



Report to: General Committee

Date Report Authored: December 17, 2011

SUBJECT: Request for Information – Markham International Sports Training Academy
PREPARED BY: Don Taylor
X5972

RECOMMENDATION:

- 1) That the report titled “Request for Information – Markham International Sports Training Academy” be received;
- 2) That the document attached to the report as Appendix B be approved for release to the market;
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to seek Council’s approval to release to the market a “Request for Information – Markham International Sports Training Academy”, attached as Appendix B to this report.

BACKGROUND:

At its meeting on June 21, 2011 Markham Live Committee received correspondence from Brad Watson of KPMG dated June 20, 2011 entitled “Assisting the Town of Markham with a Request for Information (“RFI”) for the MISTA Project”. The correspondence is attached as Appendix A to this report. Markham Live Committee authorized staff to retain KPMG to prepare an RFI for MISTA for release to the market.

On August 25, 2011, staff updated Markham Live Committee that KPMG had been retained to assist in formulating a RFI. Staff noted that it anticipated bringing the proposed RFI to Council for approval in Fall, 2011.

The purpose of an RFI is to seek information from the potential bidding community relating to commercial considerations, in this case, the construction and operation of MISTA.

Markham Live Committee reviewed the draft RFI document at its meeting on November 7, 2011 and asked that it be revised and returned to the next Committee meeting.

At its meeting on November 30, 2011 Markham Live Committee approved the document as presented at the meeting.

DISCUSSION:

The RFI document describes MISTA as 1,000,000 square feet for sports, health and wellness. MISTA is to be a summer and winter Olympic sports training facility that meets international competition standards.

MISTA is to be constructed on the Markham-owned 15 acre site within the Markham Live concept area. In addition to the MISTA complex, the lands are to accommodate commercial and residential components.

The document clarifies that the portion of the Town-owned lands dedicated for Pan Am Games 2015 facilities are not part of the MISTA project.

The RFI document explains that Markham is looking for the private sector to develop the sports, residential and commercial components of the Town owned site. The document acknowledges that the Town-owned 4 acre site south of YMCA Boulevard may also be considered for residential and commercial development.

The document includes objectives for the project, including delivery with as little municipal capital funding as possible. Essentially, the purpose of the RFI is to seek advice on the viability of the project. Generally, would the private sector be interested in building 1,000,000 square feet of sports facilities if it also had the opportunity to construct a range of residential and commercial development?

In order to elicit private sector input, the document sets out 13 questions under themes of: project scope, commercial development, project phasing, proposed deal structure, and general.

The document clarifies that it is solely for information and planning purposes. It is not a solicitation nor does it comprise any part of the procurement process such as Request for Proposal, Request for Quotation, or Expression of Interest. There is no promise to issue a solicitation in the future, and the RFI does not commit the Town to contract any goods or services whatsoever.

The RFI is to be released as soon as possible, and will allow one month for responses. It is anticipated that responses will be presented to Markham Live Committee in Q1, 2012, along with staff recommendations on next steps.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

KPMG’s fee for preparing the draft RFI document was \$19,138.74. Private sector responses to the RFI will inform the Town on the viability of the project, including whether or not it can be developed with little or no municipal capital funding.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

MISTA aligns with all of the Town’s six strategic areas of focus (Growth Management; Transportation/Transit; Environment; Municipal Services; Parks, Recreation, Culture and Library Master Plan/Public Safety; and, Diversity).

BUSINESS UNITS CONSULTED AND AFFECTED:

Commissioner of Development Services, Commissioner of Community and Fire Services, Finance.

RECOMMENDED BY:

30/01/2012

31/01/2012

X



Don Taylor
Manager, Executive Operations

X



Andy Taylor
Chief Administrative Officer

ATTACHMENTS:

[Attachment 1: RFI- MARKHAM INTERNATIONAL SPORTS TRAINING ACADEMY](#)

[Attachment 2: Assisting the Town of Markham with a Request for information \(“RFI”\) for the MISTA Project Letter](#)