



Report to: General Committee

Meeting Date: April 21, 2026

SUBJECT: 184-R-25 Consulting Services for a Citywide Wastewater Master Plan Update

PREPARED BY: Alex Lee, Sr. Manager, Engineering Review, Ext. 2414
Manpreet Kalsi, Development Engineer, Ext. 3404
Tony Casale, Senior Construction Buyer, Ext. 3190

RECOMMENDATION:

- 1) That the report entitled “184-R-25 Consulting Services for a Citywide Wastewater Master Plan Update” be received;
- 2) That the contract for 184-R-25 Consulting Services for a Citywide Wastewater Master Plan Update be awarded to the highest ranked / lowest priced Bidder, Arcadis Professional Services (Canada) Inc. in the amount of \$463,339.89 inclusive of HST; and
- 3) That provisional allowances in the amount of \$26,350.75, inclusive of HST, be established for two presentations/Public Information Centre Meeting and one meeting with other government agencies to fulfill EA Act requirements; and
- 4) That a 10% contingency in the amount of \$48,969.06 inclusive of HST, be established to cover any additional consulting requirements and that authorization to approve expenditures of the contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and
- 5) That the Engineering Department Capital Administration fee in the amount of \$48,479.37 be transferred to revenue account 640-998-8871 (Capital Administration Fee); and
- 6) That the contract award in the amount of \$587,139.07 (\$463,339.89 + \$26,350.75 + \$48,969.06 + \$48,479.37) be funded from account 640-101-5699-21183 “City Wide Water and Wastewater Servicing Update” with an available budget of \$249,352.00 for the City-Wide Wastewater Servicing Update component; and
- 7) That the budget shortfall of \$337,787.07 be funded from the Development Charges Reserve (City Wide Hard); and
- 8) 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 obtain Council approval to award the contract for consulting services to prepare a city-wide wastewater servicing update

BACKGROUND:

The City of Markham (City) requires the provision of professional engineering services from a qualified and experienced consultant (“Proponent”) for the development of a Citywide Wastewater Master Plan (Project), including but not limited to, data analysis, field monitoring, model calibration and validation, consolidate MESP’s & Secondary Plan studies/models into a Master Plan model, develop a wastewater servicing strategy for expanded new Urban Areas, identify existing system upgrades requirements, evaluate system upgrades alternatives and recommend preferred alternatives. Furthermore, the consultant shall provide cost estimations of the preferred alternatives, develop a wastewater capital program with phasing at a 10-year interval to support the planned and future growth forecasts identified in the current City of Markham Official Plan, on-going Official Plan Review updates and York Region Official Plan (YROP), 2022.

The Master Plan will be the long-term plan for addressing wastewater sewage system improvements to meet servicing demands to year 2051 growth horizon. The last study was completed in 2017. The results of the study will provide input to the DC Background Study Update.

It is anticipated that the project will be completed by October 2027.

Bid Information (184-R-25):

Bids closed on	January 30, 2026
Number picking up the Bid document	11
Number responding to the Bid	5

Proposal Evaluation:

The Evaluation Team was comprised of staff from the Engineering Department and Environmental Services Department, facilitated by staff from the Procurement Division. The city released this RFP utilizing a two-stage evaluation process.

Stage One (1) – Mandatory and Technical Evaluation

Under Stage One, proponents were required to demonstrate their experience based on the following mandatory requirement:

- Corporate experience with city-wide wastewater modelling projects completed in the past 10 years with similar size and complexity.

The mandatory evaluation criteria ensured that Proponents had the relevant experience to carry out the assignment. All five proponents met the mandatory evaluation criteria and were further evaluated under the Technical Evaluation.

Under the Technical Evaluation, Bidders were assessed based on pre-established evaluation criteria as outlined in the Request for Proposal; 20% corporate experience, project team and structure, 30% project understanding and approach, 20% project resources

and workplan and 5% proposal structure and quality. Bidders that did not achieve a technical score of 56.25 points out of 75 (75%) would not proceed any further and their financial Proposal would remain sealed in the bidding system. Five bidders were evaluated in Stage 1, and two bidders achieved the minimum technical score to proceed to Stage 2 - price evaluation.

Stage Two (2) – Financial Evaluation

Under Stage 2 – Financial Evaluation, Bidders which achieved a total technical score of 56.25 points or greater out of 75 were assessed based on their Bid Price exclusive of HST. The highest ranked bidder was determined by adding the points awarded under Stage 1 – Technical Evaluation and Stage 2 – Price Evaluation.

Bidder	Total Score (out of 100)	Rank Results
Arcadis Professional Services (Canada) Inc.	96.00	1

* Bid prices ranged from \$463,339 to \$524,588 inclusive of HST.

FINANCIAL CONSIDERATIONS:

Recommended Proponent	Arcadis Professional Services (Canada) Inc (Highest ranked/ lowest priced proponent)	
Current Budget Available	\$249,352.00	640-101-5699-21183 City Wide Water and Wastewater Servicing Update
Less cost of award	\$463,339.89	Consulting Services (Incl. of HST)
	<u>\$ 26,350.75</u>	Provisional Allowances*
	\$489,690.64	Sub Total
	<u>\$ 48,969.06</u>	Contingency @ 10%
	\$538,659.70	Cost of award (Incl. of HST)
	<u>\$ 48,479.37</u>	Internal Management Fees
	\$587,139.07	Total Cost
Budget Remaining after this award	(\$337,787.07)	**

*The provisional allowances are for presentation / Public Information Centre Meeting to fulfill EA Act requirements and one meeting with other government agencies to fulfill EA Act requirements.

**The budget shortfall of \$337,787.07 will be funded from the Development Charges Reserve (City Wide Hard).

The budget shortfall was anticipated and is primarily due to initial budget underestimation, combined with inflationary and professional services cost increases since the 2020 estimate. Although the required budget exceeds available funding, the awarded price remains lower than comparable municipal wastewater master plans, demonstrating that the City is achieving strong value despite prevailing market conditions.

The City anticipated consulting costs in the range of \$610,500, based on comparable municipal wastewater master plan studies. The final awarded amount of \$587,139.07 is below this estimate and aligns with current market conditions.

For comparison, a neighbouring municipality awarded its Wastewater Master Plan Study in June 2025 at a value of \$495,437.73, while a northern Ontario municipality awarded a similar study in 2023 at a significantly higher value of \$971,250.00. Collectively, these recent municipal awards demonstrate that the City's awarded amount is competitive and, in some cases, lower than prevailing market expectations.

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

OPERATING BUDGET AND LIFE CYCLE IMPACT:

The requested award has no incremental impact on the Operating Budget or Life Cycle Reserve Study. The contract will be funded from Project 21183 (funded by Development Charges).

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed work is required to continue to accommodate growth and improve safety in the City of Markham. The program aligns with the City's Strategic Plan goals of "Safe & Sustainable Community."

BUSINESS UNITS CONSULTED AND AFFECTED:

The Environmental Services department has been consulted during the preparation of this report. Finance has reviewed and approved the report.

RECOMMENDED BY:

Frank Clarizio,
Director, Engineering

Trinela Cane, Commissioner,
Development Services