

## **Award of Doc5092797820 to 671860 Ontario Inc. Operating as Somerville Construction for David Crombie Park Improvements and The Esplanade-Mill St. Connection Project for Parks and Recreation and Transportation Services**

**Date:** September 5, 2025

**To:** General Government Committee

**From:** General Manager, Parks and Recreation and General Manager, Transportation Services and the Chief Procurement Officer

**Wards:** 10 - Spadina-Fort York and 13 - Toronto Centre

### **SUMMARY**

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The purpose of this report is to advise on the results of Request for Tender Doc5092797820 for the construction of David Crombie Park Improvements and The Esplanade-Mill St. Cycle Connection Project and, to request authority to enter into an agreement with 671860 Ontario Inc. operating as Somerville Construction in the total amount of \$26,604,666 net of all applicable taxes and charges (\$27,072,908 net of HST recoveries), in accordance with the terms, conditions and specification contained in the Request for Tender documents.

The contract is expected to start on the date of award and end on October 31, 2028.

This project includes comprehensive improvements to the multi-block David Crombie Park on behalf of Parks and Recreation, along with streetscape, road safety and cycling improvements along The Esplanade, adjacent to the park, on behalf of Transportation Services.

To ensure efficiency, seamless integration, and to minimize disruption within the dense and active St. Lawrence Market neighbourhood, the project has been designed by a single consultant team and will be delivered under one contract.

### **RECOMMENDATIONS**

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The General Manager, Parks and Recreation, the General Manager, Transportation Services and the Chief Procurement Officer recommend that:

1. The General Government Committee, in accordance with Section 195-8.4A of the Toronto Municipal Code Chapter 195 (Procurement By-Law), grant authority to the General Manager of Parks and Recreation to award and enter into an agreement with 671860 Ontario Inc. operating as Somerville Construction, having submitted the lowest compliant bid and meeting requirements of Request for Tender Doc5092797820, for the construction of David Crombie Park Improvements and The Esplanade-Mill St. Connection Project in the amount of \$26,604,666 net of all applicable taxes and charges (\$27,072,908 net of HST recoveries).

## FINANCIAL IMPACT

The total value of the contract award is \$26,604,666 net of all applicable taxes and charges. The total cost to the City is \$27,072,908 net of HST recoveries.

Funding is available in the 2025 Capital Budgets and 2026-2034 Capital Plans for Parks and Recreation and Transportation Services. Funding details are provided in Table 1. below.

**Table 1: Financial Impact Summary (Net of HST Recoveries)**

WBS Element	CPR117-50-07	CTP817-05-448	CTP717-58-278	CTP417-02-125	Total (Net of HST Recoveries)
Description	David Crombie Park Revitalization	Cycling Infrastructure	RSP LGSI and SCPEA	Neighbourhood Improvements	
Date of Award to December 31, 2025	\$3,000,000	\$0	\$0	\$0	\$3,000,000
January 1, 2026 to December 31, 2026	\$7,417,140	\$3,549,701	\$603,812	\$70,000	\$11,640,653
January 1, 2027 to December 31, 2027	\$7,417,140	\$2,426,339	\$258,776	\$30,000	\$10,132,255
January 1, 2028 to December 31, 2028	\$2,000,000	\$0	\$0	\$0	\$2,000,000
January 1, 2029 to December 31, 2029	\$150,000	\$0	\$0	\$0	\$150,000
January 1, 2030 to	\$150,000	\$0	\$0	\$0	\$150,000

December 31, 2030					
Total (Net of HST Recoveries)	\$20,134,280	\$5,976,040	\$862,588	\$100,000	\$27,072,908

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information

## DECISION HISTORY

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At its meeting on January 11, 2023, Bid Award Panel adopted item 2023.BA9.6 for the award of Request for Proposal Doc3621156462 for the Professional Design and Construction Services for David Crombie Park Improvements and The Esplanade and Mill Street Connection Cycle Track to IBI Group Professional Services Inc. and SLA Landscape Design and Planning Inc. The Bid Award Panel decision can be found at: <https://secure.toronto.ca/council/agenda-item.do?item=2023.BA9.6>

At its meeting on June 8 and 9, 2021, City Council adopted Cycling Network Plan - 2021 Cycling Infrastructure Installation which included The Esplanade-Mill Street Connection project. The improvements that will be constructed as part of the David Crombie Park are Phase 3 of The Esplanade-Mill Street project. The City Council decision can be found at: <https://secure.toronto.ca/council/agenda-item.do?item=2021.IE22.11>

## COMMENTS

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### Background

David Crombie Park is a 1.6-hectare (3.95-acre) linear park located in east downtown Toronto. Functioning as the green spine of the St. Lawrence Market Neighbourhood, the park stretches across multiple blocks from Lower Jarvis Street in the west to Berkeley Street in the east, situated along the south side of The Esplanade. Built in 1977, the park lies within an area of significant cultural and heritage value and is a vibrant, widely used public space featuring a mix of active and passive recreational areas enriched by community arts programming.

This project represents the largest park revitalization initiative in downtown Toronto to date and has been developed through extensive community consultation, stakeholder engagement, and master planning. Design work commenced in 2023, with construction scheduled from 2026 to 2028. Once complete, the revitalized park will serve the growing community for decades to come.

The improvements span four (4) large blocks of the park and include:

- Redevelopment of two shared-use playgrounds serving three nearby schools
- New electrical service and lighting enhancements

- Accessible paths and upgraded seating/gathering areas
- Refurbishment of the wading pool and water features
- New site furnishings, trees, sod, and horticultural planting
- Integrated Indigenous place-keeping features

In parallel with the park revitalization, Transportation Services is delivering streetscape, road safety, pedestrian and cycling improvements as part of a complete street approach. This includes:

- Reconstruction and upgrade of the existing bi-directional cycle track on the south side of The Esplanade between George Street South and Berkeley Street/Hahn Place, raising the bikeway to sidewalk level for improved safety and accessibility
- Construction of two new blocks of cycle track between Market Street and George Street South to close the gap between the existing bikeway on The Esplanade and Mill Street, creating a continuous east-west cycling connection from Yonge Street to Bayview Avenue
- Signal and safety enhancements at Lower Jarvis Street and Lower Sherbourne Street
- Raised crosswalks and intersections to prioritize pedestrian movement
- Curb extensions to shorten pedestrian crossings and slow turning vehicles

Streetscape features are coordinated with the Old Town Toronto BIA and extensive public consultation and stakeholder engagement for the Transportation Services scope has been underway since 2019, ensuring strong alignment with community needs and priorities.

These improvements align with key Council-approved policies, including the City's Official Plan, Vision Zero Road Safety Plan, and TransformTO. The project's goals are to improve safety for all road users, promote walking, cycling, and transit and enhance accessibility and connectivity to local and city-wide destinations.

Together, the integrated delivery of park, streetscape, road safety, pedestrian and cycling improvements will provide a transformational upgrade to the St. Lawrence Market Neighbourhood improving safety, accessibility, and public space for current and future residents.

## **Procurement Process**

Request for Tender Doc5092797820 was issued on April 16, 2025 to Prequalified Suppliers under Request For Supplier Qualifications Doc4625371773 for the supply and delivery of all labour, materials, equipment, and supervision to complete David Crombie Park Improvements and The Esplanade-Mill St. Cycle Connection Project by Purchasing and Materials Management and was advertised on both the City's and Ariba Discovery websites on April 16, 2025. No mandatory site meeting was held and 11 addenda were issued during the Request for Tender process. The Request for Tender closed on June 26, 2025, and three (3) submissions were received which are summarized in Table 2 below. Purchasing and Materials Management has conducted an unbalanced bid analysis report. Parks and Recreation staff performed mandatory

technical checks on all three (3) bid submissions and confirmed that all three (3) suppliers complied with the mandatory submission requirements.

**Table 2 - Summary of Bids Received for Request for Tender Doc5092797820**

Supplier Name	Bid Price (excluding HST)
671860 Ontario Inc. operating as Somerville Construction	\$23,069,349.56*
Ellis Don Corporation	\$24,886,739.07
Rutherford Contracting Limited	\$28,895,594.82

\* Pursuant to the Request for Tender document, the contract award value includes contingency and optional items.

**Contract Award:**

The bids were reviewed and evaluated by staff from Purchasing and Materials Management, Parks and Recreation and Transportation Services, and were found to be in conformance with the Request for Tender requirements. The recommended supplier for the award is 671860 Ontario Inc. Operating as Somerville Construction as the lowest Supplier meeting the requirements as set out in Request for Tender Doc5092797820.

The Fair Wage Office has reported that the recommended Supplier has reviewed and understands the Fair Wage Policy and Labour Trades requirements and has agreed to comply fully with both.

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**CONTACT**

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Clarman Yang, Manager, Purchasing Client Services, Purchasing and Materials Management, 416-392-1302, [Clarman.Yang@toronto.ca](mailto:Clarman.Yang@toronto.ca)

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**SIGNATURE**

Tom Azouz  
Interim General Manager, Parks and Recreation

Barbara Gray  
General Manager, Transportation Services

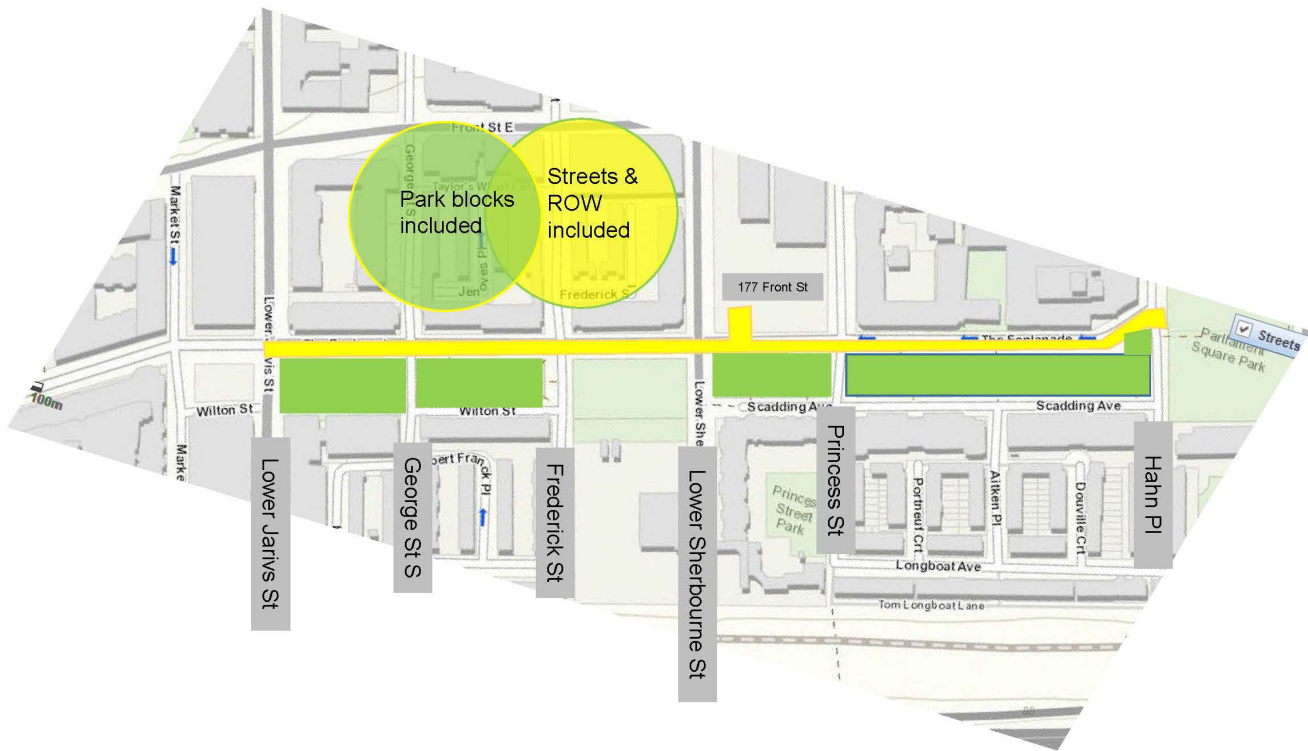
Geneviève Sharkey  
Chief Procurement Officer

## **ATTACHMENTS**

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1. Project Area Map
2. Artist Rendering of David Crombie Park Improvements

## Attachment 1: Project Area Map





Attachment 2: Artist Rendering of Park Improvements - View looking west from Hahn/Berkley

