



Exhibition Place

Item No. 10

April 8, 2015

ACTION REQUIRED

To: The Board of Governors of Exhibition Place

From: Dianne Young,
Chief Executive Officer

Subject: **Parking Consulting Services Agreement**

Summary:

Exhibition Place has reached a critical shortage of parking as a result of major development of the site over the last 10 years. More specifically, recent development projects underway include the building of Hotel X Toronto, the expansion to BMO Field, and the construction of the Basketball Training Facility. In addition, increased use of the site by attendees at events and within tenanted venues have created challenges on parking capacities. In 2013 events on site generated parking of over 572,410 vehicles.

A Request for Proposal (RFP) process was issued through the City of Toronto, Finance Department, Purchasing and Materials Management Division (PMMD) seeking Proposals from qualified firms to provide a Parking Study at Exhibition Place, which will include the development of a comprehensive parking strategy leading to the construction of a new parking facility.

Recommendation:

It is recommended that the Board enter into an agreement with WSP Canada Inc. for the provision of consulting services to provide a Parking Study for Exhibition Place on the terms and conditions outlined in this report and other such terms and conditions satisfactory to the Chief Executive Officer and the City Solicitor.

Financial Impact:

Approval of the agreement between the Board and WSP Canada Inc. will result in a projected fee not to exceed \$162,985.00 (\$156,725.00 + \$6,620 disbursements + HST) which cost is provided for by Maple Leaf Sports and Entertainment Ltd. (MLSE) as part of their agreement with the City of Toronto and the Board related to the Basketball Training Centre at Exhibition Place.

Decision History:

The Exhibition Place 2004 to 2016 Strategic Plan had a Public Space and Infrastructure Goal *to improve all forms of transportation needs for the grounds* and as a strategy to support this Goal we will *continue to provide the necessary parking facilities for our businesses*.

At its meeting of August 14, 2014, the Board approved the construction of a Basketball Training Centre which was subsequently approved by City Council on August 25, 26, 27, 28, 2014. At the same meeting, City Council amended the terms of the Letter of Intent to include a contribution by MLSE fund a grounds-wide parking study up to \$200,000, and that MLSE contribute \$2.0 million (less the \$200,000), matched by the City, towards the creation of "new

parking facility” on the grounds within a defined time horizon based on findings of the parking study.

Issue Background:

Comments:

On January 13, 2015, Exhibition Place through the services of PMMD issued a Request for Proposals for the provision of consulting services to provide a Parking Study. The RFP detailed the Boards requirements for a comprehensive Parking Study, to include and consider the location and costing of a new parking facility along with a parking strategy which would recommend how best to plan for the future and alleviate the current parking challenges and, using a 10-year horizon, look proactively at the increased use of the grounds and assess unidentified parking demand.

The RFP closed on February 9, 2015 with five submissions received from the following companies:

- ARUP Canada Inc.
- BA Consulting Group Ltd.
- HDR Corporation
- MMM Group Ltd.
- WSP Canada Inc.

A Selection Committee comprised of senior staff from Exhibition Place and Ian Maher, Vice-President, Strategic Planning and Information Technology, Toronto Parking Authority, group scored the submissions in accordance with the RFP evaluation process, which called for each submission to be evaluated on a point score based evaluation matrix which placed emphasis on methodology, past experience and qualifications. The evaluation matrix table consisted of a technical portion and a cost portion. In accordance with the RFP evaluation process and following interviews the Selection Committee concluded that WSP Canada Inc. received the overall highest score.

WSP Canada Inc. has been in business for more than 50 years in Canada and considers itself as being a leader in providing engineering services and delivering global solutions based on an integrated project approach serving both public and private sector clients in transportation and municipal infrastructures, buildings, industry, energy, and the environment. References for WSP Canada Inc. and their sub-contractors include the 2012 Olympic Games and O-two Greenwich Peninsula in London (England), the Markham Sports, Entertainment and Cultural Centre, Providence Healthcare, City of Barrie Downtown and Waterfront Parking Study, York Quay Revitalization Phase 2 Parking Garage, and Windsor Casino Parking Structure to name a few.

Staff is recommending an agreement with WSP Canada Inc. on the following terms and conditions:

- (a) Fees: Fixed, \$156,725 for all phases of the project;
- (b) Disbursements: In addition to the fee as set out above, the Board will reimburse WSP Canada Inc. approved disbursements made as required in order to undertake the Services as defined in this Agreement, at WSP Canada Inc. cost, with no mark-up, provided that the total amount to be paid for disbursements under this Agreement shall not exceed \$6,620;
- (c) Assignment: The agreement between the Board and WSP Canada Inc. shall not be assigned by WSP Canada Inc. without the written consent of the Board;
- (d) Insurance/Indemnity: WSP Canada Inc. shall provide proof of insurance in a form and amount satisfactory to the Board and containing provisions including the Board and the

City of Toronto as additional insured with a cross liability/severability of interest clause of standard wording.

- (e) Union Obligations: WSP Canada Inc. shall comply with all agreements in force between the Board and any union or association with respect to Exhibition Place; and
- (f) Other Commercial Terms: The Agreement shall include other standard commercial terms respecting termination and other matters in a form satisfactory to the Chief Executive Officer, and the City Solicitor.

Contact

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