



## BID AWARD PANEL CONTRACT AWARD

### **Award of Ariba Doc No. 3403637266 to CS&P Architects Inc. for the Design of the New Lawrence Heights Community Recreation Centre & Child Care Centre for Parks, Forestry & Recreation & Children's Services**

**Date:** October 27, 2022  
**To:** Bid Award Panel  
**From:** Acting Chief Procurement Officer  
**Wards:** 8

#### **RECOMMENDATIONS**

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The Acting Chief Procurement Officer recommends that the Bid Award Panel grant authority to award the following contract:

**Solicitation Number:**  
Ariba Document Number 3403637266

**Description:**  
Professional Technical Services for the provision of all architectural, technical and administrative services for the design & construction and contract administration to construct the Lawrence Heights Community Recreation Centre & Child Care Centre (Net Zero Building).

**Recommended Supplier:**  
CS&P Architects Inc.

**Contract Award Value:**  
\$4,780,044 net of all applicable taxes and charges  
\$5,401,450 including HST and all applicable charges  
**\$4,864,173 net of HST recoveries**

The contract award value includes the City's Contingency Allowance.

**The contract is expected to start following the date of award and end by December 31, 2027.**

## FINANCIAL IMPACT

The total contract award identified in this report is \$5,401,450 including all applicable taxes and charges. The cost to the City is \$4,864,173 net of HST recoveries.

The Architectural estimate for this project is \$3,500,000 net of all taxes and charges.

Funding for this project is included in the 2022-2031 Approved Capital Budgets and Plans for Parks, Forestry and Recreation and Children's Services, as summarized in Table 1 below.

Table 1: Financial Impact Summary of Recommended Contract

WBS Element	Date of Award to Dec 31, 2022	Jan 1, 2023 to Dec 31, 2023	Jan 1, 2024 to Dec 31, 2024	Jan 1, 2025 to Dec 31, 2025	Jan 1, 2026 to Dec 31, 2026	Jan 1, 2027 to Dec 31, 2027	Total (Net of HST Recoveries)
CPR123-52-01 (FMP Lawrence Heights Community Centre- Design	\$112,000	\$750,000	\$750,000	\$750,000	\$750,000	\$1,173,336	\$4,285,336
CCS051-01	\$32,000	\$102,000	\$102,000	\$102,000	\$102,000	\$138,837	\$578,837
TOTAL	\$144,000	\$852,000	\$852,000	\$852,000	\$852,000	\$1,312,173	\$4,864,173

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the Financial Impact section.

## SOLICITATION SUMMARY

**Solicitation Issued:** March 22, 2022

**Solicitation Closed:** May 20, 2022

**Number of Addenda Issued:** Seven (7)

**Number of Bids:** Six (6)

Table 2: Summary of Bids Received for RFP Doc 3403637266

Supplier Name
CS&P Architects Inc.
Diamond and Schmitt Architects Incorporated *
B+H Architects
MacLennan Jaunkalns Miller Architects Ltd.

Supplier Name
Perkins + Will
Montgomery Sisam Architects *

\* Supplier(s) did not meet the minimum technical threshold to move forward to the pricing evaluation.

**Range of Scores: 82.3% - 90.2%** (for the four (4) interviewed proponents)

## **DIVISION CONTACTS**

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Purchasing and Materials Management Division, 416-338-5574,  
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Alex Mut, Manager, Construction Management and Capital Projects, Parks, Forestry  
and Recreation, Tel: 416-392-8177, [Alex.Mut@toronto.ca](mailto:Alex.Mut@toronto.ca)

## **COMMENTS**

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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:

1. for a contract funded by the operating budget, 5 years or less including any option years; or

2. 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 Award Panel;

d. the Solicitation document was advertised on the City's internet website and bids or proposals were submitted electronically in Ariba; and

e. the Fair Wage Office confirms the recommended firm understands the Fair Wage Policy and Labour Trades requirements and has agreed to comply fully.

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

**SIGNATURE**

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Sandra Lisi  
Interim Acting Chief Procurement Officer