

City of Mississauga Corporate Report



Date: June 3, 2022 To: Chair and Members of General Committee	Originator's files: CD.21-CLA
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: June 15, 2022

Subject

Clarkson Transit Station Area Study Project - Increase to the Contract with The Planning Partnership Limited, File Ref: PRC000553 (Ward 2)

Recommendation

1. That the Chief Procurement Officer or designate be authorized to increase the contract with The Planning Partnership Limited from \$325,000.00 up to \$475,000.00 for additional consulting services required for the original project scope as well as to assess land use compatibility, including the peer review of an Air Quality Study, and related services, as outlined in the corporate report dated June 3, 2022, titled "Clarkson Transit Station Area Study Project - Increase to the Contract with The Planning Partnership Limited, File Ref: PRC000553 (Ward 2)" from the Commissioner of Planning and Building.
2. That the Chief Procurement Officer or designate be authorised to extend the Agreements beyond its current expiry date of March 31, 2023, for an additional term of approximately three (3) years, subject to satisfactory pricing, terms and performance.

Background

Following City Council direction in 2017, the Clarkson Transit Station Area Study (Clarkson TSA Study) was initiated to develop a transit-supported plan for the lands located within the proposed Clarkson GO Major Transit Station Area (MTSA). The Growth Plan 2020 and the new Peel 2051 Official Plan requires MTSAs served by a GO Transit rail network to plan for a minimum density of 150 residents and jobs combined per hectare (Ha). This results in a minimum of approximately 6,000 additional residents and/or jobs to meet the minimum density target for Clarkson GO MTSA.

A number of key steps in the project have been completed, such as identifying the Clarkson GO MTSA boundary, considering potential redevelopment opportunities and mandating the requirement for an air quality study. In 2020, Council adopted an Amendment to the

Mississauga Official Plan (MOPA 117) requiring the submission of a completed Air Quality Study before sensitive uses can be considered on the lands included within the Southdown Employment Area and the Clarkson GO MTSA boundary.

Subsequently, Slate Asset Management, the owners of lands within the Clarkson GO MTSA at 2105-2075 and 2077-2087 Royal Windsor Drive, initiated the Clarkson Air Quality Study (CAQS) in accordance with the City's Terms of Reference. The City established an Expert Review Committee and retained sub-consultant, Dillon Consulting, to conduct a peer review of the CAQS on behalf of the City. The landowner has been working with the City and the Expert Review Committee towards submitting a satisfactory study. Most recently, the landowner submitted a revised CAQS report in March 2022, which is currently being reviewed. Due to the complexity of the air quality assessment and compatibility issues, additional time and effort is required by Dillon Consulting and the rest of the project team to review the submitted CAQS report, as well as, to complete the overall Clarkson TSA Study.

Comments

The original contract and project was scoped to allow for contingencies should unforeseen circumstances arise requiring additional efforts to deal with potential issues and/or tasks. As the project progressed, it became apparent that an Air Quality Study would be required to assess land use compatibility and inform project next steps. However, the extent and complexity of this work, including the need for a peer review of the Air Quality Study was unknown at the time of the original contract and was not factored into the overall project budget from the onset.

Additional consulting services are required to complete:

- The comprehensive peer review of the CAQS, including but not limited to the preparation of comments, an executive summary, attending public meetings and other related work; and
- The overall Clarkson TSA Study to determine the appropriateness of land use changes.

Staff are seeking additional consulting services from The Planning Partnership and sub-consultant Dillon Consulting as they have performed well, have extensive knowledge of the project, possess the required professional expertise and are available to continue working with City staff. Specifically, Dillon Consulting has a long standing history of successfully providing technical expertise and leading environmental focused projects. The CAQS and the overall Clarkson TSA Study are nearing completion, and it will be more costly and time consuming to seek out a new vendor for the remainder of the project versus retaining the current consultants. Please refer to Appendix 1 for the Statement of Work Addendum which details the outstanding consultant services required to complete the project.

Staff recommends increasing the value of the contract and also extending the term (if required) with The Planning Partnership Limited to continue the ongoing and iterative work required to complete the CAQS and Clarkson TSA Study.

AUTHORITY:**Purchasing By-law Authorization**

The recommendation in this report is made in accordance with the Purchasing By-law 0013-2022; Schedule "A", (h) For additional Goods and/or Services from the original Supplier that were not included in the original Procurement, if the change of Supplier for such additional Goods and/or Services cannot be made for:

- (i) Economic or technical reasons such as requirements of interchangeability or interoperability with existing equipment, software, services or installations procured under the initial Procurement; and
- (ii) Would cause significant inconvenience or substantial duplication of costs for the City.

Policy No. 03-06-16 Contract Amendments and Termination

In accordance with Policy No. 03-06-16, (A)(3), for HVA contracts, if the total value of one or more increases to the Original Contract value is more than 20% of the Original Contract value and more than \$100,000, then authority is by Council.

Financial Impact

The original contract was issued in the amount of \$199,965. With a pre-approved contingency of \$50,035, the total original approved contract value was \$250,000. Change orders to date have increased the contract by \$125,000, including the above mentioned contingency, which has amounted to total contract value of \$325,000. The project also received funding from Slate Asset Management (\$25,000) and the Region of Peel (\$40,000), which has been captured through the approved change orders. The contract has reached its 20% increase allowable under the Purchasing By-law.

The City has spent a total of \$260,000 with an additional \$150,000 now being requested to cover the additional consulting services for a revised total contract value of \$475,000. The contract increase will be funded from the City Planning Strategies Division operating Cost Centre 26846 and Major Transit Station Areas Studies capital Project Number 21956.

Conclusion


Due to the requirement for additional tasks to allow for an iterative peer review process of the Clarkson Air Quality Study (CAQS), further consulting services are required to successfully complete the peer review and the overall Clarkson TSA Study.

The Planning Partnership Limited and sub-consultant Dillon Consulting is recommended to complete the work as they have performed well by demonstrating extensive knowledge of the project issues, providing professional expertise and are available to continue with the ongoing project.

Staff's next step will be to report back to the new Council, once sworn in, on the results of the air quality study work.

Attachments

Appendix 1: Statement of Work Addendum – Clarkson Transit Station Area Study (PRC000553)



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

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