

Clause 19 in Report No. 13 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on September 24, 2015.

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## Woodbridge Redevelopment Design/Build Award

Committee of the Whole recommends adoption of the following recommendations contained in the report dated August 14, 2015 from the Commissioner of Community and Health Services:

### 1. Recommendations

It is recommended that:

1. Council approve the award of the Design/Build Contract for the Woodbridge Affordable Housing Redevelopment project to VanMar Constructors (ON) Inc. at a total cost of \$35,989,245, (excluding taxes) provided all required approvals are obtained by the Contractor.
2. The Commissioner of Community and Health Services be authorized to execute the Design/Build Contract and any ancillary documents or agreements required to facilitate this redevelopment on behalf of The Regional Municipality of York.

### 2. Purpose

This report seeks Council approval to enter into a Design/Build Contract with VanMar Constructors (ON) Inc. for the planning approvals, design and construction of 150 affordable housing units in Woodbridge.

### 3. Background

The Region has been investigating the redevelopment of existing housing assets in the City of Vaughan since 2012

In 2012, the Region began working toward the intensification of two existing properties identified for redevelopment in the City of Vaughan: 275 Woodbridge Avenue, which includes a 32-unit seniors building; and 64 Abell Avenue, which consists of 14 stacked townhome units. In December 2013, 259 Woodbridge Avenue, a single family home, was purchased to enhance the development package leaving the Region in a position to move forward to develop a new affordable housing asset of approximately 150 units.

64 Abell Avenue has been removed from the *Housing Services Act* and the mortgage has been discharged

On June 26, 2014, Council authorized the transfer of title for 64 Abell Avenue in the City of Vaughan, from York Region to Housing York Inc. to ensure all three parcels, under consideration for redevelopment, are under singular ownership and requested removal of the property from the *Housing Services Act, 2011*.

Council also authorized the discharge of the mortgage on 64 Abell Avenue effective April 1, 2015 funded by the Social Housing Development Reserve and authorized the Treasurer to execute all agreements and documents necessary to discharge the mortgage. The mortgage was discharged in April 2015.

With the discharge of the mortgage complete, the redevelopment site is no longer encumbered by the *Housing Services Act, 2011* and can move forward for redevelopment.

Five Design/Builders were Pre-Qualified to participate in a Request for Proposal (RFP)

On February 10, 2015, a RFPQ document was released as the first stage of the Request for Proposal (RFP) process to identify a Design/Builder for the planning approvals, design and construction of the new Woodbridge building. The RFPQ closed on March 5, 2015 with thirteen submissions received. An evaluation team met to prequalify five proponents. The RFP was issued on May 6, 2015.

4. Analysis and Options

The Request for Proposal was evaluated based on Technical, Management and Financial submission

The RFP closed on July 23, 2015 and four proponents submitted proposals. The proposals are summarized in Table 1 below.

Harbour Development Ltd. submitted a letter in June 2015, advising they were not in a position to submit a Proposal due to the bonding requirements.

The Evaluation Team was comprised of staff from Development Services, Infrastructure Asset Management, Technical Services and Housing Operations. Evaluations were conducted based on three components: the Technical/Management submission, the Interview/Oral Presentation and the Financial submission.

**Table 1**  
**RFP Submission from Design/Builders**

	Aquicon Construction Co. Ltd*	Buttcon Limited	Martinway Developments Limited	VanMar Constructors (ON) Inc.
Technical and Presentation Score (80 pts)	44.5	56.3	69.1	67.8
Financial Submission Score (20 pts)	0	19.0	19.4	20.0
Overall Score (100 pts.)	44.5	75.3	88.5	87.8
Bid Amount (\$)	n/a	\$37,921,322.05	\$37,140,000.00	\$35,989,245.00
Cost per Technical Point (\$) (Bid Amount divided by the Technical / Management Score and the Interview / Oral Presentation)	n/a	n/a	\$537,481.91	\$530,814.82

Aquicon Construction Co. Ltd. did not meet the requirements as outlined in the RFP and their Financial Submission was not opened.

The RFP also states that if one or more Proposal scores are within five or fewer points of the highest overall Proposal score, the 'dollar cost method' shall be used. As this was the case between Martinway Developments Limited and VanMar Constructors (ON) Inc., it was calculated that Martinway Developments Limited had a cost per technical point of \$537,481.91 whereas VanMar Constructors (ON) Inc. had a cost per technical point of \$530,814.82, thus making them the successful proponent.

VanMar Constructors (ON) Inc. is the winning bidder

Based on the results of the evaluation process, VanMar Constructors (ON) Inc. is recommended to proceed to executing the Design/Build contract. Their proposed contract price of \$35,989,245 is within the project's capital budget for construction. The design concept presented is for a six-storey building consisting of 150 mixed-unit types and features which include:

- A universally accessible building
- One level of underground parking with direct access to Woodbridge Avenue
- A commercial retail component
- Amenity and program space
- Outdoor green space and a roof garden/terrace
- Indoor and outdoor children's play area
- LEED Gold Certification
- A building envelope designed to achieve superior energy performance
- Sun control methods along south and west elevations along with in-suite heat recovery system to achieve superior air quality

The Design/Builder is also responsible for obtaining all municipal approvals, including zoning and site plan approval on the Region's behalf. The Region reserves the right to terminate the Contract, without penalty, if the Design/Builder fails to obtain all required approvals. VanMar Constructors (ON) Inc. is currently under contract with the Region for the Design/Build of the Richmond Hill Hub, which will be completed in February 2016.

Link to key Council-approved plans

York Region's goal to respond to the need for housing choices for people of all ages is outlined in *Vision 2051* and the Region's 10-Year Housing Plan. The Woodbridge Redevelopment project is an integral component of meeting these goals by providing a range of acceptable housing choices to meet the needs of residents in York Region.

## 5. Financial Implications

Woodbridge Redevelopment project has been identified in the 2015 Budget

The 2015 capital budget includes Capital Spending Authority of \$46.385 million and total estimated project costs of \$47.230 million for the Woodbridge Redevelopment. Project costs in the amount of \$845,000 have already been expensed.

This project is funded through several sources:

**Table 2**  
**Approved 2015 Capital Funding Sources**

Source	Amount (\$)
Investment in Affordable Housing	15,600,000
Development Charges: Debentures	5,377,000
Debentures (HYI Revenues)	7,078,000
Investing in Ontario	2,004,000
Social Housing Development Reserve	16,326,000
<b>Total</b>	<b>\$46,385,000</b>

In March 2015, Council approved the IAH 2014 (Extension) Program Delivery Plan and the IAH allocation for the Woodbridge project was increased to \$16,067,000. This funding change will be reflected in the 2016 Capital Budget.

The contract award is within the approved capital spending authority for this project.

The total estimated project costs are broken down as follows:

**Table 3**  
**2015 Project Budget**

Source	Amount (\$)
Abell Mortgage Payout (including Land Transfer Taxes)	1,560,000
Development Charges & Municipal Fees	3,143,550
Development Costs	2,481,450
Construction	39,200,000
<b>Total</b>	<b>\$46,385,000</b>

6. Local Municipal Impact

There is a growing need for new affordable housing across York Region. The Woodbridge redevelopment project presents a tremendous opportunity to address this growing need, specifically in the Woodbridge area which has approximately 3,214 households waiting for units.

The current development parcel is well serviced by public transportation and is in close proximity to shops, services and park space.

The creation of affordable rental housing units in the community will contribute to the economic viability of the Region and provides stable housing for lower income households.

7. Conclusion

Through an extensive RFPQ and RFP process, as well as stringent evaluation criteria, the Region has selected VanMar Constructors (ON) Inc. as the successful candidate to develop and build a new affordable housing building at a cost of \$35,989,245.

This project will increase the affordable housing units at this location from 46 to 150 units and will assist in decreasing the number of people waiting for affordable housing in York Region.

Woodbridge Redevelopment Design/Build Award

For more information on this report please contact Rick Farrell, General Manager, Housing Services at ext. 72091.

The Senior Management Group has reviewed this report.

August 14, 2015

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Accessible formats or communication supports are available upon request