

Item # 5B

To: Build Toronto Board of Directors
From: Don Logie, Senior Vice President, Development
Date: November 19, 2009
Subject: 301 Rockcliffe Boulevard – Geotechnical and Environmental Investigation
RFP #2009-016

Recommendations

It is recommended that the **Build Toronto Board** authorize **Build Toronto** management to award a contract to Soil Engineers Limited, in the amount of \$76,800.00 (plus GST), being the lowest bid, for environmental and geotechnical investigations at 301 Rockcliffe Boulevard, in preparation for future tenant(s).

Background

We are negotiating a portion of 301 Rockcliffe Boulevard for lease or sale with a future tenant and in anticipation of this development, environmental and geotechnical investigation is required at the site. Historically, the site was part of the floodplain of Black Creek and riverine soils were deposited in an unconsolidated state. The site was later used as a landfill and a sewage treatment plant, resulting in placement of fill materials in considerable thicknesses. This project will be funded from the overall investigative and pre-development costs budget approved in September 2009.

The geotechnical scope of work included 22 boreholes on the proposed building footprint as well as an additional 15 to 20 boreholes on the remainder of the site. The detailed investigation to occur on the proposed building footprint would include reporting on recommendations for site preparation for construction, fill compaction, suitability of materials on site and requirements for construction of foundations, floor slabs, pavement and utility trenches.

The environmental scope of work includes a review of existing reports completed for the City of Toronto as well as an intrusive investigation with soil and groundwater analysis comprising of ten boreholes, five with monitoring wells and ten gas probes. A soils management plan and associated costs to deal with contamination are also required.

Three proposals were requested as part of a closed bid for the environmental and geotechnical work. The following table summarizes the bids which were received:

<i>Proponent</i>	<i>Geotechnical</i>	<i>Environmental Investigation</i>	<i>Total Estimated Cost (Excluding GST)</i>
Soil Engineers Ltd.	\$48,300	\$28,500	\$76,800
Coffey Geotechnics	64,700	29,970	94,670
Decommissioning Consulting Services Ltd.	78,700	29,505	108,205



As shown in the above table, Soil Engineers provided the lowest bid for the works. This consultant's proposals for both environmental and geotechnical works meets all the requirements specified in the scopes of work issued by **Build Toronto**. Based on the evaluation of all of the submitted proposals, it is recommended that Soil Engineers be awarded the contract for environmental and geotechnical works at this site.