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## **Award of Environmental Consulting Services – Corridor Growth Plan - Brownfield Renewal Strategy**

### **Recommendation**

1. That the proposal submitted by Dillon Consulting for environmental consulting services to complete the Corridor Growth Program – Brownfield Renewal Strategy, at a total estimated cost of \$150,000 (including taxes and disbursements) be accepted; and,
2. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

### **Topic and Purpose**

The purpose of this report is to obtain City Council's approval to award the Request for Proposal (RFP) for the provision of environmental consulting services to complete the Corridor Growth Program – Brownfield Renewal Strategy, a component of the Corridor Planning Program of the Growth Plan to Half a Million (Growth Plan), to Dillon Consulting.

### **Report Highlights**

1. Many of the strategic corridor locations identified in the Growth Plan contain brownfield sites in the form of actual or potentially impacted properties, vacant sites, and underutilized parcels of land.
2. External environmental consulting services are required to complete the work and a Request for Proposals was issued to assist in the preparation of the Corridor Growth Program – Brownfield Renewal Strategy. The Administration is recommending Dillon Consulting, the Preferred Proponent, be awarded the contract for consulting services.
2. There are constraints associated with delivering this project in accordance with the Public Transit Infrastructure Fund (PTIF) deadlines. As such, a larger-than-normal contingency is necessary within the contract to allow for potential environmental issues that arise as a result of the brownfield assessments. A contingency is also proposed to cover any unforeseen works that may arise through the collaborations necessary to integrate delivery of this project with other City of Saskatoon (City) projects under the Growth Plan.

### **Strategic Goals**

The Brownfield Renewal Strategy is a multifaceted project that connects to several strategic goals. The successful implementation of the project will support the following key goals:

- The long-term strategy of increasing revenue sources under the Strategic Goal of Asset and Financial Sustainability by increasing tax revenue as a result of

- increased property assessment valuation following the redevelopment and improvement of brownfields;
- The long-term strategy of addressing soil quality issues on City-owned properties under the Strategic Goal of Environmental Leadership by promoting and incentivizing the remediation and/or active risk management of contaminated brownfields; and,
  - The long-term strategy of increasing and encouraging infill development and corridors under the Strategic Goal of Sustainable Growth.

## **Background**

Effective September 15, 2016, several Growth Plan projects received approval for federal funding support through Phase 1 of the Federal Public Transportation Infrastructure Fund (PTIF). The City and the Government of Canada will share in a total contribution of \$7.65M towards these projects through the PTIF.

City Council, at its meeting held on June 26, 2017, considered the Growth Plan to Half a Million – Brownfield Renewal Strategy report and approved the direction of the Corridor Growth Program – Brownfield Renewal Strategy work and funding model. Many of the strategic corridor locations identified in the Growth Plan, contain brownfield sites in the form of actual or potentially impacted properties, vacant sites, and underutilized parcels of land. The Brownfield Renewal Strategy was included in the Growth Plan's Ten-year Action Plan, it aims to: assess and prioritize corridor brownfields; recommend an appropriate redevelopment incentive program; and, provide contamination management plans for the future development.

City Council also approved the Administration's rationale for procuring external support through competitive Requests for Proposals as outlined in the Growth Plan to Half a Million – Brownfield Renewal Strategy report. The most significant factor necessitating the use of an external consultant is the PTIF program rule for eligible expenditures, which states that the City must conduct a competitive tendering process for all projects and/or portions of projects exceeding \$100,000 in eligible expenditures unless otherwise agreed to by the Government of Saskatchewan.

## **Report**

The overall project consists of both externally and internally produced deliverables. The information and deliverables provided by the external consultant will be used by Administration to create an appropriate brownfield incentive program for the Corridor Planning Program of the Growth Plan. The scope of work for external environmental services were outlined in the report received by City Council in June.

## **Request for Proposals**

On July 5, 2017, an RFP was advertised on the SaskTenders website to identify the most qualified proponent capable of completing this work. The following five proposals were received:

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<b>Proponent Name</b>	<b>Sub-Consultants Proposed</b>	<b>Project Team Locations</b>
Dillon Consulting (Toronto, ON)	Municipal Advocacy Services (Ottawa, ON)	Saskatoon, SK Winnipeg, MB Edmonton, AB Calgary, AB Ottawa, ON
KGS Group (Winnipeg, MB)	Scatliff + Miller + Murray (Winnipeg, MB) Colliers International (Vancouver, BC)	Regina, SK Winnipeg, MB Vancouver, BC
SNC Lavalin (Montreal, QC)	None	Saskatoon, SK Ottawa, ON
Tetra Tech (Pasadena, CA)	ISL Engineering and Land Services (Calgary, AB)	Saskatoon, SK Regina, SK Calgary, AB Vancouver, BC Winnipeg, MB San Francisco, CA
Trace Associates (Calgary, AB)	V3 Companies of Canada (Edmonton, AB) Intrinsic Corp. (Calgary, AB) ICR (Saskatoon, SK)	Saskatoon, SK Regina, SK Edmonton, AB Calgary, AB

Following a comprehensive review, the proposal from Dillon Consulting was determined to be the highest scoring, and as such, the preferred proponent. The City will benefit from their experienced multidisciplinary team, proficient in successful GMF applications and expertise in creating brownfield inventories and strategies for municipalities in a Western Canadian context. The Administration is recommending that the City enter into an agreement with Dillon Consulting to provide the environmental consulting services necessary to complete the Corridor Growth Program – Brownfield Renewal Strategy.

**Options to the Recommendation**

City Council could choose to not approve the award of contract; further direction would then be required.

**Public and/or Stakeholder Involvement**

Public and/or stakeholder engagement regarding brownfield renewal and barriers to development will be addressed in conjunction with the Corridor Planning Program.

**Communication Plan**

Subject to City Council approval of the recommendations of this report, a News Release will be issued to the public communicating relevant information regarding the decision and the project.

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A broader communication plan for the Growth Plan Implementation Plan is being developed and will integrate the various initiatives including the Brownfield Renewal Strategy work. Communication activities will be coordinated by the City’s Communication Division with the input from relevant divisions and service providers contracted to support the Growth Plan projects.

**Financial Implications**

There is sufficient funding in Capital Project #2541 – Growth Plan to Half a Million. An application will be submitted to the Federation of Canadian Municipalities’ Green Municipal Fund to further support this growth project.

A breakdown of the total proposed contract amount is as follows:

Base Fees	\$111,280
GST (5%)	6,677
PST	<u>1,845</u>
Sub-Total	\$119,802
Contingency	<u>30,198</u>
Total	\$150,000
GST Rebate	<u>(6,677)</u>
Net Cost to the City	<u>\$143,323</u>

An additional \$30,198 of the submitted budget is being proposed as a contingency due to a number of factors including: the necessity for alignment of this project with other Growth Plan projects, the need for Dillon Consulting to collaborate with the City and other stakeholders on various aspects of BRT and Corridor Growth implementation, the required responsiveness to the Corridor Growth project needs relating to the identification and subsequent assessments of potential catalyst redevelopment sites, and the nature of uncertainty with environmental assessment and management, as well as to maximize on GMF funding. This will provide the City the opportunity to commission additional unforeseen work items that may arise from the collaborative work needed from this and other Growth Plan projects in order to deliver the best results for the City, within the time constraints of the project.

Since this project is PTIF funded, half of eligible expenses will be reimbursed by the Federal government. The Administration understands the full amount of the proposed contract to be PTIF eligible, meaning the City’s share of the contract funding is not expected to be greater than \$75,000.

**Environmental Implications**

The project will promote and facilitate responsible, efficient, and sustainable land use by revitalizing and redeveloping otherwise underutilized or impacted properties within strategic infill and corridor growth areas. Positive impacts are anticipated to include:

- Reduction and/or active risk management of contamination within city public and private lands;

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- Increased transit and active transportation focused development along high traffic and populated areas; and,
- Maximizing infill areas and reducing outwards Greenfield development.

### **Other Considerations/Implications**

There are no policy, privacy or CPTED implications or considerations.

### **Due Date for Follow-up and/or Project Completion**

The Administration will prepare future reports with project updates at key project milestones. Once initiated, the project is expected to be completed within 12 months.

### **Public Notice**

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

### **Report Approval**

Written by: Miguel Gaudet, Project Engineer, Environmental Protection

Reviewed by: Twyla Yobb, Watershed Protection Manager

Chris Schulz, Growth Plan Manager

Brenda Wallace, Director of Environmental and Corporate Initiatives

Approved by: Jeff Jorgenson, A/General Manager, Corporate Performance Dept.

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