



**The Corporation of the City of Cornwall**  
**Regular Meeting of Council**  
**Report**

Department: Financial Services  
Division: Purchasing  
Report Number: 2021-03-Financial Services  
Prepared By: Nicole Robertson, Supervisor  
Meeting Date: January 11, 2021  
Subject: RFP 20-P20 Design and Construction Administration Services  
for the Affordable Housing Complex

**Purpose**

To obtain architectural and engineering services for the design and tendering of the Affordable Housing Complex.

**Recommendation**

That RFP 20-P20 be awarded to IBI Group Architects (Canada) Incorporated, from Kingston, Ontario, at the total bid price of \$679,426.06 (net cost to the Corporation - \$611,844.21) including provisional item for Phase 2 - Construction Administration for Building B, as being the best Proposal meeting the specifications.

**Financial Implications**

Through the Social Services Relief Fund (SSRF) Phase 2 funding program, the City of Cornwall has been approved to receive \$1,886,455 (including 3% for administration costs) to assist with the cost of the construction of a new social / affordable new mixed-use multi residential buildings on a vacant City of Cornwall owned property at Ninth Street and McConnell Avenue.

The budget for this project has been estimated between \$11,500,000 and \$13,500,000.



At the time of issuing the RFP, due to funding limitations, only Stage 1 (Building A) was being constructed at an estimated total cost of \$6,500,000 to \$7,500,000 for design, permits fees, and construction.

On December 15, 2020, the Ministry advised that in addition to the initial \$1,886,455 in SSRF funding, the City would receive an additional \$814,600. As a result, the Social & Housing Services Department determined the financial feasibility of proceeding with both phases of construction commencing in 2021.

An additional municipal contribution of \$1,194,000 will be allocated from reserves, to support the construction of this project.

The net amount to borrow for Building A and Building B will be approximately \$7,986,539. This amount will be in the form of a mortgage held with Cornwall and Area Housing Corporation.

### **Strategic Priority Implications**

This project aligns with Council's Strategic Plan to grow quality housing stock, including affordable housing.

### **Background / Discussion**

The Corporation invited Proposals from qualified multidisciplinary consulting firms and/or architectural consulting firms to provide architectural and engineering design services for the future construction of the social/affordable housing apartment complex, to be located at the corner of Ninth St and McConnell Ave.

The scope of work to be completed by the Proponent includes: a functional design study and space/needs analysis, schematic and detailed building design, interior design, preparation of tender specifications and contract documents, construction supervision and administration, building commissioning and post-construction services.

The City of Cornwall was approved to receive \$2,701,055 of SSRF Phase 2 funding to assist with the construction of two (2) new mixed-use multi-residential buildings on a vacant City of Cornwall owned property at Ninth Street and McConnell Avenue. This vacant property was selected for this capital project after being identified as an ideal location, in the recently published 2020 Social and Housing Services Cornwall and Area Housing Revitalization Plan, due to its proximity to grocery stores, schools, health services, transit routes, and several major employers. Following construction, the new buildings will become part of



the social housing portfolio owned by the Cornwall and Area Housing Corporation (CAHC) and considered an expansion of an existing property located at Ninth Street and Marlborough Street.

It is anticipated that, the design, tendering, and construction of this housing complex will now occur in one timeline as a result of additional funding that has been confirmed.

The proposals were evaluated against the following Criteria:

- (1) Experience of Proponent
- (2) Experience and Qualification of Personnel Assigned to the Project
- (3) Understanding of Objectives, Schedule and Project Risks
- (4) Cost

The following Requests for Proposals were received and opened by Purchasing Services and evaluated by the Selection Committee:

**HSP Consultants Incorporated, Long Sault, Ontario**

Phase 1 Bid Price:	\$716,860.00
Phase 2 Provisional Bid Price:	\$174,600.00
HST:	\$116,825.80
Total Bid Price:	\$1,015,485.80

**IBI Group Architects (Canada) Incorporated, Kingston, Ontario**

Phase 1 Bid Price:	\$421,742.00
Phase 2 Provisional Bid Price:	\$179,520.00
HST:	\$78,164.06
Total Bid Price:	\$679,426.06

**Robertson Martin Architects, Ottawa, Ontario**

Phase 1 Bid Price:	\$813,469.00
Phase 2 Provisional Bid Price:	\$214,300.00
HST:	\$133,609.97
Total Bid Price:	\$1,161,378.97



The total bid price in the Proposal from HSP Consultants Incorporated was adjusted to meet the requirements of the RFP.

Document Title:	RFP 20-P20 Design and Construction of the Affordable Housing Complex - 2021-03-Financial Services.docx
Attachments:	
Final Approval Date:	Jan 7, 2021

This report and all of its attachments were approved and signed as outlined below:

**Mellissa Morgan - Jan 7, 2021 - 2:49 PM**

**Tracey Bailey - Jan 7, 2021 - 2:53 PM**

**Maureen Adams - Jan 7, 2021 - 3:00 PM**