



BID AWARD PANEL CONTRACT AWARD

Award of Doc5086270005 to Joe Pace and Sons Contracting Inc. for St Lawrence Community Recreation Centre and Daycare Chiller and Roof Replacement for Parks and Recreation

Date: July 17, 2025
To: Bid Award Panel
From: Chief Procurement Officer
Ward: 13 - Toronto Centre

RECOMMENDATIONS

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

Solicitation Number:

Request for Tender, Doc5086270005, Contract Number 24-PFR-074

Description:

For the supply and delivery of all labour, materials, equipment, and supervision required to complete St Lawrence Community Recreation Centre and Daycare Chiller and Roof Replacement for Parks and Recreation.

Recommended Supplier:

Joe Pace and Sons Contracting Inc.

Contract Award Value:

\$2,276,998 net of all applicable taxes and charges.

\$2,573,008 all applicable taxes and charges.

\$ 2,317,073 net of HST Recoveries

The contract is expected to start on the date of award and end by June 30, 2028. This includes a two (2) year warranty period.

FINANCIAL IMPACT

The total contract award identified in this report is \$2,276,998 net of all applicable taxes and charges, \$2,573,008 including all applicable taxes and charges. The cost to the City is \$ 2,317,073 net of HST recoveries.

The construction cost estimate for this project is \$2,065,553 excluding all applicable taxes and charges.

Funding for this project is included in the 2025 Capital Budget and 2026-2034 Capital Plan for Parks and Recreation as summarized in Table 1 below.

Table 1: Financial Impact Summary of Recommended Contract

WBS Element	Description	Date of Award to December 31, 2025	Warranty Period January 1, 2026 to December 31, 2027	Total (Net of HST Recoveries)
CPR123-54	Critical to Maintain SOGR Community Centres	\$ 1,317,073	\$1,000,000	\$ 2,317,073

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

SOLICITATION SUMMARY

Solicitation Issued: May 1, 2025
Solicitation Closed: May 26, 2025
Number of Addenda Issued: Three (3)
Number of Bids: Six (6)

Table 2: Summary of Bids Received including Base Bid Price

Supplier Name	Base Bid Price (excluding H.S.T.)
Vanguard Mechanical Inc.	\$54,000.00 **
Joe Pace and Sons Contracting Inc.	\$2,098,497.50 *
Canada Construction Limited	\$2,135,79.00
Sprint Mechanical Inc.	\$2,167,800.00
373044 Ontario Limited o/a trans Canada Construction	\$2,304,660.00
Index Construction Inc	\$2,519,359.00

* Pursuant to the Request for Quotation document the contract award value listed above includes contingency. The contract award value does not include line item 5.2.22 which was a duplication error.

** The Supplier is non-compliant with the mandatory requirements of the Request for Quotation

DIVISION CONTACTS

Clarman Yang, Manager, Purchasing Client Services, Purchasing and Materials Management, 416-392-1302, Clarman.Yang@toronto.ca

Ainee Shanta, Program Manager, Capital Projects Design and Delivery, Parks and Recreation; 416-392-1546, Ainee.Shanta@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

Geneviève Sharkey
Chief Procurement Officer