



**THE DISTRICT OF THUNDER BAY  
SOCIAL SERVICES ADMINISTRATION BOARD**

**EXPRESSION OF INTEREST NO. 2026-001**

**Inclusive Playground for Limbrick Place**

**For**

**The District of Thunder Bay Social Services Administration Board (TBDSSAB)**

Expression of Interest (EOI): Inclusive Playground Revitalization for TBDSSAB

Project Title: Inclusive Playground for Limbrick Place

Date: May 20, 2026

## **1. Introduction**

The District of Thunder Bay Social Services Administration Board (TBDSSAB) is seeking Expression of Interest (EOI) for the redevelopment of an inclusive playground designed to serve children of all abilities for families located in the area. This project aims to create a safe, engaging, and accessible recreational space that promotes physical activity, social interaction, and inclusive play.

## **2. Project Overview**

The proposed inclusive playground will incorporate universal design principles to ensure usability for children with diverse physical, sensory, and cognitive abilities. The playground will be located at Limbrick Place (102 Community Housing units), Thunder Bay, ON. providing convenient access for families located in the area.

## **3. Objectives**

- Provide equitable play opportunities for children of all abilities
  - The large play area is to be designed for school aged children with pre school children features.
  - The small play areas are to be designed for Infant, toddler and preschool aged children.
- Promote social inclusion and community engagement
- Enhance physical and cognitive development through inclusive play features

## **4. Scope of Work**

The project will include:

- Site preparation and grading.
- Installation of accessible play structures (ramps, transfer platforms, inclusive swings)
- Sensory play elements (tactile panels, musical features)
- Seating areas, shade structures, and accessible pathways
- Safety signage and fencing (if required)

## **5. Budget**

The total project budget is \$100,000, allocated as follows:

## 6. Community Impact

This project will:

- Improve quality of life for families with children of varying abilities
- Foster inclusive community spaces
- Support early childhood development and well-being

## 7. Conclusion

The Playground revitalization represents a meaningful investment in inclusivity, health, and community connection. With a budget of \$100,000, this project will deliver lasting social value and ensure that every child can play, learn, and belong.

TBDSSAB appreciate your consideration of this Expression of Interest and look forward to the opportunity to further develop this project.

### Review Criteria

TBDSSAB will review all EOI's and determine the general viability of proposals as well as the ability to meet the defined needs outlined in this EOI.

TBDSSAB will review submissions based on the following:

- Experience and qualifications
- Capacity
- Design and Technical approach
- Warranty/Parts and Technical Support
- Demonstrate Environmental and Social Stewardship

TBDSSAB may, as a result of the EOI, decide to proceed directly to negotiate a contract with a respondent or may seek to engage a number of respondents in further discussions.

TBDSSAB reserves the right to reject all EOI's and take no further action.

The decision of the Evaluation Committee shall be final and without recourse. The Evaluation Committee reserves the right to be the sole judge of the acceptability of any Proposal, and any alternative proposed, and to purchase the service which, in its opinion, most closely meets the operating requirements of TBDSSAB.

## PROPOSAL SUBMISSION REQUIREMENTS

TBDSSAB invites Proposals from qualified firms for the **Detail Designs for the Supply & Install to revitalize one (1) Large Playground Area and two (2) small play areas at Limbrick Place**, Thunder Bay, Ontario, in accordance with this EOI. **TBDSSAB will only be accepting one design per proponent.** In order for the TBDSSAB to evaluate Submitted Proposals fairly and completely, offers should follow the format set out herein.

Failure to complete and include information as required may result in Submitted Proposal not being considered.

### **Experience & Qualifications**

- Provide a detailed description of your firm, as well as all sub-consultants to be utilized on the project;
- Provide a detailed listing of all Project Team Design and Construction Workforce members and include their roles in the project. It is **MANDATORY** that the Project Team include a C.S.A Certified Playground Installer and a Certified Playground Designer with demonstrated expertise in playground design in municipal environments or a Landscape Architect licensed in Ontario with demonstrated expertise in playground development.
- Provide CV's to demonstrate qualifications and experience in playground development, design and construction for all of the Project Team members and Construction Workforce who will be assigned to this project.
- Provide examples and details of previous projects with similar scope of work, size, and complexity undertaken within the last five (5) years.

### **Capacity**

- Provide a detailed proposed project schedule and work plan which is to include a timeline for the project to completion as well as hours assigned to each individual of the Project Team.

### **Design and Technical Approach**

- Provide a proposed Design and Layout with Drawing(s) of the proposed Playground Area for Limbrick Place and include equipment to be installed, method of installation, design, aesthetic features, ease of use, ease of maintenance and playability; (a maximum of one design may be submitted);
- Provide supporting details, which should include but not be limited to, the manufacturer's standard descriptive specification literature including pictures of the actual equipment/components and all important features clearly marked. This could include but is not limited to cut sheets, brochures, pictures and catalogues.
- Provide a Design Brief showing a clear understanding of the objectives of this proposal as well as identifying major issues, challenges, risks or project constraints that may be associated with this project. Include how you will address the issues, challenges, risks and project constraints identified;

### **Warranty/Parts/Technical Support**

- Provide complete details of all warranty information;
- Provide details and extent of technical support provided and include hours of availability;
- Provide details of availability, locations of replacement parts and lead times;
- Provide an inventory list of parts.

### **Other**

- Provide Environmental and Social initiatives your firm and sub-consultants have been involved in the past five (5) years.

- Inclusion & Diversity, provide details on demonstrated commitment toward inclusion and diversity within its business practices, workforce and their supply partners. Include your firm's Inclusion & Diversity Policy.

### **Budget**

- Provide a detailed proposed budget allotment for the major components of the project.

## **PROJECT DESCRIPTION AND DETAILED SCOPE OF WORK**

### *General Objectives*

TBDSSAB wishes to renew an existing playground and create a gathering area for residents of the surrounding townhouses.

### *Existing Conditions in Park Project Area*

- The park itself is rectangular in shape and is surrounded by two story residential townhouse development.
- The existing play area remains and will need to be removed. A photograph of the existing structure can be found in Appendix C. Where possible reuse existing steel column supports. Paint to match new colour theme. TBDSSAB to confirm colours.
- The play area received new wood chips last year and these are to be reused.
- The perimeter of the park is edged with treated 6X6 edging. Replace damaged edging.
- The playground is predominantly utilized by the surrounding neighbourhood families.
- The existing park facilities are currently not accessible.

### *Project Design Considerations and Objectives*

- The desired area available for the revitalized playground is shown on the Aerial Plan in Appendix A noted on the photo as Appendix B – Large Park. Photos of the existing structure can be found in Appendix B.
- A key design consideration will be the playground's accessibility and inclusivity.
- It is the intent to incorporate the principles of Crime Prevention through Environmental Design (CPTED) in the planning and design of the playground area.
- The play area is to accommodate a wide range of ages from tots to preteens.
- The play equipment is to be inclusive in design, as well as have accessible components.
- One full bucket seat swing and one inclusive swing seat is required at a minimum for the small playground area. Refer to Appendix D. the addition of a tetter totter and an interactive tic tac toe wall are suggested at the south end of this play area. See Appendix E for examples.

## **Scope of Work**

The following is the required scope of work to be provided by the Proponent:

### **1. Design – Required Scope of Work**

1.1. At a minimum the following design considerations are to be explored and addressed:

1.1.1. Propose the primary theme for the playground;

1.1.2. Incorporate current best design and management practices of public playground facilities with the overall theme;

1.1.3. Explore safety surfaces and edging layout and how it is incorporated into the overall theme;

1.1.4. Provide a design that does not interfere with existing drainage patterns on site;

1.1.5. Propose opportunities for integration with adjacent proposed park features;

1.1.6. Provide opportunities to improve accessibility. Design is to comply with the requirements of the AODA legislation. The play area is to include some inclusive and accessible features but also be challenging to a wide variety of users and abilities.

1.1.7. Propose opportunities for intergenerational interaction.

1.1.8. Propose amenities for parents, caregivers and older adults in the playground area;

1.2. Provide a functional program outlining the play types, play event and play themes, together with age and accessibility appropriateness proposed and the spatial allocation envisioned.

1.3. Provide layout and design of proposed play structures, edging, safety surface and associated circulation and amenities for the proposed playground area utilizing the site information and design considerations provided to develop the design. Include all proposed site work and include dimensions in metric.

1.4. Include make and model number of proposed manufactured play equipment & shade structure, as well as include design sketches of any custom-built play equipment or activities.

1.5. Ensure all play structure units supplied and installed meet CSA guidelines CAN/CSA Z614:20 “A Guideline on Children’s Playground Equipment and Surfacing”.

1.6. Include either a footing mount system with footings to be 1350 mm deep min. and 600 mm in diameter with top of sonotube 300 mm below safety surface grade or utilize a welded stringer support system in all play structure units.

### **2. Construction – Scope of Work**

2.1 Provide all design and engineering technical support as required to install the playground area without any additional expenses to the TBDSSAB. It is anticipated that this will include, but not be limited to: layout drawings, installation manuals, shop drawings, specifications, templates and construction technical support.

2.2 Include costs for all design and engineering documents stamped by a P.Eng. registered in Ontario as required for shade structure and concrete surface under including a club footing to anchor shade structure. Obtaining the Building Permit and all associated costs will be the responsibility of the Contractor.

2.3 Utility Locates will be the responsibility of the Contractor. Proof of Utility Locates must be submitted to TBDSSAB prior to beginning construction.

2.4 Prior to beginning construction attend a Start-up/ Pre-construction Safety Meeting with TBDSSAB representative to discuss the project scope, objectives, timeline, safety requirements and introduction of key staff.

2.5 The area designated as a construction zone on the site must be secured with an 1800mm high construction safety fencing for the duration of construction. All materials required and any security desired will be the responsibility of the Contractor.

2.6 A construction laydown area for material storage may be established in the park, however the proponent will be responsible for creating a secure area and will be responsible to restore any disturbed areas to preconstruction condition or better. In addition, there is no onsite storage for unassembled playground equipment.

2.8 Provide all installation and construction as required to make the playground area fully operational. Commissioning of the playground as well as any operational demonstrations to TBDSSAB representative is to be included in pricing. Include in construction all materials and labour required for a complete installation ready to operate.

2.10 Price to include repairs that may be required to existing edging or modifications to the edging to allow access to the area for inclusive play.

2.13 Provide site restoration including topsoil and sodding/ seeding of all disturbed areas conforming with a maximum slope of 5% from edging to existing grade.

Restoration of the immediate area surrounding the edging disturbed by construction is to be sodded.

2.14 Provide tree protection of all existing trees within 15m of construction area. Layout and extent will be finalized at each park at a pre-construction meeting.

2.15 All construction work is to be completed by July 30, 2026.

2.16 Provide all instruction and installation manuals, shop drawings and installation and maintenance & operational manuals as well as any other material required for future regular maintenance of the playground components. These documents must accompany the equipment upon delivery to be considered complete.

### **Proposed Project Schedule**

Please provide an approximate construction schedule based on the closing date. This schedule will be considered only as estimated timelines as TBDSSAB understands there could be factors that could change the schedule. A final schedule will need to be provided once the PO is issued.

### **Project Completion: August 28, 2026**

### **Accessibility for Ontarians with Disabilities**

The Proponent shall comply with the provisions of the *Accessibility for Ontarians with Disabilities Act, 2005*, and the Regulations there under regarding the provision of its goods, services or facilities to persons with disabilities. The Proponent acknowledges that pursuant to the *Accessibility for Ontarians with Disabilities Act, 2005*, the TBDSSAB must, in deciding to purchase goods or services through its procurement process, consider the accessibility for persons with disabilities to such goods or services. Prior to

the commencement of any work the successful contractor/consultant shall furnish evidence of compliance with the most current Integrated Accessibility Standards Regulation specifically the section(s) pertaining to Training of Staff. Agents or Consultants acting on behalf of the TBDSSAB will incorporate accessibility criteria and features when developing specifications and/or procuring goods and services, except where it is not practical to do so. If it is not practicable to incorporate accessibility criteria and features when procuring goods or services, an explanation shall be provided.

### **Questions**

All questions/inquiries related to this EOI shall be directed in writing via electronic mail to Dave Stewart, Supervisor Purchasing and Inventory Control as per contact information listed above. Any information provided by anyone other than the above mentioned will not be considered binding, nor will it change the requirements of this EOI.

### **Late Expression of Interest**

TBDSSAB, may in its discretion, accept, or reject and return, any EOI received after the closing time.

### **Lack of Information**

Following receipt of an EOI, TBDSSAB may, in its sole discretion and without having any duty or obligation to do so, request that the respondent provide TBDSSAB with additional information to clarify or substantiate the information provided by the respondent.

If a respondent fails to provide information required for TBDSSAB evaluation of the respondent's qualifications or fails to provide timely clarification or substantiation of the information supplied, that failure may result in no further consideration being given to the EOI.

### **Confidentiality**

Any and all information collected and discussed regarding the above EOI's, are to be kept private and confidential between the respondent and TBDSSAB. No public disclosures to any third party, are to take place unless agreed upon by both parties.

### **Submission Deadline**

Expressions of Interest are to be addressed to:

The District of Thunder Bay Social Services Administration Board  
231 May Street South  
Thunder Bay, ON P7E 1B5

and should be received by 4:00 p.m. local time on Tuesday, June 9, 2026.

Expressions of Interest may be submitted by email to the contact person named below, or it may be sent to the address specified above by mail or delivered by courier, in each case prior to the closing time.

Dave Stewart  
Supervisor, Purchasing & Inventory Control  
[david.stewart@tbdssab.ca](mailto:david.stewart@tbdssab.ca)

**Appendix A – Limbrick Place Site Plan**



**Appendix B – Large Playground area site photographs**



Looking southwest



Looking Northeast

**Appendix C – Small Play Area 1 site photographs**



**Appendix D – Small Play Area 2 site photographs**



## Appendix E – playground structures examples



New slides, ladders and other play features to be incorporated into the existing Large play area design



Remove older small play structure 1 and install new small structures like this.



Full Bucket Seat  
available on 8' Traditional, Arch,  
and Single Post Swings



Inclusive Swing Seat  
available on 8' Traditional, Arch,  
and Single Post Swings

Install one new standard swing and one accessible swing to existing swing structure for Play area 2.



Install new letter totter and interactive play equipment on south end of small play area 2.

The photos in Appendix E are suggestions only. Different layouts and equipment can be presented that will work in the space.