



BID AWARD PANEL CONTRACT AWARD

Award of Doc4823171082 to South Central Inc. for Contracting Services for the Rehabilitation of the Ceremonial Ramp and Ancillary Structures at Nathan Phillips Square for Corporate Real Estate Management

Date: July 24, 2025
To: Bid Award Panel
From: Chief Procurement Officer
Wards: 10 – Spadina–Fort York

RECOMMENDATIONS

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

Solicitation Number:
Negotiated Request for Proposal Doc4823171082

Description:

For Contracting Services for the Rehabilitation of the Ceremonial Ramp and Ancillary Structures (Hagerman, East and West Stairs) at Nathan Phillips Square at Toronto City Hall, 100 Queen Street West for Corporate Real Estate Management.

Recommended Supplier:
South Central Inc.

Contract Award Value:
\$6,770,085 net of all applicable taxes and charges (including allowances and contingencies)
\$7,650,196 including HST and all applicable charges
\$6,889,239 net of HST recoveries

Contract is expected to start on August 5, 2025 and end on June 30, 2027.

FINANCIAL IMPACT

The total potential contract award including allowances and contingencies identified in this report is \$6,770,085 net of all applicable taxes and charges, \$7,650,196 including HST and all applicable charges. The total potential cost to the City is \$6,889,239 net of HST recoveries.

The engineering estimate for this project is \$ 6,999,135 net of all applicable taxes and charges.

Financial impacts have been summarized in Table 1 below. Funding is available in the 2025-2034 Corporate Real Estate Management (CREM) Capital Budget and Plan.

The financial impact includes cash and contingency allowances which are available to address any future unforeseen issues or changes which may arise during the construction stage of the project.

Table 1: Financial Impact Summary of Recommended Contract

WBS Element / Description	August 5, 2025 to December 31, 2025	January 1, 2026 to December 31, 2026	January 1, 2027 to June 30, 2027	Total (net of HST Recoveries)
CCA253-13 Ceremonial Ramp	\$482,247	\$1,860,095	\$ 68,892	\$2,411,233
CCA253-13 Ancillary Structures (Hagerman, East and West Stairs)	\$137,785	\$3,306,835	\$1,033,386	\$4,478,005
Total:	\$620,031	\$5,166,930	\$1,102,278	\$6,889,239

The Chief Financial Officer has reviewed this report and agrees with the financial implications as identified in the Financial Impact section.

SOLICITATION SUMMARY

Solicitation Issued: December 4, 2024 **Solicitation Closed:** March 28, 2025

Number of Addenda Issued: Nine (9)

Number of Bids: Three (3)

Table 2: Summary of Bids Received

Supplier Name
Clifford Masonry Ltd.
Limen Group Const. (2019) Ltd.
South Central Inc.

Range of Scores: 44.05 to 78.85

DIVISION CONTACTS

Joseph Salvagio, Manager, Corporate Real Estate Management, 416-392-9563,
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Marianne Gonzalez Angulo, Acting Manager, Purchasing Client Services, Purchasing
and Materials Management Division, 416-338-3109,
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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