



Report of the General Manager

Contract Award for Evergreen Terrace Kitchens, Bathrooms and Exhaust Fan Replacements in the City of Richmond Hill

Recommendations

The Housing York Inc. Board approve award of Contract RFTC-1760-24 for kitchens, bathrooms and exhaust fans replacement at Evergreen Terrace, 75 Dunlop Street in the City of Richmond Hill, to Joe Pace & Sons Contracting Inc. in the amount of \$1,333,000 excluding HST.

Summary

Under Section 18.1(d) of Housing York Inc.'s (HYI) [Purchasing Bylaw No.1-18](#), contracts procured through a Request For Tender (RFT) of over \$1M must be approved by the Board of Directors. This report seeks approval to award a contract to Joe Pace & Sons Contracting Inc. for kitchens, bathroom and exhaust fans replacement for the HYI building, Evergreen Terrace, 75 Dunlop Street, Richmond Hill. Joe Pace & Sons Contracting Inc. provided the lowest cost compliant bid in response to the public tender for services, with a total cost of \$1,333,000 excluding HST. The pre-tender estimate for this project is \$1,545,000.

Background

Evergreen Terrace is a four-storey building with 56 apartment units for seniors. The building was constructed in 1967. Kitchens and bathrooms were last renovated in 2003 and are reaching the end of their useful life. Roof top exhaust fans connected to tenant units will also be replaced. A Building Condition Assessment was conducted by a consultant indicating that this replacement project is required.

A design consultant was retained in May 2024 for design and contract administration services. Additional mechanical and electrical scope were incorporated into the project to comply with current building code requirements. This included the installation of kitchen exhaust fans and upgrades to the breaker panels and wiring.

Construction is anticipated to start in July 2025 and be completed by June 2026.

Analysis

A public Request for Prequalification for contractors was released on November 8, 2024 and closed on December 9, 2024. A total of eight submissions were received, four contractors passed the evaluation process.

RFT was released to the pre-qualified contractors on February 28, 2025 through the Region's Procurement Office. The RFT closed on April 3, 2025. A total of four bids were received, with Joe Pace & Sons Contracting Inc. submitting the lowest compliant bid. This contractor has previously been retained by the Region/HYI for the completion of various projects including kitchen and bathroom replacements. Their work has consistently met quality standards, and several projects have been completed ahead of schedule.

Bid prices are summarized in Table 1.

Table 1
Summary of Bids

| Bidders | Bid Price (\$) | Compliant |
|----------------------------------|----------------|-----------|
| Joe Pace & Sons Contracting Inc. | \$1,333,000.00 | Yes |
| ZGemi Inc | \$1,473,432.20 | Yes |
| Icon Restoration Services Inc. | \$1,494,233.85 | Yes |
| Martinway Contracting Ltd. | \$2,913,363.87 | Yes |

Financial Considerations

This report seeks authorization of \$1,333,000. in expenditures that were approved through the 2025 HYI Capital Renewal budget for this purpose. There are no local municipal implications associated with this report.

Conclusion

This report recommends award of a contract for kitchens, bathrooms and exhaust fans replacement at Evergreen Terrace.

For more information on this report, please contact Karen Antonio-Hadcock, General Manager Housing York Inc. at 1-877-464-9675 ext. 72088. Accessible formats or communication supports are available upon request.



Recommended by: Karen Antonio-Hadcock
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Approved for Submission: Lisa Gonsalves
President, Housing York Inc.

May 2, 2025

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