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**REQUEST FOR INFORMATION**

**TOWN OF MARKHAM**

**MARKHAM LIVE**

February, 2012

**“MARKHAM INTERNATIONAL SPORTS TRAINING ACADEMY”**

Request for Information No.

Issued by:

Closing Date:

Closing Time: 1:00 p.m. (Local Time)

## Table of Contents

1.0	Introduction .....	1
1.1	Markham Centre .....	1
1.2	Markham Live .....	2
1.3	Markham International Sports Training Academy.....	2
1.4	The Project .....	2
2.0	Invitation .....	3
2.1	This RFI .....	4
2.2	The Site .....	4
2.3	Objectives of the Project .....	4
2.4	Proposed Deal Structure.....	5
2.5	Proposed Schedule .....	5
3.0	Industry Consultation Questions .....	6
3.1	Project Scope .....	6
3.2	Commercial Development .....	6
3.3	Project Phasing .....	6
3.4	Proposed Deal Structure.....	7
3.5	General.....	7
4.0	Other Matters .....	8
4.1	Costs Incurred by Respondents .....	8
4.2	Acceptance of Terms .....	8
4.3	Clarification .....	8
4.4	Amendments.....	8
4.5	Ownership.....	8
4.6	Patents and Copyrights.....	9
4.7	Confidentiality.....	9
4.8	Submission Process.....	9
4.9	Format of Submission .....	9
	Town of Markham Lands Included in RFI.....	10
	Pan Am site plan.....	11

# 1.0 Introduction

The Town of Markham (“Markham”) is one of the fastest growing municipalities in Ontario, home to over 300,000 people and planned to grow to 421,600 by 2031. Markham’s strong employment base of 150,000 jobs is forecast to increase to over 240,000 jobs by 2031, due to a well defined transportation and communication network, high quality facilities, a diverse and highly educated labour force and pro-business environment. With more than 900 high-technology and life sciences companies, Markham is Canada's High-Technology Capital. Markham has identified an area which is being planned and implemented as the “Town Centre” urban core. This area is known as “Markham Centre”.

## 1.1 Markham Centre

The vision for Markham Centre was built on the recommendations and input gathered from an extensive public consultation process that began in 1991 through to the present. As part of this process, the Markham Centre Performance Measures Guidelines were created in 2002, to identify measures to guide and monitor the implementation of Markham Centre. The Performance Measures help shape a vision that will provide Markham’s citizens with a unique urban downtown experience while ensuring that broader community values are maintained.

Markham Centre is consistent with Provincial, Region of York and Town of Markham growth management initiatives, having been identified as an Urban Growth Centre in the Provincial Growth Plan and as a Regional Centre in York Region’s “Centre’s and Corridors” strategy. Markham Centre is based on the principles of balanced live/work/play opportunities, compact urban form, natural heritage protection, and transit supportive development. Residential developments in Markham Centre have achieved a LEED® Silver standard or better.

Markham Centre will have a distinctly urban character, with higher density, mixed-use built form, strong streetscapes and world-class parks and public amenities. It will set new standards for sustainable communities based on 11 guiding principles as endorsed by Council:

1. Protect the Rouge River valley lands
2. Support public transit
3. Transform Highway 7 into an urban boulevard
4. Develop effective street network
5. Provide a sense of place

6. Enhance pedestrian activity
7. Ensure ecological sustainability
8. Provide cultural and social focus
9. Manage Traffic and Parking Issues in & around Markham Centre
10. Deliver financial framework
11. Respect quality of life in Markham

## **1.2 Markham Live**

Markham Live is the emerging flagship element of Markham Centre with potential for high order destination uses such as a performing arts centre, Five Star Hotels and Convention Centre, Sports, Entertainment and Cultural Venues, World Class Retail, Multi-Media Entertainment Centre, Class A Office buildings, first class residential condo units, major multi-modal Metrolinx transit hub and the proposed Markham International Sports Training Academy (“MISTA”). Markham Live is intended to provide the Town of Markham, the Region of York, and the entire Greater Toronto Area with world-class entertainment, dining, shopping, commercial office, residential, integrated transit hub and the Markham International Sports Training Academy. The entire Markham Live concept will cover approximately 100 acres at the centre of the new downtown, focused on the Metrolinx transit hub.

## **1.3 Markham International Sports Training Academy**

MISTA is the proposed Markham International Sports Training Academy and will be a special place for thousands of young Markham, Toronto, York Region, GTA and Ontario athletes training to achieve big dreams. MISTA’s strategy includes training facilities for approximately 30-35 different summer and winter Olympic sports venues, with excellent road and transit access for over 4.5 million people within a 20 minute trip. It is envisioned that MISTA will have a robust corporate, single and family membership base, in addition to special training facilities for high performance athletes. It is estimated that there will be 125,000 people and jobs located within a two kilometres radius of MISTA.

## **1.4 The Project**

Markham is looking for the private sector to develop the North and South Town owned Sites within Markham Live (the “Project”).

For the North Site, the development will be undertaken in two phases, Phase 1 and Phase 2. For clarity, Phase 1 construction (Pan Am facility) will not be part of this Project.

### **Phase 1**

Phase 1 is currently underway under the project management of Infrastructure Ontario as a Build Finance project and will house Waterpolo and Badminton venues required for the Pan-Am Games 2015. Construction will commence in Spring 2012 to be completed Summer 2014. It will include a 10 lane 52 meter pool, fitness centre, multipurpose spaces and a triple gymnasium for a total of 13,700 sq.m. The Waterpolo and Badminton areas will be build to International Standards for Olympic and Pan Am Standards. After the Pan-Am Games, the venues will be under the control of the Town for use as a community centre in Markham Centre which will serve both Town and regional users. The Town will have requirements for community access

based on the Pan Am Agreement. The site plan on Page 11 identifies the current location of these venues. The building footprint and areas for parking post games (which during the games would serve as areas for hosting the Pan Am Games) comprise approximately 6 acres.

A minor tributary watercourse and the York Durham Sanitary Sewer (YDSS) easement impact the southerly and easterly edges of the North Site. The Phase 1 Pan Am facility is being located to minimize the impact of these elements. The tributary is being relocated to the outer boundary of the property to allow the construction of the Pan Am project. Studies are underway by the Town to review further alternatives to the current watercourse and YDSS alignments so as to free up additional developable lands on the North Site.”

## Phase 2

Phase 2 should include the following features and is based on the Town's preliminary design.

MISTA (North) Site:

- Over 1,000,000 square feet for sports, health and wellness, including:
  - A summer and winter Olympic sports training facility that meets international competition standards, and which may include: Olympic sized rinks, full sport field house with a 6 lane four hundred metre indoor track, 30,000 sq ft combative training centre, 50,000 sq ft fitness centre, 30,000 sq ft gymnastics centre, aquatics centre, triple gymnasium, rowing centre, archery range, pistol range, a 125,000 sq ft health and wellness centre and other sport training areas and elements.
  - The fieldhouse itself will be able to provide a venue for indoor soccer, field hockey, lacrosse, football and rugby, basketball, volleyball, badminton, cricket, concerts, trade exhibits and championship venues. It will also have a 400m indoor track that will almost guarantee that MISTA will host all the indoor track meets as it will be the only one of its kind in the GTA. Overall MISTA will provide training facilities and competitive facilities for approximately 30 to 35 unique Olympic sports plus many other non-Olympic sporting venues.
  - An aquatics centre with one additional 50m swimming pool and diving facilities.

Commercial and residential development components of MISTA may include:

- Approximately 1,400 residential condo units are being targeted for the Town owned lands under the Town’s Growth Strategy with potential for additional units to be considered by Council as plans and development applications come forward.
- Other possible development components under consideration include:
  - 300,000 to 600,000 square feet of office space
  - 200,000 to 500,000 square feet of retail and restaurants
  - 250 to 500 room Five Star Hotel
  - Some 3,000 to 5,000 structured parking spaces
  - Urban open space/public square(s) with public art component

To achieve these target numbers, the Town’s land beside the YMCA (South Site – 4.0 acres ) could also be considered. The MISTA objectives are to strive for a LEED® Platinum status.

## 2.0 Invitation

### 2.1 This RFI

The purpose of this RFI is to seek information from interested parties regarding the Project detailed in this RFI. More specifically this RFI seeks to:

1. gather input from firms to assist the Town in developing the scope and structure of the Project and in the development of any procurement documents; and
2. identify firms that may be interested in responding to the Project if is procured at a later date.

Respondents are invited to answer the questions set out in Section 3.0. Your input will be welcomed by the Town, and may be incorporated into the Project going forward where possible.

THIS IS A REQUEST FOR INFORMATION ONLY. This RFI is issued solely for information and planning purposes. It does not constitute a solicitation (Request for Proposal, Request for Quotations, or Expression of Interest) or a promise to issue a solicitation in the future. This RFI does not commit the Town to contract for any goods or services whatsoever. Responses to this RFI are not offers and cannot be accepted by the Town to form a binding contract or agreement. Not responding to this RFI does not preclude participation in any future solicitation, if one is issued.

### 2.2 The Site

The Markham-owned 15 acre North Site is located south of historic Unionville in Markham Centre. It is situated within the Markham Live concept area and is located within the boundaries of Enterprise Drive (North), Main Street (East), YMCA Boulevard (South) and Rivis Road (West), (the “North Site”). Additional Town owned lands having an area of 4.0 acres south of YMCA Boulevard and east of the YMCA will also be considered for commercial and residential development (the “South Site”). Preliminary design map and location are shown on Page 10.

### 2.4 Objectives of the Project

The Town has developed the following objectives for the Project:

- Sports focus, with development potential to support investment in sports facilities;
- Deliver the Project with as little municipal capital funding as possible;
- Structure a procurement to generate robust competition;
- Capture private sector innovation to maximize land development;
- World class architecture, urban design and sustainability features;
- Commercial development components not to be developed by condominium.

## 2.5 Proposed Deal Structure

While the Project is at an early conceptual stage, the Town anticipates entering into a form of a Public Private Partnership (“P3”) agreement between the Town and the private sector for the development of MISTA that, at a minimum, provides for its design and construction, maintenance, rehabilitation, operation and ownership. The private sector would also be expected to finance the MISTA development.

Under this arrangement, the Town anticipates that the private sector would be able to leverage the other commercial aspects (as identified in Phase 2) in addition to the operating revenue that MISTA would generate to service any financing obligations of MISTA that would result from the P3 agreement.

The Town is exploring a variety of financial options, including a P3 Canada application, and is seeking your suggestions to assist in the viability of the project.

## 2.6 Proposed Schedule

NOTE - The Town’s intention is that this project proceed as soon as possible:

<u>Milestone</u>	<u>Anticipated Date</u>
Issue Request for Information	<b>February 2012</b>
Responses to RFI Due	<b>March 2012</b>
Issue Request for Proposals (if required)	<b>tbd</b>
Award Contract	<b>tdb</b>
Construction Begins	<b>tbd</b>

The above schedule is indicative only and could change at any time for any reason.

## 3.0 Industry Consultation Questions

The Town is interested in your views on the Project. In responding to this RFI, the Town requests Respondents to submit their perspectives on as many of the questions as possible. Please number the answers to match the question numbers below.

In addition, the Town requests that a Respondent provide a point of contact and their contact information and a brief (no more than three page) summary of your firm and previous experience with large real-estate and sport complex development and operation.

### 3.1 Project Scope

1. Based on the phasing (Phase 1 and Phase 2) and given that Phase 1 is being constructed by another party procured by Infrastructure Ontario, what would be the realistic timing for the Phase 2 development, and to what extent may issues occur with having two developers on site constructing separate parts of MISTA?
2. How would you suggest integrating the Phase 1 venues into the final MISTA development that you would be responsible for as the developer of Phase 2?
3. The Town anticipates that the private sector will be responsible for the operations of MISTA, Phase 1 and 2 (e.g. receive all revenues generated, manage the allocation of the ice and athletic field time as well as parking and concessions, manage and finance all maintenance and operating costs, etc.). Is this an area that your firm (or potential team member) has the experience to undertake?

### 3.2 Commercial Development

4. Based on your knowledge of Markham, to what extent does the anticipated commercial opportunity attract you to the Project?
5. The Town is offering the opportunity to develop Town lands for commercial and residential uses around MISTA. Please provide your views on the proposed features as identified in Section 2.3 and whether your firm (or potential team member) has the experience in these areas;
  - a. Residential condos
  - b. Office space
  - c. Hotel
  - d. Retail and restaurants
  - e. Sports, Entertainment and Cultural facilities
  - f. Large scale building and sporting facilities integration
  - g. Environment – strive for LEED Platinum status, Net Zero Energy, Geo-thermal, Solar, Energy from waste, wind, district energy, Storm water and water re-cycling management
  - h. Other

### 3.3 Project Phasing

6. As per the proposed schedule (Section 2.6), MISTA Phase 1 is anticipated to be constructed between July 2012 and the end of December 2014. The Town would like to achieve the Phase 2 sports component as early as possible
  - a. What are the challenges associated with Phase 2, given the Phase 1 schedule?
  - b. What measures could the Town undertake to help mitigate these challenges?
  - c. What time line and schedule and phasing do you think is reasonable for a project of this size and scope?

7. Please provide an indication as to when you would expect the commercial developments to be constructed, having regard to emerging Master Plans for the area (Adamson concept – Appendix 1) – and road/infrastructure requirements.

### 3.4 Proposed Deal Structure

8. The Town is contemplating a P3 Canada agreement for MISTA.
  - a. What is your firm's experience with undertaking P3 projects?
  - b. Is there another deal structure that you believe may be better suited to the MISTA portion of the Project? Please provide details to the extent possible.
9. The Town anticipates that the commercial opportunities offered to the private sector will significantly reduce (or negate) the public cost of developing MISTA from the Town's perspective.
  - a. Please indicate if this is feasible
  - b. What other incentives the Town could offer to help further reduce any cost.
10. How do you see this opportunity fitting into the context of the larger Markham Centre vision, Markham Live/Mobility Hub concepts, and Markham Centre Developers Group (cost sharing agreement for community facilities and infrastructure).

### 3.5 General

11. Do you foresee any issues that would inhibit a healthy competition?
  - c. limited construction resources,
  - d. lack of operators etc.
12. Based on the information provided in this RFI, is this a project that may interest you in bidding?
  - a.. If no, what could the Town do to increase its attractiveness to you?
13. Any other information that may be of relevance to the Project.

## **4.0 Other Matters**

### **4.1 Costs Incurred by Respondents**

All costs and expenses involved with the preparation and submission of information to the Town in connection with this RFI, or any work performed in connection therewith shall be borne by the Respondent. No payment or reimbursement will be made by the Town for any submission received in connection with this RFI.

### **4.2 Acceptance of Terms**

By submitting a response, Respondents agree to be bound by the terms and conditions of this RFI.

### **4.3 Clarification**

It is the responsibility of the Respondent to seek clarification of any matter that they consider unclear before submitting a response. The Town is not responsible for any misunderstanding of the RFI on the part of the Respondent.

Inquiries regarding the RFI should be directed to:

CAO's office

Telephone: (905) 305-5972

Facsimile: (905) 415-7504

Email: dtaylor@markham.ca

Verbal clarifications will not be interpreted to change the terms of the RFI.

### **4.4 Amendments**

No employee or agent of the Town is authorized to amend or waive the requirements of this RFI document in any way unless the amendment is made in the form of an addendum to this RFI. Under no circumstances shall any Respondent rely upon any information or instructions from the Town, its employees, or its agents unless the information or instructions are provided in writing in the form of an addendum to this RFI.

In the event that this RFI is amended via addendum, all terms and conditions, which are not modified, shall remain unchanged.

All Addenda (if any) will be emailed by the contact under section 4.3 of this document. It is unequivocally the responsibility of the Respondents to ensure that they have received all Addenda (if any) before this RFI closes.

### **4.5 Ownership**

All responses submitted in response to this RFI shall become the property of the Town and will not be returned to the Respondents.

Subject to Section 4.7, by submitting a response to this RFI Respondents agree and acknowledge that: (i) any information provided by the Respondent in its submission to this RFI is not proprietary or confidential, and that the Town shall have the right to use any and all information contained in the Respondent's submission at its sole discretion without obtaining the prior consent of the Respondent and without further obligation to the

Respondent; and (ii) the Respondent shall not make any claim against and hereby releases and forever discharges the Town, its employees, officers, directors and elected officials from and against any and all actions, causes of actions, claims and demands for damages, howsoever arising, which may have been or may hereafter be sustained by the Respondent as a consequence of the Respondent responding to this RFI, including, without limitation, any claims related to, directly or indirectly, the Town using information contained in the Respondent's submission to this RFI.

#### **4.6 Patents and Copyrights**

The Respondent shall, at their own expense, indemnify, save harmless and defend all claims, actions or proceedings against the Town based on any allegations that the submission content constitutes any infringement of any patent, copyright or other proprietary right, and shall pay to the Town all costs, damages, charges and expenses, including its lawyers' fees on a substantial indemnity basis occasioned to the Town by reason thereof.

#### **4.7 Confidentiality**

Information submitted by a Respondent in response to this RFI shall become subject to the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, as amended ("MFIPPA"), and may be released pursuant to that Act. In accordance with the requirements of MFIPPA, Respondents are advised to identify in their submission any specific scientific, technical, commercial, proprietary, or similar confidential information, the disclosure of which could cause them injury. Complete proposals are not to be identified as confidential.

If a Respondent has any questions about the collection and use of personal information pursuant to this RFI, questions are to be submitted to the Town contact set out in Section 4.4.

#### **4.8 Submission Process**

Faxed submissions will not be accepted in response to this RFI.

Respondents are requested to submit one set of their submission by email to [email address] on or before 1:00 p.m. (local time) on xxxxx, 2011.

The Town reserves the right to accept any or all submissions received and the right to conduct a subsequent RFI or other procurement process. The Town assumes no responsibility for any costs incurred by any of the Respondents in connection with this RFI or in connection with any subsequent procurement process .

The Town may, in its sole discretion, request Respondents to provide additional information or to clarify their submissions.

#### **4.9 Format of Submission**

Submissions are to be submitted in a professional format, providing, as a minimum, the information as requested herein.





**LEGEND**

- 1. EXISTING PAVED DRIVEWAYS
- 2. WOODS IN THE NORTH PART OF SITE (EXISTING TREES)
- 3. GENERAL PLANTING
- 4. LIGHT HOOPS IN PLANTING AREAS
- 5. STREET TREES IN PLANTING STRIP
- 6. STREAM WITH BUFFER STRIP OF TREES
- 7. LANDING / IN-GROUND PAVEMENT AREA
- 8. CONCRETE FOUNDATION WALL WITH EXTERIOR FINISH (WOOD BRICK)
- 9. EXISTING WALL

10. SCALE: 1/8" = 1'-0"

11. EXISTING TREES

12. PLANTING LOT (TREES)

13. GENERAL PLANTING TREES

14. STREET TREES

15. STREAM TREES

16. LIGHT HOOPS

17. CONCRETE FOUNDATION WALL WITH EXTERIOR FINISH (WOOD BRICK)

18. EXISTING WALL

19. EXISTING TREES

20. PLANTING LOT (TREES)

21. GENERAL PLANTING TREES

22. STREET TREES

23. STREAM TREES

**NOTES:**  
 ALL TREES ARE NATURE  
 REFERENCES:  
 "Trees for Tomorrow" - Connecticut Botanical Society  
 "Town of Middletown"

