



BID AWARD PANEL CONTRACT AWARD

Award of Document Number 4913427082 to Anacond Contracting Inc., for the Union Station Third Floor Security Offices Renovation at 65 Front Street West, Toronto, for Corporate Real Estate Management

Date: March 27, 2025
To: Bid Award Panel
From: Chief Procurement Officer
Wards: Ward 10 - Spadina-Fort York

RECOMMENDATIONS

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

Solicitation Number:
Request for Tender, Doc4913427082

Description:
Renovations for the Third Floor Security Offices Located at Union Station, 65 Front Street West, Toronto

Recommended Supplier:
Anacond Contracting Inc.

Contract Award Value:
\$1,636,250 net of all applicable taxes and charges
\$1,848,963 including HST and all applicable charges
\$1,665,048 net of HST recoveries

Contract is expected to start on the date of award and end on September 30, 2026.

FINANCIAL IMPACT

The total contract award identified in this report is \$1,636,250 net of all applicable taxes and charges, \$1,848,963 including all applicable taxes and charges. The cost to the City is \$1,665,048 net of HST recoveries.

The engineering estimate for this project is \$1,380,000, excluding contingency allowance and net of all taxes and charges.

Funding is available in the 2025-2034 Capital Budget and Plan for Corporate Real Estate Management. Funding details are summarized in Table 1 as follows:

Table 1: Financial Impact Summary of Recommended Contract (net of HST Recoveries)

WBS Element	Description	Date of award to December 31, 2025	January 01, 2026 to September 30 2026	Total (net of HST recoveries)
CCA201-42	Union Station 3rd Floor Security Offices Renovation Construction	\$436,375	\$895,663	\$1,332,038
9+0CCA201-42	Union Station 3rd Floor Security Offices Renovation Contingency	\$163,625	\$169,385	\$333,010
Total:		\$600,000	\$1,065,048	\$1,665,048

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

SOLICITATION SUMMARY

Solicitation Issued: December 17, 2024

Solicitation Closed: January 30, 2025

Number of Addenda Issued: Six (6)

Number of Bids: Two (2)

Table 2: Summary of Bids Received

Supplier Name	Bid Price (excluding H.S.T.)
Anacond Contracting Inc.	\$1,309,000*
Phoenix Restoration Inc.	\$1,568,500

* Pursuant to the Request for Tender document the contract award value includes contingency.

DIVISION CONTACTS

Marianne Gonzalez Angulo, Acting Manager Purchasing Client Services, Purchasing and Materials Management, 416-338-3109, marianne.gonzalezangulo@toronto.ca

Frank Crisostimo, Manager, Corporate Real Estate Management, Project Management Office, 416-392-9164, Frank.Crisostimo@toronto.ca

COMMENTS

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

a. the firm recommended for award is the Supplier with the lowest bid meeting specifications or the highest scoring Supplier based on the evaluation criteria included in the Solicitation and meeting the requirements of the Solicitation;

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 Solicitations are on the file in the Purchasing and Materials Management Division.

SIGNATURE

Genevieve Sharkey
Chief Procurement Officer