



BID AWARD PANEL CONTRACT AWARD

Award of Doc4978764580 to Joe Pace & Sons Contracting Inc. for Interior and Exterior Upgrades at Castleview Wychwood Towers for Seniors Services and Long-Term Care

Date: July 31, 2025
To: Bid Award Panel
From: Chief Procurement Officer
Wards: 12 - Toronto - St. Paul's

RECOMMENDATIONS

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

Solicitation Number:

Request for Tender Doc4978764580, Work Assignment SSLTC16731-01-25

Description:

Interior and Exterior Upgrades at Castleview Wychwood Towers Long-term Care Home

Recommended Supplier:

Joe Pace & Sons Contracting Inc.

Contract Award Value:

\$2,109,800 net of all applicable taxes and charges

\$2,384,074 including all applicable taxes and charges

\$2,146,932 net of HST recoveries

Contract is expected to start on August 1, 2025 and end on July 31, 2026.

FINANCIAL IMPACT

The total contract award identified in this report is \$2,109,800 net of all applicable taxes and charges, \$2,384,074 including all applicable taxes and charges. The cost to the City is \$2,146,932 net of HST recoveries.

Funding of \$2,146,932 is available in 2025-2034 Capital Budget and Plan for Seniors Services and Long-Term Care. Additional funding details follow in Table 1.

Table 1: Financial Impact Summary of Recommended Contract

WBS Element/ Cost Element: CHA024-04 / 4407	
Description	Building SOGR - Ongoing
August 1, 2025 to December 31, 2025	\$894,555
January 1, 2026 to July 31, 2026	\$1,252,377
Total (Net of HST recoveries)	\$2,146,932

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: March 27, 2025 **Solicitation Closed:** May 20, 2025
Number of Addenda Issued: Twelve (12)
Number of Bids: Four (4)

Table 2: Summary of Bids Received including bid price

Supplier Name	Bid Price (excluding HST)
Joe Pace & Sons Contracting Inc.	\$1,798,000.00*
Anacond Contracting Inc.	\$2,268,684.00
Pegah Construction Ltd.	\$2,339,458.00
Ritestart Limited	\$2,422,600.00

*Pursuant to the Request for Tender document, the contract award value includes contingency and cash allowance.

DIVISION CONTACTS

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Marina Masic, Manager, Contract Administration and Procurement Support
Seniors Services and Long-Term Care, 416-392-8910, Marina.Masic@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