



BID AWARD PANEL CONTRACT AWARD

Award of Doc5136076785 to Montgomery Sisam Architects Inc. for the Negotiated Request for Proposals (nRFP) for the George St Revitalization Project Design Consultant for CREM

Date: July 24, 2025
To: Bid Award Panel
From: Chief Procurement Officer
Wards: 13 - Toronto Centre

RECOMMENDATIONS

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

Solicitation Number:
Negotiated Request for Proposals Doc5136076785

Description:
The procurement is for the supply of prime consultant services to design the George Street Revitalization Project. The term of the contract will be September 1, 2025 to December 31, 2031.

Recommended Supplier:
Montgomery Sisam Architects Inc.

Contract Award Value:
\$10,955,592 Including contingencies, net of all applicable taxes and charges
\$12,379,819 including HST and all applicable charges
\$11,148,410 net of HST recoveries

Contract is expected to start on September 1, 2025 and end on December 31, 2031

FINANCIAL IMPACT

The total contract award identified in this report is \$10,955,592 net of all applicable charges and \$12,379,819 including all applicable taxes and charges. The cost to the City is \$11,148,410 net of HST recoveries (contingency amount of \$1,858,068 net of HST recoveries included in the total cost to address out of scope changes).

Funding for this contract award is available in the 2025-2031 Capital Budget and Plan for Toronto Shelter and Support Services. Funding details are summarized in Table 1 as follows:

Table 1: Financial Impact Summary of Recommended Contract

Year	Cash Flow (Net of HST Recoveries) WBS Element - CHS040-04
2025	\$1,728,436
2026	\$5,803,040
2027	\$1,121,417
2028	\$1,205,887
2029	\$1,205,886
2030	\$41,872
2031	\$41,872
Total (Net of HST Recoveries)	\$11,148,410

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: April 30, 2025
Number of Addenda Issued: Three (3)
Number of Bids: Five (5)

Solicitation Closed: May 28, 2025

Table 1: Summary of Bids Received

Supplier Name
B + H Architects
Cumulus Architects
Diamond and Schmitt Architects
KPMB Architects
Montgomery Sisam Architects Inc.

Range of Scores:

76.3 to 89.8

DIVISION CONTACTS

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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

Genevieve Sharkey
Chief Procurement Officer