



BID COMMITTEE CONTRACT AWARD

Award of Request for Proposal No. 9118-14-7261 to Montgomery Sisam Architects Inc. for Architectural Consultant Team Services for Stage One of the George Street Revitalization Project for the City of Toronto

Date:	February 4, 2015
To:	Bid Committee
From:	Director, Purchasing and Materials Management

RECOMMENDATIONS

The Director of Purchasing and Materials Management recommend that the Bid Committee grant authority to award the following contract as follows:

Call No:	Request for Proposal No. 9118-14-7261
Description:	For Architectural Consultant Team Services for Stage One of the George Street Revitalization Project for the City of Toronto
Recommended Proponent:	Montgomery Sisam Architects Inc.
Contract Award Value:	<p>\$1,095,650.00 net of all applicable taxes and charges \$1,238,084.50 including all applicable taxes and charges \$1,114,933.44 net of HST recoveries</p> <p>Contract Stage 1 is expected to start on date of award and end in September 2015.</p>

Financial Impact:

The contract award identified in this report is \$1,238,084.50 including all applicable taxes and charges. The cost to the City is \$1,114,933.44 net of HST recoveries.

The fixed fee for the Architect Consultant contract to be awarded is \$1,114,933.44. Funding in the amount of \$1,114,933.44 is included in the 2015 Recommended Capital Budget and 2016-2014 Recommended Capital Plan for Shelter, Support & Housing Administration (SSHA).

The Approved 2014- 2023 Capital Plan for SSHA included commitments of \$9.074 million and future year funding of \$20.950 million to review redevelopment proposals for the George Street Revitalization project. Funding is available in the 2015 Recommended Capital Budget for SSHA for project management services to develop a detailed plan that examines the project's feasibility, oversees the preparation of architectural drawings, prepares the full costing estimates of the revitalization project, provides financing options, as well as including the funding required for an architect to initiate the design work required for first phase of the redevelopment project.

Funding for these services is available in the following WBS number:

WBS Element	Description	Date of Award to September 2015 (net of HST recoveries)
CHS031-05	Shelter Development/Redevelopment	\$1,114,933.44

Term of Agreement

The Project is comprised of two stages. This award is for the implementation of Stage One, culminating in a report to Council in September 2015. This stage will identify various options for the George Street Revitalization project. These findings will be used by SSHA and LTCH to bring forward a joint report to Council in the fall of 2015 that will provide the status, cost estimates and financing plans for the redevelopment initiative. Stage Two will proceed only upon Council approval.

The term of the Stage One Agreement shall be for a period of approximately eight (8) months commencing upon the execution of the Agreement by the City and expiring at the end of Stage One, i.e. September 2015.

CALL SUMMARY

Ward No:	27
Call Dates:	Issued: November 14, 2014, Closed: December 15, 2014
# of Addenda Issued:	Two (2)
Number of Proposals: 9	<p>Nine (9) proposals were received. Six (6) proposals met the 70% technical threshold score and were interviewed and had their cost proposals reviewed and evaluated.</p> <ol style="list-style-type: none"> 1. Diamond Schmitt Architects Incorporated + Regional Architects 2. DTAH Limited, Moriyama & Teshima Architects and Cannon Design 3. MMMC Architects and Architects Alliance 4. Montgomery Sisam Architects Inc. 5. RAW Design Inc.* 6. Salter Pilon Architecture Inc.*

	<p>7. Stantec Architecture Ltd and KPMB Architects 8. Teeple Architects and Henriquez Partners Architects 9. WZMH Architects*</p> <p>* The three proposals did not meet the technical threshold of 70% or 45.5 points.</p>	
Division Contacts	<p>PMMD CONTACT Victor Tryl Manager, Professional Services Purchasing and Materials Management Division Telephone: 416-397-4801 email: vtryl@toronto.ca</p>	<p>DIVISIONAL CONTACT Greg Moorby Acting Director, Facilities Design and Construction Telephone: 416-338-1305 email: moorby@toronto.ca</p>

COMMENTS

For the recommended contract award, the following requirements have been met:

- (a) the firm recommended for award is the lowest bidder meeting specifications or to the highest scoring proponent based on the evaluation criteria included in the call and meeting the requirements of the call;
- (b) the appropriate Division has reviewed submissions and found the price to be reasonable, within available budget and concurs with the recommendation;
- (c) the total contract value is less than \$20 million dollars (excluding applicable taxes) and the contract term is:
 - i. for a contract funded by the operating budget, 5 years or less including any option years; or
 - ii. for a contract funded by the capital budget, within the projected term of the capital funding for the project as set out in the capital budget,
being within the authority of the Bid Committee;
- (d) there are no material written objections to the award;
- (e) the call document was advertised on the City's internet website and bids or proposals were opened publicly; and
- (f) the Fair Wage Office confirms the recommended firm understands the Fair Wage Policy and Labour Trades requirements and has agreed to comply fully.

Due to the complexity of this call, a Fairness Consultant was engaged to oversee the various stages of the procurement process and provision of oversight and advice for the

evaluation and the interview process. As a result, a contract was awarded to JD Campbell & Associates to provide this service. This service ensured that the procurement process for the RFP was carried out in a fair and transparent manner. The Fairness Consultant has provided a report to that effect.

Additional details and information for the above calls are on the file in the Purchasing and Materials Management Division.

Michael Pacholok
Director, Purchasing and Materials Management Division