

The Regional Municipality of York

Housing York Inc.
October 5, 2017

Report of the
General Manager

Contract Award for Kitchen Replacements and Public Space Painting at Keswick Gardens in the Town of Georgina

1. Recommendation

It is recommended that:

1. The Board approve the award of Contract T-17-09 for the Kitchen Replacements and Public Space Painting at Keswick Gardens, to Joe Pace & Sons Contracting Inc. at a total cost of \$936,612.00, excluding HST.

2. Purpose

This report seeks Board approval to award Joe Pace & Sons Contracting Inc. the contract to complete the Kitchen Replacements and Public Space Painting at Keswick Gardens, in the Town of Georgina.

Housing York Inc.'s Purchasing By-law requires contracts over \$500,000.00 in value to be approved by the Board of Directors. Housing York Inc. issued a tender for construction services to replace 123 kitchens and paint all public corridors, stairwells and common spaces at Keswick Gardens. Housing York Inc. seeks approval to award the contract in the amount of \$936,612.00 to Joe Pace & Sons Contracting Inc. as the lowest compliant bidder.

3. Background

Keswick Gardens is located at 43 The Queensway North in the Town of Georgina. This property was constructed in 1991 and is four-storey multi-unit residential building. It contains a total of 120 units for seniors and three common room spaces containing two full kitchens and one kitchenette.

All kitchens at this property are original to the building and are in need of replacement. The kitchens in all units will be replaced through a single

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construction tender in efforts to minimize construction impact, tenant disruption and to ensure consistent quality and workmanship throughout the building. Common area painting is also included in this bid. The painting portion of this bid is very minimal however having one contractor complete this work will prevent delays to the schedule and result in efficiencies dealing with one contractor.

Tenants Participated in the Selection of Finishes for the New Kitchens

A tenant meeting was held in June of 2017 to provide the residents with the opportunity to provide input in the finish selection for the property. Tenants were shown two finish options for the kitchen cabinets, floor tile and countertop. The option with the most votes was selected for all units.

4. Analysis and Implications

General Contractors were Pre-qualified in June

In June 2017 a Request for Pre-Qualification was issued through the Region's procurement office for general contractors to complete upcoming kitchen replacements at Keswick Gardens, Brayfield Manors and Hadley Grange. All three properties have kitchen replacements scheduled to take place within 2017 and 2018. The pre-qualification enables staff to evaluate the contractor's experience on similar projects and ensures that only qualified general contractors are permitted to submit a price for the work. A total of nine submissions were received.

Four general contractors were pre-qualified for the upcoming Construction Tenders. All four contractors have several years of experience completing both kitchen and bathroom replacements with either Housing York Inc. directly or other housing providers within neighbouring municipalities.

The Construction Tender was released to the Pre-qualified General Contractors on August 15, 2017

The tender was released for Contract T-17-09 for the Kitchen Replacements and Public Space Painting at Keswick Gardens to the four pre-qualified general contractors.

The Tender closed on September 7th, 2017. A total of 3 bids were received. The bidders, their bid price and the status of their submission are presented in Table 1.

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Table 1
Bid Price Summary

Vendor	Bid Price	Compliant
Joe Pace & Sons Contracting Inc.	\$936,612.00	Yes
Lisgar Construction Company a Division of United Shelters Limited	\$1,494,530.00	Yes
DASD Contracting Inc.	\$2,144,478.71	Yes

There were no bid review committees required as there were no bid informalities or irregularities.

It is therefore recommended that Joe Pace & Sons Contracting Inc. be awarded the Contract for the Kitchen Replacements and Public Space Painting at Keswick Gardens.

Joe Pace & Sons have been successful on previous competitive tenders for the Region and are very familiar with project protocol's and quality expectations. Unit costs in this bid are in line to previous unit rates from other bids.

Construction of the awarded Contract is anticipated to begin in November and will be complete within 160 working days.

The kitchen replacement supports Housing York Inc.'s 2017 to 2020 Plan

Replacing the kitchens and repainting the public spaces at Keswick Gardens supports Housing York Inc.'s 2017 to 2020 Plan, Achieving New Heights Through Innovation and Sustainability, by effectively managing assets and ensuring residents enjoy well-maintained buildings that optimize expected life cycles and costs.

5. Financial Considerations

The total contract value for the work is \$936,612.00 excluding HST. Housing York Inc. has funding included in the approved 2017 Capital Budget and will include funding in the 2018 Capital budget.

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6. Local Municipal Impact

There are no local municipal implications associated with this report.

7. Conclusion

The new flooring, millwork and countertops will be easy to maintain, scratch and stain resistant and will provide a slip resistant floor surface for the tenants. The new finishes selected by the tenants will help to create a modern and warm atmosphere within their homes.

The completion of the Keswick Gardens Kitchen Replacements and Painting will help to maintain the property's asset value while providing a clean and functional kitchen space.

For more information on this report, please contact Rick Farrell, General Manager at 1-877-464-9675 ext. 72091.

The Senior Management Group has reviewed this report.

Recommended by:

Approved for Submission:

Rick Farrell
General Manager

Katherine Chislett
President

September 20, 2017

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Accessible formats or communication supports are available upon request