



# **EXECUTIVE COMMITTEE**

**Friday, March 14, 2014  
11:45 AM**

**Henry Baker Hall, Main Floor, City Hall**



Office of the City Clerk

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**Revised Public Agenda  
Special Executive Committee  
Friday, March 14, 2014**

**Approval of Public Agenda**

**City Clerk's Communications**

EX14-11      RRI Stadium Project - RFP Notification of Preferred Proponent

**Recommendation**

That this communication be received and filed.

**Administration Reports**

EX14-12      Regina Revitalization Initiative (RRI) Stadium Project - Notification of Preferred Proponent

**Recommendation**

That this report be forwarded to the March 24, 2014 meeting of City Council for information.

**Adjournment**

March 14, 2014

To: Members,  
Executive Committee

Re: RRI Stadium Project - Notification of Preferred Proponent

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RECOMMENDATION

That this communication be received and filed.

BACKGROUND

The announcement of the name of the preferred proponent for the stadium project is a major milestone for RRI and signifies progress. Brent Sjoberg, DCM, COO, City Operations, will be providing the update on the choice of the preferred proponent.

Respectfully submitted,



Erna Hall  
A/City Clerk

March 14, 2014

To: Members,  
Executive Committee

Re: Regina Revitalization Initiative (RRI) Stadium Project - Notification of Preferred Proponent

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### RECOMMENDATION

That this report be forwarded to the March 24, 2014 meeting of City Council for information.

### CONCLUSION

The Administration has now completed the evaluation process for the *Regina Revitalization Initiative Stadium Project RFP 2076*. As a result, PCL Construction Management Inc. has been notified that they have been identified as the Preferred Proponent to work with the City to complete the design, construction and interim financing of the stadium project. The City will now begin working with the Preferred Proponent to finalize the final Project Agreement. It is anticipated that the Project Agreement will be signed and Financial Close completed in early May 2014.

### BACKGROUND

At the July 8, 2013 City Council meeting (item CR13-96), City Council approved the following recommendations: “that the Administration issue a Request for Proposals (RFP) for the RRI Stadium Project using the evaluation criteria as presented in this report”; and, “that the Deputy City Manager of Corporate Services be authorized to award a contract for the RRI Stadium Project to the successful proponent selected by the RFP and based on the approved criteria”.

On July 16, 2013, the City of Regina released *Regina Revitalization Initiative Stadium Project RFP 2076* to three short listed Proponents who qualified through a Request for Qualifications (RFQ) process. The three short listed Proponents included: Bouygues Construction Graham Community Partners, Clark Builders-Turner Construction and PCL Construction Management.

### DISCUSSION

The purpose of this report is to inform City Council that through the RFP process a Preferred Proponent has been selected, and the Administration is working with the Preferred Proponent to finalize the Project Agreement and reach Financial Close for the transaction.

The RFP submission deadline was February 24, 2014. The evaluation team has evaluated the submissions based on the evaluation criteria approved by City Council on July 8, 2013. The approved evaluation criteria consisted of the following main categories:

1. Project Management Plan
2. Design Approach and Submission
3. Design and Construction Works Schedule
4. Construction Approach
5. Procurement Plan
6. Quality Assurance Plan

7. Safety Management Plan
8. Tenant Fit-up Coordination & 3<sup>rd</sup> Party Works Plan
9. Commissioning and Start-up Plan
10. Guaranteed Maximum Price that is the sum of all Interim and Substantial Payments.

The Administration has now completed the evaluation process, as described. As a result, PCL Construction Management Inc. has been notified that they have been identified as the Preferred Proponent to work with the City to complete the design, construction and interim financing of the stadium project. The City will now begin working with the Preferred Proponent to finalize the final Project Agreement. It is anticipated that the Project Agreement will be signed and Financial Close completed in early May 2014.

The City contracted P1 Consulting as its Fairness Advisor. P1 Consulting monitored the procurement process and has certified that the process was fair as is required by the City's P3 Policy and *The Regina Administration Bylaw, 2003-69*. Refer to Appendix A for this certification.

The evaluation team included representatives from the City of Regina, Saskatchewan Roughrider Football Club Inc., Regina Exhibition Association Limited, as well as a number of external technical and business advisors. The evaluation team was chaired by the Executive Lead of the Stadium Project (Deputy City Manager & COO).

#### Next Steps:

- *Financial Close:* During the next eight weeks, the City will proceed to finalize the Project Agreement and related documents with the Preferred Proponent and award the contract for the design, construction and interim financing of the stadium. This process will be led by the City of Regina's legal advisor: Torys LLP; and, supported by a number of external technical and business advisors.
- *Announcement of Contract Award:* Pending the successful execution of the Project Agreement and Financial Close, a public announcement will be made which will include the unveiling of the design for the stadium.
- *Design Development:* Design development is expected to occur throughout the remainder of 2014 and into 2015 and happen concurrently with construction.
- *Construction Start:* As design elements are approved, permitting and construction processes will start. Activity at the construction site is expected to start during the 2014 construction season.

#### RECOMMENDATION IMPLICATIONS

##### Financial Implications

The future achievement of Financial Close and the confirmation of the design/construction team will result in a fixed price contract that is consistent with the project budget.

### Environmental Implications

None related to this report.

### Policy and/or Strategic Implications

The procurement process was implemented as is required by the City's P3 Policy and *The Regina Administration Bylaw, 2003-69*.

P1 Consulting was contracted as the City's Fairness Advisor to monitor and provide fairness throughout the RRI Stadium Project procurement process. The Fairness Advisor has certified that the procurement process was conducted in a fair manner. Refer to Appendix A for this certification.

### Other Implications

*Legal:* To maintain the integrity of the procurement process, the City cannot share specific information about the process, the proposals received or the outcomes of the evaluation. This information is privileged and confidential and must remain confidential to those involved within the process. A failure to maintain this confidentiality could put the City at risk of a challenge to the process and could result in the proponent's commercially confidential information being released publicly (which would harm the City's reputation).

To mitigate risk, the City of Regina has one spokesperson on the Notification of Preferred Proponent. The City spokesperson is Brent Sjoberg, Deputy City Manager & COO.

### Accessibility Implications

None related to this report.

## COMMUNICATIONS

A public announcement will be made by Brent Sjoberg that will include background information on the Preferred Proponent working towards the Financial Close of the contract. No other details about the Preferred Proponent or its proposal will be released at this time, as the procurement process remains active until Financial Close is achieved with the Preferred Proponent.

Until Financial Close is achieved, the City remains in an active procurement process. To maintain the integrity of the procurement process, the City cannot share specific information about the process, the proposals received or the outcomes of the evaluation. Sharing information in the middle of an active procurement process puts the procurement at risk.

The formal public announcement of the successful Proponent including the updated design drawings and construction start date will be made only once Financial Close has been achieved.

DELEGATED AUTHORITY

This report will be forwarded to City Council for information.

Authority was delegated to the Deputy City Manager of Corporate Services to award the contract for the RRI Stadium Project to the successful proponent selected by the RFP and based on the approved criteria by City Council on July 8, 2013 (item CR 13-96).

Respectfully submitted,



Brent Sjoberg  
Deputy City Manager & COO

Respectfully submitted,



Glen B. Davies  
City Manager & CAO

Report prepared by:  
Louise Folk, Manager of Strategy & Operations - Regina Revitalization Initiative