



	REPORT No.: 2020-08
MEETING DATE: FEBRUARY 13, 2020	DATE PREPARED: JANUARY 22, 2020
SUBJECT: CONTRACT AWARD - BARRIER-FREE CONSTRUCTION, 1100 LINCOLN STREET (Mclvor Court)	

RECOMMENDATION

THAT with respect to Report No. 2020-08 (Corporate Services Division), we, The District of Thunder Bay Social Services Administration Board, approve the contract for barrier-free construction at 1100 Lincoln Street (Mclvor Court), totalling \$693,000 (taxes extra), be awarded to 587435 Ontario Inc. o/a DRD Construction Services;

AND THAT the Chief Administrative Officer and Director, Corporate Services Division be authorized to complete any administrative requirements for the award of this contract, as required.

REPORT SUMMARY

To award a contract for the provision of all labour and equipment for the interior barrier-free renovations at 1100 Lincoln Street, Mclvor Court.

BACKGROUND

At the February 6, 2017, Board Meeting, Report No. 2017-08, Development of Vacant Space for Residential Units – Mclvor Court, was presented, outlining the future development for vacant space at Mclvor Court, located at 1100 Lincoln Street. An architect developed a proposal for six barrier-free apartment units in the former Herb Carroll Centre on the first floor. The plans also include significant upgrades to the building entrance, common areas, mobility unit storage, and exterior work, including accessible parking to accommodate full barrier-free living. All of the specifications and drawings had been completed and the project was shovel-ready at that time.

On April 17, 2019, the Province of Ontario announced its Community Housing Renewal Strategy which included a new funding initiative, the Ontario Priorities Housing Initiative (OPHI). This new Program provides flexible funding to Service Managers to address local housing priorities, including affordability, repair, and new construction, and is modelled after the recent Investment in Affordable Housing Extension (IAH-E).

At its July 18, 2019 meeting, the Board approved the Investment Plan for the new Community Housing Renewal Strategy. This Investment Plan identified a Project for the construction of six (6) fully-accessible units at Mclvor Court, which included interior Common Area enhancements and all required exterior modifications, including parking areas and landscaping, as identified through Report No. 2017-08, Development of Vacant Space for Residential Units – Mclvor Court. The cost of this Project was estimated to be \$1 Million.

On December 2, 2019, the Tender for only the barrier-free interior renovations at 1100 Lincoln Street (Mclvor Court) was posted to TBDSSAB's electronic procurement site, *Bids+Tenders*. The Tender closed on Thursday, January 16, 2020.

Additional work is to be undertaken as part of this Project in accordance with the approved Investment Plan, and will be completed under separate Tenders.

In accordance with the Procurement of Goods, Services and Construction Policy, and the Approval and Signing Authorization Policy, a report must be provided to the Board, for approval, if the value of the contract award exceeds \$350,000.

COMMENTS

Four (4) Bids were received in response to the Request for Tender process.

In accordance with standard procurement practices for Tenders, because the specifications were identified in the procurement document, the evaluation is based on price, once compliance with identified specifications is confirmed.

Administration has confirmed that the low Bidder for this project is compliant with the Tender specifications.

FINANCIAL IMPLICATIONS

The total Mclvor Court Project was estimated at \$1 Million, per the approved Investment Plan, with funding pro-rated on a 75%:25% ratio, i.e. \$750,000 is to be funded through OPHI, with the remaining \$250,000 funded from the TBDSSAB Capital Regeneration Reserve Fund.

This contract award totals \$693,000 (taxes extra) with 75% of the costs to be financed from the 2019-20 confirmed allocation under OPHI, in accordance with the Board-approved Investment Plan under the Province's Community Housing Renewal Strategy.



The remaining 25%, will be funded from the Capital Regeneration Reserve Fund, per Report No. 2019-61, The District of Thunder Bay Social Services Administration Board Proposed 2020 Operating and Capital Budgets.

CONCLUSION

It is concluded that 587435 Ontario Inc. o/a DRD Construction Services is compliant with the Tender specifications, is the lowest cost option, and should be awarded this contract in accordance with the Tender submission.

REFERENCE MATERIALS ATTACHED

None.

PREPARED BY:	David Hardick, Supervisor, Purchasing and Inventory Control The District of Thunder Bay Social Services Administration Board
APPROVED / SIGNATURE:	
	Georgina Daniels, FCPA, FCA, Director, Corporate Services Division The District of Thunder Bay Social Services Administration Board
SUBMITTED / SIGNATURE:	
	William (Bill) Bradica, Chief Administrative Officer The District of Thunder Bay Social Services Administration Board