre's Design and Specifications This will include the quality and completeness of the architectural design, floor plans, building layout, conformity with the space allocation within the RFP, functional design, This will include the quality and completeness of the design specifications including the quality of materials, warranties and guarantees etc.	35%
2. Cost This will include the Project Cost, the Project Value (considering total Project Costs, components, features, finishes, inclusions, exclusions, materials, warranties and guarantees, etc.)	35%
3. Construction Methodology and Approach This will include the quality and completeness of the construction management plan, experience of key project staff, etc.	10%
4. Approach to the Project and Design This will include the quality and completeness of the Planning Approach, site planning, urban design, engineering, etc. Construction Methodology and Approach	10%
5. Development Schedule This will include the quality and completeness of the Proponent's project delivery schedule.	10%
Total	100%

Next Steps

The design build RFP has been prepared by PwC and CGS purchasing, technical and program staff. The RFP will be ready for issue when appropriate zoning is in place. The earliest it is expected to issue the RFP will be spring 2018, with the preferred Proponent being selected early fall. Further steps include finalizing the legal agreement between CGS and the preferred Proponent and preparing the final drawings for building permit submission.