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# Recovery Park – Request for Proposals for Scale House Design and Construction Management

## Recommendation

That the Standing Policy Committee on Environment, Utilities and Corporate Services recommend to City Council:

That a Request for Proposals be issued for specialized design services for the scale house and occupied buildings associated with Recovery Park.

## Topic and Purpose

The purpose of this report is to seek approval from City Council to issue a Request for Proposals for the specialized design services required to design and construct the scale house facility and required building structures for staff.

## Report Highlights

1. A multi-disciplinary internal City team is finalizing the design, drawings, and tender package for the majority of Recovery Park, with the exception of the scale house and occupied buildings.
2. The specialized design skills for the scale house and ancillary equipment will require the services of private consulting engineer firms.

## Strategic Goal

This report supports the Strategic Goal of Environmental Leadership. Construction and Demolition (C&D) recycling and yard waste composting programs respond directly to the four-year priorities to promote and facilitate city-wide composting and recycling and eliminate the need for a new landfill by diverting waste for re-use. Recovery Park also supports the 10-year strategies to improve the quality and reduce the quantity of storm water run-off going to the river, reduce greenhouse gas (GHG) emissions, and address soil-quality issues on City-owned properties. Recovery Park will also support the Performance Target of diverting 70% of waste from the landfill by 2023.

## Background

On January 25, 2016, City Council awarded development of a business case and options for delivery models for Recovery Park to KPMG.

On November 28, 2016, City Council consolidated existing capital funding of \$7M for the construction of Recovery Park.

On May 23, 2017, City Council approved Administration preparing and releasing a Request for Proposal(s) for the design and construction of Phases 1 and 2 of Recovery Park.

## Report

### Internal Design Team

An internal team lead by Environmental and Corporate Initiatives has begun the delivery of the Recovery Park project, with significant collaboration with a number of divisions

throughout the City. An integrated project team has been formed to ensure strong project alignment and efficient project delivery as follows:

- Construction and Design division is preparing detailed designs and the tender package for the civil works for the Recovery Park site.
- Major Projects is providing project management oversight.
- Transportation division is providing engineering related to roadway design.
- Saskatoon Water division is providing engineering services associated with the stormwater management and will be engaged regarding site utilities.
- Saskatoon Light & Power division will be engaged regarding exterior lighting and site utilities.
- Parks division is being engaged for site landscaping.

#### Specialized Scale House Design Services Required

While Administration is performing the majority of the design, tendering, and project management of Recovery Park, specialized skills are required for the design, inspection, and commissioning of the new scale house and other ancillaries (e.g. radiation detection, automated scale and systems, and shelters/buildings for staff). Therefore, Administration is recommending that a consulting engineer be hired to design the components of Recovery Park that are outside the engineering expertise of internal staff.

The consultant will also be asked to provide a second opinion with regard to cost estimating and will be part of a value engineering exercise intended to ensure costs are minimized. The City requires these services to be in place by October in order to complete their first Work Packages prior to the release of the tender for the Recovery Park site civil works and roadway modifications later this year.

#### **Options to the Recommendation**

City Council may choose to instruct Administration to complete the work internally. This is not recommended as the City would be required to hire additional qualified staff for a relatively short-term project.

#### **Financial Implications**

Based on a percentage applied to a range of estimated construction costs, the budget for consulting fees is \$400,000. This funding is available in Capital Project #2050 – Recovery Park. These fees are consistent with typical engineering fees for a project of this scope. The RFP will be structured to break down the work into phases to control costs and the scope of work performed.

#### **Safety/Crime Prevention through Environmental Design (CPTED)**

CPTED will be integrated into the design of Recovery Park and a requirement of the RFPs for completion of the design and construction of the facility.

#### **Other Considerations/Implications**

There are no public and/or stakeholder involvement, communications, policy, environmental, or privacy implications or considerations.

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

Due to the time-sensitive nature of this procurement, the Administration will seek approval for the award of RFP from City Council in September. Normally a report on the award of the RFP would be reviewed at Standing Policy Committee first. Administration also intends to release the RFP after receiving approval from this Committee (targeting August 16, 2017). If on August 24, 2017, City Council does not approve the recommendations in this report the RFP will be cancelled and removed from SaskTenders.

### **Public Notice**

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

### **Report Approval**

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