

Board Members:

Phil Squire- Chair

Mayor Grantham- Vice
Chair

Gary Bezaire

Shawn Lewis

Hadleigh McAlister

Cara Awcock

Kathleen Savoy

Gregory Thompson

Sara Piñeros Castaño

LMCH Leadership

Paul Chisholm, CEO

Sara De Candido, COO

John Krill,
Director, Asset
Renewal

Director of Finance,
Robert Cunningham

Christine Poirier,
Senior Manager,
Property Services

Dirk Volschenk,
Manager of Human
Resources

Olesya Gryn,
Interim Director of
Tenant Services

PUBLIC AGENDA

**LONDON & MIDDLESEX COMMUNITY HOUSING
(LMCH)**

Board of Directors Meeting

**Corporate Boardroom
1299 Oxford Street East, Unit 5C5
London, Ontario, N5Y 4W5**

Thursday, June 19, 2025

5:30 PM – 8:00 PM

Item	Lead	Time
1. Call to Order	P. Squire	5:30
2. Recognition of Indigenous Peoples and Lands Statement	P. Squire	
3. Completion and Acceptance of Agenda	P. Squire	
4. Disclosure of Interest	P. Squire	
5. Approval of Minutes of Previous Meetings a. May 22, 2025	P. Squire	
6. Communications:		
7. Delegations None		
8. Consent Agenda Items: None		
9. Reports and Business <u>Finance Reports for Approval</u> a) Staff Report 2025- 23 Various - Traction Elevator Modernizations Construction Contract Award b) Staff Report 2025- 24 Simcoe Street – Phase 2 Paving Contract Award c) Staff Report 2025- 25 Reimagine Southdale – Phase 2 General Contractor	J. Krill J. Krill J. Krill	
10) Presentations: Board of Directors Workshop	Haerko inc.	5:45pm
11) In-Camera: None		
12) New Business/ Enquiries: None	P. Squire	
13) Meeting Adjournment	P. Squire	8:00pm

Recognition of Indigenous Peoples and Lands Statement

London & Middlesex Community Housing provides housing on the traditional lands of the Anishinaabek (AUh-nish-in-ah-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ah-pay-wuk) and Attawandaron (Adda-won-da-run).

We acknowledge the local First Nations communities in this area, the territory of the Chippewa (CHIP-I-WAA) of the Thames, the Oneida (OH-NY-DUH) of the Thames, and the Muncey (m-UH-n-s-ee) Delaware Nation.

We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. Today, the City of London & Middlesex County is home to many First Nations, Métis and Inuit people. We are grateful to have the opportunity to work and live in this territory.

BOARD OF DIRECTORS PUBLIC MEETING MINUTES

May 22, 2025, at 5:30 p.m.
 London & Middlesex Community Housing
 Boardroom, 1299 Oxford Street East, Unit 5C5, London, Ontario, Canada

Board Members in Attendance:

Mayor Grantham, Vice Chair

Gary Bezaire

Hadleigh McAlister

Kathleen Savoy

Sara Piñeros Castaño

Gregory Thompson

Cara Awcock

Shawn Lewis

Phil Squire, Board Chair

Senior Leadership in Attendance:

Paul Chisholm, CEO

Rob Cunnington, Director, Finance
and Corporate Services

John Krill, Director of Asset Renewal

** Virtual Attendance via Zoom*

1. Call to Order	P. Squire called the meeting to order at 5:30 p.m.
2. Recognition of Indigenous Peoples and Lands	P. Squire provided the recognition address at 5:30 p.m. <i>We would like to begin by acknowledging the treaty territory of the Anishnaabeg, which is defined within the pre-confederation treaty know as the London Township Treaty of 1796. Throughout time, this region has also become the current home to the Haudenosaunee and Lenni-Lenape Nations.</i>
3. Completion and Acceptance of the Agenda	Regarding the completion and acceptance of the agenda, MOVED by Mayor Grantham, seconded by H. McAlister, PASSED at 5:31 pm.

4. Disclosures of Interest	P. Squire called for conflict-of-interest declarations with respect to the agenda. 5:31 p.m.
5. Approval of Board Meeting Minutes	Regarding the Board Meeting Minutes of April 17, 2025 MOVED by C. Awowck, seconded by G. Thompson, that the Minutes BE ACCEPTED and APPROVED , item CARRIED at 5:31 p.m.
6. Communications	<p>Council Resolution, Extension of Board members to 2027, and AGM June 17th meeting.</p> <p>Summary to the council of work LMCH has done over 2024, to speak to the positive work LMCH is doing. Board Chair</p> <p>AMP will be a topic to be reviewed at the AGM. May 27th, SPPC will review the AMP of the City of London and LMCH</p>
7. Delegations	None
8. Consent Items	None
9. Reports and Business	<p>a) Staff Report 2025- 19 2024 Audited Financials</p> <p>Report overview given by R. Cunnington</p> <ul style="list-style-type: none"> - Audit recommendations, made on change to controls and adjustment to the financial as they were stated. - KPMG DRAFT statements, for approval <p>Discussion around adding additional information or schedule to audit findings, to make them clearer for the public and the Board to review. This would help to clearly outline the 60 million dollar revenue line. KPGM stated there is no ability to alter the report this year, but a recommendation was put forward for next years Audit</p> <ul style="list-style-type: none"> - Capital expense sits as an asset on the balance sheet <p>MOTION to APPROVE the Report, and Recommendations MOVE by C. Awcock, seconded by H.McAlister, PASSED at 5:41pm</p>

<p>b) Staff Report 2025- 20 2025 Operating Budget – Reforecast</p>	<p>Report overview given by R. Cunnington</p> <ul style="list-style-type: none"> The budget has been costed, which includes the increase of the 585k in property tax. <p>Discussion on salary, wage and benefits, is this in line with other LHC. LMCH is lower in terms of salaries. we have grown in size as the business has expanded, we have an in-house community safety team we will be bringing the custodians in-house.</p> <ul style="list-style-type: none"> Requested that we review what other LHC salary lines look like. <p>In maintenance material and services, we have a deficit budget as we have work to do on the site-based budget, we may role this back to 2024 levels, but then we will have to balance this against service ability.</p> <p>MOTION to APPROVE the Report and Recommendations, MOVED by Mayor Grantham, C. Awcock, PASSED 5:50 pm</p>
<p>c) Staff Report 2025- 21 Director of Asset Renewal Q1 Update</p>	<p>Report overview given by J. Krill</p> <ul style="list-style-type: none"> Change order for approval, to account for the increased scope of work in the contract. Valued up to, as we are negotiating a decrease in the change order. All consultations have been completed for Phase 2. Community partner work and opportunities to generate revenue have been reviewed in this consultation. Board workshop on June 19th for AMP. Next week, the AMP will be presented at SPPC, CEO and Director of AM will present this to the City. And will communicate that the data presented is only up to 2023, this does not include the work done from 2023- Now. We will advocate for a GOOD asset condition. Currently, the average asset is in POOR Condition. <p>Discussion</p> <ul style="list-style-type: none"> POOR Standing rating sites may still be in working condition. Functioning but may fail at some point, reviewing best way to manage this conversation with the Council.



	<ul style="list-style-type: none">• County properties and the assessment formula, based on asset values and repair costs.• All Count properties have a roofing project scheduled for next year, which will then change the building rating once that work is completed.• Need to have a funding plan in place for assets that may require large repairs in the future.• Public perception of the building rating label could be viewed as LMCH not maintaining the building adequately.• Base budget for Capital at LMCH was 2 million dollars for a long time and has been underfunded and this is the result of the POOR condition rating.• There is a plan in place for underground infrastructure and regeneration. <p>MOTION to APPROVE the RECOMMENDATION, MOVED by H, Mayor Grantham PASSED 6:05 pm</p>
d) Staff Report 2025- 22 Q1 2025 Capital Project Update Report	<p>Report overview given by J. Krill</p> <p>MOTION to APPROVE the RECOMMENDATIONS, MOVED by Mayor, seconded by C. Awcock, PASSED 6:10 pm</p> <ul style="list-style-type: none">• Review of recommendations for approval.• Capital project status: The 2025 projects have been added to this tracking.• The number of projects by type, and where large project spending is taking place, are electrical and generators.
e.) Finance Committee Reports for Information	<p>Reports overview given by G. Thompson</p> <ul style="list-style-type: none">• Quarterly KPI report- Pest control units being treated and vacant turnover.• Goal of getting RGI to 250\$ per unit target reviewed

- Reimagine Phase 1 on schedule for August occupancy, Phase 2 tender closed today.
- CMHC renewal project update – Q1 67 Units were modified, this brings to the total to 200 units for 2025.
- IT review completed with recommendations for an IT Manager

Discussion on the Budget, increasing property tax, and budget cuts.

- How would the Board like LMCH to manage the response back to the City on the budget request?
- Can the information report be turned into a report for approval, stating that these are the approved recommendations that the LMCH Board has decided on.
- The challenge is looking to 2026- 27, this deficit increases to 1.1 million in budget reduction/ deficit.
- There can be savings on staff training, conferences. 1.5% cut is not reasonable for LMCH as we have a large property tax amount.
- Communication should state that we will do our best to find savings, but not to commit to a number. Speak to cost savings measures that we have already been implemented. We pay a different rate of property taxes than other Boards and commissions. LMCH will continue to look for operational efficiencies.
- Discussion on Provincial and Federal advocacy, for RGI, this should be prioritized as this will have a significant impact on revenue.
- LMCH is not willing to sacrifice operational dollars that will impact tenants or dollars that will impact Capital Projects.
- Discussion on City Council budget

POINT of ORDER Called 6:32 PM

MOTION to RECEIVE the report for Information, **MOVED** by C. Awcock, seconded by Mayor Grantham

MOTION to AMEND the recommendations

Speak to the efforts to date to reduce cost, and what we will continue to do. Express the challenges with property tax, as this is an unbudgeted item, and address the residential property tax rates. Make the best efforts to find efficiencies that do not impact the capital program and the tenant.

	<p><i>Request support and Advocacy from the Prov. For the ONT shelter rates, to support the RGI, income to LMCH</i></p> <p>MOTION to BE Approved, MOVED by Mayor Grantham, seconded by H. McAlister, PASSED 6:41PM</p>
11. IN CAMERA	None
12. New Business	
13. MEETING ADJOURNMENT	MOTION to ADJOURN, ALL in Favour PASSED at 6:42 pm

Phil Squire, Chair

Paul Chisholm, CEO

Traction Elevator Modernizations STAFF REPORT- 2025-23

TO: LMCH Board of Directors

FROM: John Krill, Director Asset Renewal

SUBJECT: **Various** - Traction Elevator Modernizations
Construction Contract Award

DATE : June 16, 2025

PURPOSE:

The purpose of this report is to provide a progress update on projects 2023-0025, 2024-0008, 2024-0036 and 2025-0011, and to request approval to enter into a construction contract with one general contractor for elevator modernizations at four buildings.

Based on the *LMCH Purchasing Policies and Guidelines*, if staff would like to enter into a construction contract for an amount higher than the pre-approved project budget, then approval from the Board of Directors is required.

RECOMMENDATION:

That the LMCH Board of Directors **APPROVE** the following recommendations to be presented to the Board of Directors:

1. **APPROVE** the request to enter into a construction contract with ATTA Elevators Corp. for \$2,175,150.00 plus adjusted taxes for a total of \$2,213,432.64.
2. **APPROVE** the reallocation of \$185,000 from General Contingency 2025-0036-23 and \$77,583 from General Contingency 2025-0036-21 to be allocated across projects 2023-0025, 2024-0008, 2024-0036, and 2025-0011 as noted in Financial Impact.
3. **AUTHORIZE** LMCH staff to take the necessary steps to give effect to the above recommendation(s).

BACKGROUND:

Currently, there are 7 LMCH sites (8 buildings in total, including 2 buildings at Wharncliffe) requiring elevator upgrades and modernization as existing equipment is aging and at the point where replacement is considered good practice to mitigate failure risk. The timeline for replacement/upgrade at each of these sites requires being mindful of limited industry labour resources and lengthy equipment order/delivery times. As a result, both Berkshire and Kent will mobilize for modernization beginning March 2026, while Wharncliffe will begin mobilization in August 2027. This staggered approach to the work – recognizing we

have Albert modernization already underway and due for completion in Fall 2025 – is necessary to resource labour and materials effectively. All elevator modernization work – begun 5 years ago – once completed, will result in safer and more reliable elevator installations for the entire LMCH portfolio.

An RFP was completed in 2024 to retain a Consultant to prepare documents for the 7 remaining properties that require elevator modernization. Rooney Irving prepared the documents, and an RFP was issued for tender for 4 of the 7 sites in March of 2025. These bid documents were created and posted on the Bids and Tenders public procurement site on April 21, 2025, with a bid close date of May 30, 2025. Bids were received from 2 proponents, ATTA Elevators Corp and Delta Elevator Co Ltd, and submissions were judged to be complete and valid. The bids were evaluated based on a three-step process:

- 1) Were all mandatory submissions received and compliant (a pass/fail evaluation);
- 2) A qualitative evaluation, including the experience of each firm and its staff, as well as the contractors' proposed project schedule (totaling 45% of the total score);
- 3) A financial evaluation of the submitted bids (worth 55% of the total score).

Bid evaluations were completed independently by the LMCH Project Manager and Rooney Irving, the elevator consultant. Evaluations were based on the scoring matrix, which broke down as follows: 55% for pricing, 20% for demonstration of successful completion of comparable projects and 15% for the quality of company information and qualifications of team members. Both evaluations concur and recommend that the preferred proponent is ATTA Elevator Corp. The LMCH Project Manager's scoring matrix for this project can be found in Appendix A.

FINANCIAL IMPACT:

There is a board-approved budget of \$2,000,000 for the upgrades at these 4 sites. The cost breakdown from the preferred bidder ATTA is as follows:

Construction Costs Breakdown by Site				
Item	Berkshire Drive	345 Wharncliffe	349 Wharncliffe	170 Kent
Bid Price	\$552,556.80	\$565,785.60	\$560,952.00	\$534,138.24
Total Bid	\$2,213,432.64			

Considering all costs committed to this overall project, there is a shortfall of \$262,583 as outlined below:

	Before Tax	After effective tax	
Initial Budget Allocation		\$ 2,000,000	
Design Fees - Stantec Consulting Engineers	\$ 48,300	\$ 49,150	
Construction Costs - ATTA Elevators Corp.	\$ 2,175,150	\$ 2,213,433	
Total Expected Spend		\$ 2,262,583	
Funds Required for the Project		\$ (262,583)	

Funding Reallocation:

Additional funds required for the project are requested to be reallocated as follows:

General Contingency – 2023 CoL Fund 2025-0036-23 (\$185,000.00 available)

Berkshire Site	\$46,250.00 (Project 2023-0025)
345 Wharnccliffe Site	\$46,250.00 (Project 2024-0009)
349 Wharnccliffe Site	\$46,250.00 (Project 2024-0008)
Kent Site	\$46,250.00 (Project 2025-0011)
Total Reallocation	\$185,000.00

General Contingency – 2021 CoL Fund 2025-0036-21 (\$143,810.36 available)

Berkshire Site	\$19,395.75 (Project 2023-0025)
345 Wharnccliffe Site	\$19,395.75 (Project 2024-0009)
349 Wharnccliffe Site	\$19,395.75 (Project 2024-0008)
Kent Site	\$19,395.75 (Project 2025-0011)
Total Reallocation	\$77,583.00

This reallocation will result in \$66,227.36 of remaining available funds in General Contingency – 2025-0036-21.

Comparators

The most recent costing for an elevator modernization was for the Albert Street site (2 elevators) with a tendered cost in early 2024 of \$470,131.20, including adjusted HST. The average cost of ATTA's bid across all 4 buildings (3 sites) is approximately \$553k, which indicates about an 18% increase over one year. Material cost increases due to tariffs is part of the reason for this double-digit increase. However, the majority of the increase (as compared to Albert) is due to the extremely limited accessibility of the elevator machine rooms, requiring significant craning expenditure as well as additional labour time for accessing the sites' machine rooms.

TENANT IMPACT:

As part of the submission, ATTA Elevators Corp submitted a proposed construction schedule. It lists a construction timeline of approximately 12 months overall, beginning with Kent and Berkshire construction work simultaneously and ending with both Wharncliffe buildings as the other two sites' constructions conclude. This staggered approach is necessary for any contractor to deploy their resources effectively. However, ordering and arranging for the latter sites' elevator equipment delivery will begin even before the first two sites' construction is underway so as to mobilize seamlessly between all 4 sites.

There will be a significant impact to tenants at each site, as one elevator will remain out of service for approximately 8 weeks. Any service breakdowns will result in no elevator access while repairs are made, but mitigated as service providers will be on site in any event.

At each site, a notice to tenants will be written announcing the project and delivered to all units. This will give tenants the opportunity to raise any concerns to the LMCH Project Manager before the start of work on site. Additionally, at each site prior to commencement, a tenant briefing will be held to receive concerns and feedback.

CONCLUSION:

Based on the tenders received, it is recommended that LMCH enter into a contract with ATTA Elevators Corp to complete the elevator upgrades at Kent, Berkshire, and Wharncliffe.

ATTACHMENTS:

Appendix A – Elevators Modernization RFP – Bid Evaluation

PREPARED and SUBMITTED BY:	STAFF CONTACT:
John Krill Director, Asset Renewal	Terry Maslen Construction Project Manager

Appendix A - Various - Traction Elevator Modernizations

ITEM PRICING		ATTA Elevator Corp.		Delta Elevator Co. Ltd.
	Per Unit Price	Total Price	Per Unit Price	Total Price
All Work described per the specification	\$0.00	\$2,175,150.00		\$2,941,051.00
Bonding	\$0.00	\$0.00		\$0.00
Contingency Allowance	\$0.00	\$0.00		\$0.00
Sub TOTAL	\$0.00	\$2,175,150.00		\$2,941,051.00
HST	\$0.00	\$282,769.50		\$382,336.63
Total Price		\$2,457,919.50		\$3,323,387.63
-				
-				
BID DOCUMENTS		ATTA Elevator Corp.		Delta Elevator Co. Ltd.
1	WSIB Certificate	✓Completed		✓Completed
2	Insurance	✓Completed		✓Completed
3	Bid Bond	✓Completed		✓Completed
4	Bid Submission	✓Completed		✓Completed
5	Work Performance & Qualification	N/A		N/A
	Compliance Statetment (00900)	N/A		N/A
	Performance Bond	N/A		N/A
	Other Documents	✓Completed		✓Completed
		ATTA Elevator Corp.		Delta Elevator Co. Ltd.
	Fee Score (55)	55.00		40.68
	Comparable Projects (15)	5.00		15.00
	Company Info/Org Chart (10)	10.00		10.00
	Schedule (20)	20.00		15.00
	Total Score (100)	90.00		80.68
	RANK	1		2

**Simcoe Street – Phase 2 Paving Contract Award
STAFF REPORT – 2025- 24**

TO: LMCH Board of Directors

FROM: John Krill, Director of Asset Renewal

SUBJECT: Simcoe Street – Phase 2 Paving Contract Award

DATE : June 16, 2025

PURPOSE:

The purpose of this report is to seek approval to award a contract for repaving at the back parking lot off Grey St at the Simcoe site. This recommendation is based on the original program requirements submitted to CMHC for site improvements and common area accessibility. Funds reallocation within the CMHC program is required and will be transferred from the Wharncliffe budget to the Simcoe budget to complete the works.

Board approval is required for this contract award as it exceeds the \$75,000 financial approval limit of LMHC's CEO as set out in "Purchasing Policies and Guidelines".

RECOMMENDATION:

It is Recommended that the LMCH Board of Directors:

- 1) **RECEIVE** this report for information.
- 2) **APPROVE** the award of a \$160,287.46 paving contract to Brantco (excludes HST).
- 3) **APPROVE** the reallocation of \$41,226.46 from the 349 Wharncliffe common area budget (CMHC program approved budget) to the Simcoe St common area budget.
- 4) **AUTHORIZE** LMCH staff to take the necessary steps to give effect to the above recommendations.

BACKGROUND:

The Co-Investment program was approved on November 25, 2021. LMHC in conjunction with the City of London (COL) as guarantor, executed the loan agreement with CMHC for \$40.1m. The funding allocation consists of \$15.5m as a forgivable loan and \$24.6m as a repayable loan, with the City of London guaranteeing \$37,000,000.

LMHC identified several projects to fulfill the program's requirement as identified in the Co-Investment Fund Portfolio Plan that, when fully implemented, would meet the energy

savings, accessibility requirements, and property enhancements required by CMHC to secure the funding.

In 2023, paving at high rises commenced with a focus on accessibility. Properties received either partial or complete asphalt replacement, dependent on the surface conditions and accessibility requirements. At Simcoe, the front parking lot incurred additional costs due to the observed drainage issues that were occurring. Based on the conditions, a new storm drain was added to the project. Additionally, due to the significant amount of concrete reconstruction required at the front entrance to meet accessibility requirements, phase 2 of the back parking lot was placed on hold to ensure funding was available to meet all program requirements.

Having observed existing deteriorating conditions at the Simcoe back parking lot, as documented in **Appendix A** – Simcoe phase 2 repaving was reissued on Bids and Tenders on April 30th, with a tender close of May 27th. A mandatory site walk-through occurred, and 4 of the 6 registered bidders submitted responses.

Scoring for the submissions has been based on a completed tender package denoting relevant experience, schedule, and cost. A summary of the 4 submitted bid responses, showing total project bid cost, is included in Appendix C.

Bid Process:

In consultation with Rimkus Engineering Group, it is our recommendation to award Brantco Construction a contract for repaving at Simcoe as per the scope of work identified in Rimkus Engineering Group's drawings and specifications (Appendix B). LMCH will issue a CCDC2 contract with Brantco Construction Inc. upon board approval.

Below are the highlights of Brantco Construction Inc.'s submission:

- Low bidder
- Start-up availability within 15 days of award, with a 4-week completion (weather permitting)
- Project similarities ranging from \$95,000 to \$300,000
- Completed previous project(s) with Rimkus Engineering Group
- Own asphalt plant
- No current litigations

TENANT IMPACT:

The works will interrupt parking availability for the tenants at Simcoe. Similar to phase 1, a request will be made to Goodwill to allow for overnight parking at their property during the construction. Tenants will be informed of dust, noise, and fumes during the construction with large equipment in the construction area. Pylons/fencing will be in place identifying the construction area(s). There will be no construction on weekends and holidays.

FINANCIAL IMPACT:

An owner's contingency of \$20,000 will be put aside for the works, as experience with past paving projects indicates it is prudent to prepare for unknown soil conditions. No bidder included bonding, and as a result, a \$5,000 bonding fee will be added to the value of the contract at award. Consultant services are estimated at \$7,000, bringing the total value for this project to an estimated \$192,287.46 as outlined below.

Simcoe Common Area Budget (current)	\$ 330,000.00	(1)
- spent to date	\$ (163,939.00)	
- budget allocated (signage/LR)	\$ (15,000.00)	
- remaining budget available	<u>\$ 151,061.00</u>	(2)
Simcoe Paving ph2 required funds:		
- contractor	\$ 160,287.46	
- bonding	\$ 5,000.00	
- consultant (Rimkus)	\$ 7,000.00	
- owner contingency	\$ 20,000.00	
	<u>\$ 192,287.46</u>	(3)
Simcoe Common Area initial budget deficit	\$ (41,226.46)	(2) - (3)
Transfer of funds from 349 Wharncliffe	\$ 41,226.46	(4)
Simcoe Common Area Budget (post transfer)	\$ 371,226.46	(1) + (4)

The works are above the original budget set aside for site improvements at Simcoe, however, due to deteriorating conditions, it is recommended to complete the work by transferring funds from the 349 Wharncliffe budget, as shown in the table above. Due to lounge changes being removed from the program at Wharncliffe, and other items coming in below budget at Wharncliffe, \$186,366.65 in funds are available (see Appendix C).

LEGAL IMPACT / RISK MANAGEMENT:

Due to significant deterioration of the hard surface areas on site, LMCH is potentially at risk if repairs are not made (e.g., the uneven asphalt is a potential trip hazard that should be addressed).

In addition to the owner's contingency of \$20,000, a contractor allowance of \$22,000 is included in the bid value to offset potential subbase remediation due to soft and or contaminated soils. This \$42,000 is adequate for the site based upon experience with similar sites' paving projects.

The submission by Brantco Construction and recommended in this report is compliant with the requirements of the CMHC Program. Nevertheless, LMCH has controls in place as a result of a previous LMCH over-budget paving project, due to unexpected soil conditions, involving both Brantco and Rimkus, to mitigate the financial risk of the Simcoe project:

- Project Managers assigned from both Brantco and Rimkus vetted by LMCH
- Mandatory Rimkus inspection site visits are required in excess of the previous projects' practice
- Phase 1 of Simcoe analysis showed contaminated soil; however, the soil was well packed and did not need to be removed; it is expected that the same conditions will apply to Phase 2, however, in the event this is not the case:
 - The project budget includes testing and inspections (\$15,000) should a bore hole investigation be required.
 - In the base bid, there are allowance items for subbase work and granular replacements covering almost 1/3 of the site.

ATTACHMENTS:

Appendix A – Existing Site Conditions

Appendix B – Drawings

Appendix C – Financials

PREPARED and SUBMITTED BY:	STAFF CONTACT:
John Krill Director of Asset Renewal	Wendy Groves Project Manager, CMHC Program

241 Simcoe St.
Existing Conditions



- Curbs missing and or in poor repair
- Water settling due to uneven pave.
- Areas of asphalt by greenspace to be removed and sodded.



241 Simcoe St.
Existing Conditions

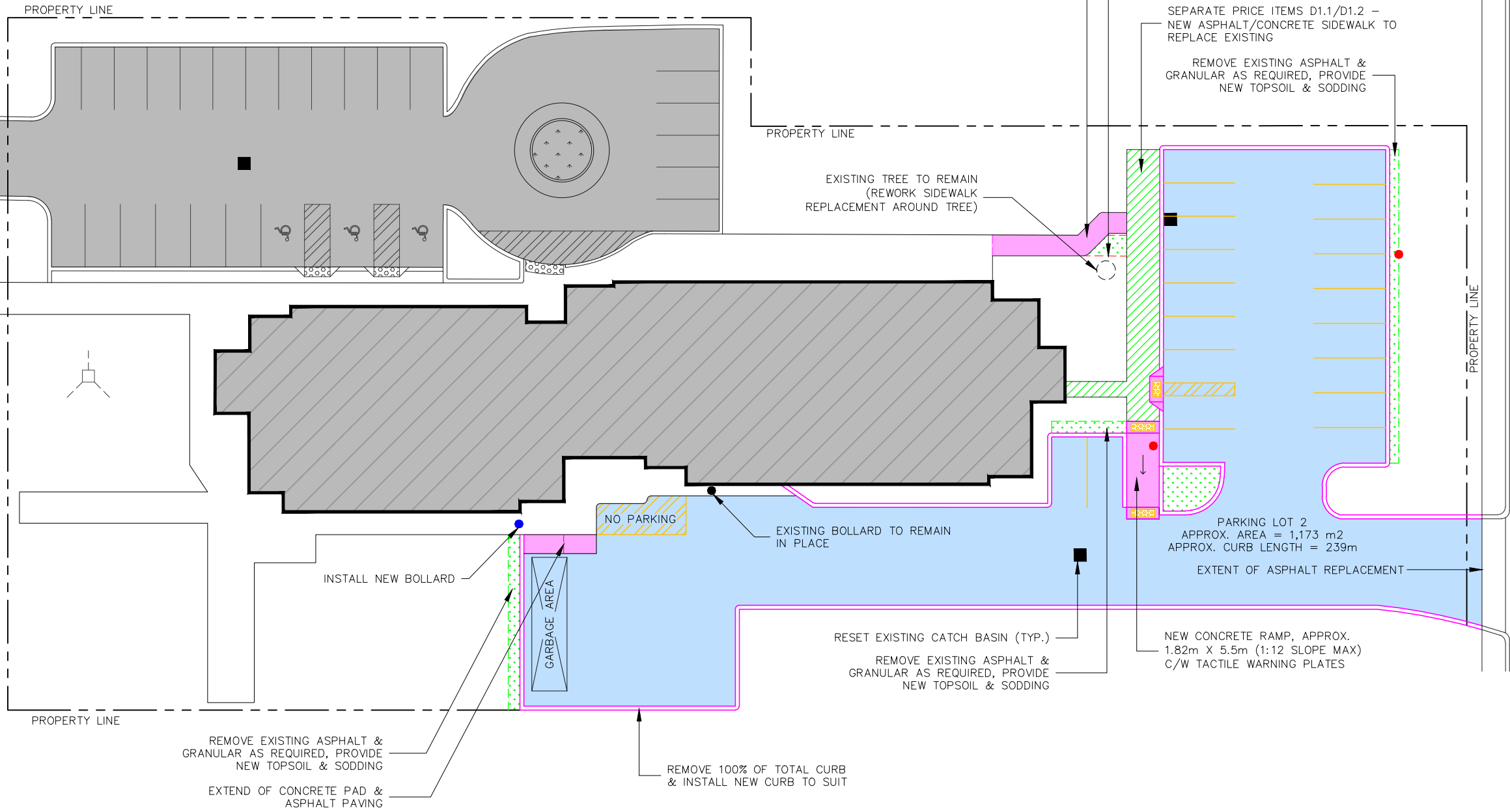
- Fatigue cracking throughout property
- Asphalt deterioration



C:\WORKING FILES\100291777 - LMCH SIMCOE\3 DELIVERABLES\3 BIDDING\ADDENDUM #1\100291777-FA01-241 SIMCOE ST.DWG

SIMCOE STREET

GREY STREET



1 SITE PLAN
A1.1

LEGEND:		NOT IN CONTRACT		PAVEMENT REPLACEMENT		NEW ASPHALT/CONCRETE SIDEWALK TO REPLACE EXISTING SEPARATE PRICE ITEMS		TACTILE WARNING PAD
		CATCH BASIN		YELLOW PAVEMENT MARKINGS		NEW TOPSOIL & SODDING		NEW BOLLARD
		DWELLINGS		CURB REPLACEMENT		CONCRETE WORK		REMOVE METAL POST(S)

- TYPICAL NOTES:
- CONTRACTOR TO VERIFY ALL SITE DIMENSIONS AND QUANTITIES PRIOR TO CONSTRUCTION.
 - ALL CATCH BASINS TO BE INSPECTED BY CONTRACTOR FOR EROSION, AND CONDITION OF THE RISER PIPES.
 - CONTRACTOR TO RESTORE ALL EXISTING LANDSCAPE & SIGNAGE TO SUIT NEW DESIGN AS REQUIRED.

NOTES:

PROJECT NORTH:

4026 MEADOWBROOK DRIVE, SUITE 131
LONDON, ONTARIO, N6L 1C7
EXPERT@RIMKUS.COM
(888) 607-5245 | (519) 652-5985
CERTIFICATE OF AUTHORIZATION: N/A

SEAL:

NO.	ISSUED FOR:	DATE (Y-M-D):
1.	ISSUED FOR BID	2025-04-24
2.	ISSUED FOR ADDENDUM #1	2025-05-09
3.		
4.		
5.		
6.		

PROJECT:

PAVEMENT REMEDIATION PROJECT
241 SIMCOE ST.
LONDON, ON

CLIENT:

LONDON AND MIDDLESEX COMMUNITY HOUSING

TITLE:

SITE PLAN

FOR CLIENT'S SOLE USE PER GOVERNING CONTRACT AND LIMITED TO APPLICABLE PROJECT. NO MODIFICATIONS OR REPRODUCTIONS WITHOUT WRITTEN APPROVAL OF RIMKUS. CONTRACTOR SOLELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.

PROJECT NO.:	100291777
DATE (Y-M-D):	2025-03-27
SCALE:	1/32" = 1'-0"
DESIGNED BY:	
DRAWN BY:	JG/MM
CHECKED BY:	MM/CD

DRAWING NO.:

A1.1R

SHEET NO.:

2 of 5

Common Area - High Rise Program Financial

			Project Listing In Progress						
Property	Budget	Spent To Date	Signage	Laundry	Accessible Washroom	Paving	Levers & Sensors	EAC	Remaining
Simcoe	\$330,000.00	\$163,939.00	\$10,000.00	\$5,000.00	NA	\$192,287.46	x	\$371,226.46	-\$41,226.46
Baseline	\$301,400.00	\$136,184.30	\$12,000.00	\$5,000.00	Existing	works completed	\$500.00	\$153,684.30	\$147,715.70
McNay	\$302,500.00	\$167,554.43	\$16,000.00	\$6,500.00	\$15,000.00	\$12,000.00	\$500.00	\$217,554.43	\$84,945.57
Dundas	\$302,500.00	\$175,610.57	\$8,000.00	\$5,000.00	NA	works completed	\$500.00	\$189,110.57	\$113,389.43
Walnut	\$330,000.00	\$146,573.00	\$13,000.00	\$7,000.00	\$12,000.00	works completed	\$600.00	\$179,173.00	\$150,827.00
Kent	\$308,000.00	\$288,544.06	\$12,000.00	\$8,000.00	\$15,000.00	works completed	x	\$323,544.06	-\$15,544.06
Wharncliffe - 345	\$330,000.00	\$101,664.34	\$10,000.00	\$5,000.00	Existing	phase 2 under review	x	\$116,664.34	\$213,335.66
Wharncliffe - 349	\$325,600.00	\$124,233.35	\$10,000.00	\$5,000.00	NA	works completed	x	\$139,233.35	\$186,366.65
Status			Tender issued	Works In Progress	Kent RFP issued, remaining under review.	80% of works completed	85% of works completed.		

Simcoe paving includes contractor value, consultant value and \$20,000 owner contingency

* Signage value estimate is for public area signs and does not include individual door number signs

** excluding taxes

Bid Comparison Simcoe Paving

Low bid highlighted in green. Weighted scoring of bid package and interview will determine preferred proponent indicated in row 44.	Brantco	Dufferin	J-AAR	Melrose
Scope of Work	\$ 152,182.00	\$ 222,370.30	\$ 219,357.00	\$ 163,002.78
1.1 separate price for asphalt to asphalt	\$ 3,540.00	\$ 4,284.00	\$ 6,960.00	\$ 6,921.02
Bonding Estimate	\$ 4,565.46	\$ 6,800.00	\$ 6,890.00	\$ 5,100.00
Sub Total	\$ 160,287.46	\$ 233,454.30	\$ 233,207.00	\$ 175,023.80
Grand Total	\$ 181,124.83	\$ 263,803.36	\$ 263,523.91	\$ 197,776.89

**Reimagine Southdale – Phase 2
STAFF REPORT 2025-25**

TO: LMCH Board of Directors

FROM: John Krill, Director Asset Renewal

SUBJECT: Reimagine Southdale – Phase 2 General Contractor

DATE: June 16, 2025

PURPOSE:

To seek authorization from the LMCH Board of Directors to award the contract for Phase 2 of Reimagine Southdale to a General Contractor to supply all materials, labour and equipment for the construction of Reimagine Southdale Phase 2.

RECOMMENDATION:

It is Recommended that the LMCH Board of Directors

- 1) **RECEIVE** this report for information.
- 2) **APPROVE** the award of a \$22,437,785.00 general construction contract (excluding taxes) to Norlon Builders to perform the work specified in the Request For Proposal (Attachment B) for Project 2024-0050.
- 3) **AUTHORIZE** LMCH staff to take the necessary steps to give effect to the above recommendations.

BACKGROUND:

With Phase 1 to be completed in July 2025, Reimagine Southdale Phase 2 will further revitalize the property at Southdale and Millbank. This community is home to over 500 tenants. Over the course of this three-phased project, the site will be upgraded to a total of 262 units, including 103 remaining townhouses and 159 new apartments (429 bedrooms). In Phase 1 existing townhouses were upgraded with new siding, concrete sidewalks and landscaping. Phase 1 of this project is expected to be at substantial completion by the end of June 2025 and ready for occupancy by September 2025. Phase 2 is planned to start in early July 2025 and be substantially complete by February of 2027.

The selection of the Southdale Community for LMCH's first regeneration project was made in December 2020 and the architect was selected in Q2 2021. Over the past 12 months, LMCH has engaged with CGS Architects to complete the design process, receive required municipal approvals and permits, and issue the Request for Proposal (RFP) for Phase 2 of this project (Attachment B).

LMCH, along with our design team, completed the planning process with the City of London to include an approved Zoning Bylaw Amendment, Site Plan Approval, and Demolition Permit. Currently, the Building Permit Application is under final review with the City of London.

On April 11/25, LMCH issued a RFP for a General Contractor (GC) to construct Reimagine Southdale Phase 2 – a second six (6) story, 53-unit apartment building, with community uses and LMCH office space over a portion of the ground floor. The Phase 2 building will consist of one-, two-, three-, and four-bedroom units, including 20% barrier-free units. Sitework for Phase 2 includes all surface parking, extensive landscape improvements, and the demolition of 25 existing townhouses.

The RFP closed on May 22/25. Seven (7) GC proponents responded to the RFP and submitted bid proposals. All proponents met requirements with respect to financial, safety and insurance measures and passed on to the scoring phase of the RFP. Scoring was assessed based on criteria within 4 areas:

1. CCDC Form 11 completion,
2. Mechanical and electrical subtrades,
3. References, and
4. Project management team and processes.

All proponents were aware, as documented in the RFP – that the award would be based upon the lowest bid price per total points score. Three (3) proponents did not meet the minimum 60 points threshold and received no further consideration. After an extensive evaluation by CGS Architects and LMCH staff (scoring summary detailed in Attachment A), one General Contractor – Norlon Builders – was selected as the preferred GC. A comparative summary of the evaluation outcome is shown in the table below.

GC Proponent	Evaluation Summary
	points (out of 80)
Norlon	74.0
Renokrew	61.5
Sierra	65.0
Jackman	60.0
SEM *	56.0
Verly *	53.5
Van Horne *	47.0
* did not achieve required 60/80 points threshold scored in RFP sections 2-5	
rank in category:	1
	2
	3
	last

The recommendation to award to Norlon Builders is supported by CGS Architects as noted in their award recommendation letter (Attachment E).

TENANT IMPACT:

Over the last 12 months of the planning process, LMCH staff engaged Southdale tenants regarding the Reimagine Southdale Project. Door-to-door information was delivered periodically to our tenants at Southdale with every effort to answer any questions or concerns regarding Reimagine Southdale planning and construction.

Over the course of construction, there is potential for negative impacts on tenants with respect to noise and dust. The GC will be required to install dust mitigation measures wherever possible and limit construction noise in compliance with the City of London noise bylaws. LMCH is also committed to working with the GC with respect to health and safety and security measures, ensuring that measures are in place to provide a safe and secure environment during construction and off hours (e.g. appropriate construction hoarding, signage, and other security measures such as CCTV cameras or alarms that may be required over the course of the Phase 2 project).

FINANCIAL IMPACT:

LMCH and our consultants completed detailed cost estimates (construction costs) at every stage of the Phase 2 design process. The results of these estimates are as follows (and detailed in Attachments C and D):

Class A Estimate: \$25.863m (expected accuracy is within 95% of the actual contract value)

Class B Estimate: \$25.760m (expected accuracy is within 90% of the actual contract value)

As the recommended contract award value is \$22,437,785, below both the class A and B estimates and at approximately 87% of each estimate, there is a measure of confidence in the bid from Norlon Builders, supporting the recommendation.

Additionally, the initial Phase 2 budget totaled \$28.5m, which included \$23.5m in GC costs. As the GC award value is \$1.1m lower than budgeted, the revised Phase 2 budget will reflect this saving, increasing the available funds (remaining from the initial \$62m regeneration funds allocation from the City of London) for further regeneration.

CONCLUSION:

It is the recommendation of CGS Architects and LMCH staff that the LMCH Board approve the award of a general construction contract to Norlon Builders to complete Phase 2 of Reimagine Southdale.

PREPARED and SUBMITTED BY:	STAFF CONTACT:
John Krill Director, Asset Renewal	Scott Robertson Construction Project Manager (Reimagine Southdale)

ATTACHMENTS:

Attachment A – IN CAMERA ATTACHMENT Bid Evaluation Summary
Attachment B – Phase 2 RFP
Attachment C – Class “A” Cost Estimate
Attachment D – Class “B” Cost Estimate
Attachment E – CGS Award Recommendation Letter



LONDON & MIDDLESEX

COMMUNITY HOUSING

Request for Proposal

Project Title:

REIMAGINE Southdale - Phase 2
at

1075 Southdale Road East, London, Ontario

LMCH Project Number:

2024-0050

Published Date:

April 11, 2025

CLOSING DATE:

May 14, 2025, Before 2:00:00 P.M., Local Time

TABLE OF CONTENTS

1. Purpose.....03

2. Definitions.....04

3. Project Information.....06

4. Submission Requirements.....10

5. Terms and Conditions.....16

6. Acceptance or Rejection of Proposals.....20

7. Bid Analysis and Contract Award.....21

8. Evaluation.....25

9. Working at LMCH Properties.....28

Forms (Enclosed)

Covenant.....32

Corporate Disclosure Form.....33

Stipulated Price Bid Form.....34

Accessibility Compliance.....41

House Rules.....43

Attachments

Not enclosed. Available for downloading on Bids and Tenders Website.

- Attachment 1 – Tender Drawing Set (Architectural, Civil, Electrical, Mechanical, Structural and Landscape)
- Attachment 2 – Project Manual and Specifications
- Attachment 3 – Geotechnical Report
- Attachment 4 – Hazardous Building Materials Assessment (Pre-Construction)
- Attachment 5 – Arborist Report

Request for Proposal

SECTION 01 – PURPOSE

The procurement process is based upon the evaluation of the information provided within each Contractors' submission; the specified evaluation criteria; and the relative importance to the project as noted by the criteria weighting.

The Owner will complete reference checks and may submit requests for additional information without limitations. The Owner may also use past LMCH experiences with the Contractor in the evaluation process.

The Owner reserves the right, in its sole discretion, to change the scope or conditions of the proposed work and this procurement process through the issuance of addenda, to discontinue the procurement process completely, and/or to proceed in whatever manner the Owner so deems to be in its best interest—and the Contractors shall not have any claims arising out of this RFP process including any claims for loss of anticipated profits.

End of Section ONE

Request for Proposal

SECTION 02 – DEFINITIONS

The following definitions shall apply to the Request for Proposal.

Authorized Signing Officer - Any individual officer(s), partner(s), employee(s) or designate(s) of the individual, firm, partnership, company, corporation, or joint venture, that has the signing authority to commit the individual, firm, partnership, company, corporation or joint venture into a legally binding contract with the Owner.

Consultant – The Consultant is the person, firm or corporation, if any, appointed by the Owner for the purposes of contract administration and/or site inspection of the Work.

Contract – An agreement between the Owner and the General Contractor including all documentation attached thereto.

Contractor - Any individual/firm/company submitting a proposal in response to this Request for Proposal.

General Contractor – General Contractor means a person, firm, partnership, corporation or joint venture employed by or having a separate contract directly or indirectly with the Owner for the installation of the Work.

Owner (LMCH) – means London & Middlesex Community Housing (LMCH). or its authorized agent(s) or representative(s) as designated to the Contractor.

Proposal - Any document received by the Owner from an individual, firm, partnership, company, corporation, or joint venture in response to a request or invitation in the form of a Request for Proposal for the supply of goods, equipment, materials, commodities or services issued by the Owner.

Responsive Proponent - A Proponent that follows the requirements of the RFP, includes all documentation, is of timely submission, and has the appropriate authorized signatures as required on each document.

Subcontractor – For the purposes of this RFP, this is a contractor who will be retained directly by the General Contractor to complete mechanical and electrical construction services and be solely responsible for all Division 22, 23, 26, and 27 work respectively. Unless indicated otherwise, the word “Contractor” is used interchangeably to also mean Mechanical and Electrical Contractor, herein. Subcontractors to provide information specific to their scope of work.

Request for Proposal

Successful Contractor(s) - The Contractor(s) whose submission has been approved by the Owner and its respective authoritative bodies or to be a qualified Subcontractor for the proposed Works.

Work/Works – The total construction and related services including necessary equipment and qualified labour required in order to complete the Work/Works.

Working Day – Working Day means any Day except Saturdays, Sundays, and Statutory Holidays in the Province of Ontario.

End of Section TWO

SECTION 03 – PROJECT INFORMATION

The following is an overview of the project. Further details are found in the following pages and all submissions, questions and addendums will be conducted through bids&tenders website:

London & Middlesex Community Housing
c/o CGS / Curran Gacesa Slote Architects
118 James Street North, Suite 301 Hamilton, Ontario

Contact: Kyle Slote, OAA
T: 905-297-0863 x228
E: kyle.slote@cgsarch.ca
CC: srobertson@lmch.ca

This Contract will use a CCDC-2 Stipulated Sum Contract, 2020 Version. The components applicable to this project will generally include:

- Instructions to Bidders
- Bid Form
- Definitions
- Articles of Agreement
- General Conditions
- Supplementary General Conditions
- Specifications

The following approvals will be required for this project:

- Site Plan Approval - to be obtained by Owner prior to tender
- Demolition and Building Permit – to be obtained by Owner prior to tender
- Others permits as required such as by the Technical Standards and Safety Authority (TSSA), sprinkler system, final building permit inspection/ approval, and Electrical Safety Authority (ESA) inspection/ approval will be the responsibility of the Contractors as required in the Specifications

Request for Proposal

TENDER MATRIX	SECTION 00010
Project Number	2024-0050
Project Title	Reimagine Southdale – Phase 2
Project Location	1075 Southdale Road East, London, Ontario
Project Brief	<p>London & Middlesex Community Housing Reimagine Southdale Project aims to help improve availability and reduce barriers to affordable housing for those who need it most, while also helping to cultivate vibrant, connected, and sustainable communities.</p> <p>The property at Southdale and Millbank currently hosts 148 townhouse units and 53 apartment units under construction. Over the course of the three-phase project, the Southdale site will be upgraded to a total of 262 units, including 103 townhouses and 159 apartments. Slated to take place over the course of the next decade, this project will not only improve access to affordable housing but will also help to enrich the Southdale community. Three new six-storey apartment buildings will be added to the current site. https://www.lmch.ca/reimagine-southdale</p> <p>This RFP is for Phase 2, the second six (6) storey, 53-unit apartment building, with community uses over much of the ground floor. The building consists of one, two, three and four bedroom units, including 20% barrier free units. Sitework includes all surface parking, extensive landscape improvements and the demolition of 25 existing townhouses.</p> <p>The new phase 2 building will be structural steel studs / cast-in-place concrete shear walls, precast concrete slabs, and steel stud structure, with a mix of brick and prefinished cladding panels. HVAC system will be a vertical heat pump system with energy recovery ventilators in-suites, conventional plumbing system, a sprinkler system, conventional electrical systems with LED lighting and a fire alarm system.</p>

Request for Proposal

Mission/Vision Statements	<p>At London & Middlesex Community Housing, we believe that housing is the foundation of a better tomorrow. LMCH provides 3,282 housing units across 32 properties for more than 5,000 people. Those who call LMCH home are a diverse cross-section of low-income individuals including families, seniors, adults, and new Canadians.</p> <p>Mission: We provide and maintain homes in a safe and supportive environment to meet the needs of the people we serve in our communities.</p> <p>Vision: We envision healthy and safe homes and communities in London and Middlesex. Leading by example. LMCH will help make a difference and positively impact lives using housing as the foundation.</p>
LMCH Project Manager	Scott Robertson
Contact Information	srobertson@lmch.ca
Prime Consultant	Kyle Slote, OAA CGS Curran Gacesa Slote Architects Inc.
Issue Date	April 11, 2025
Site Walk-Thru	Date & Time: Thursday April 24, 2025, 11:30am Meeting Location: Unit 1147 Southdale Road East, London, Ontario
	Mandatory <input checked="" type="checkbox"/> Non-Mandatory <input type="checkbox"/>
Question Period Deadline + Contact	May 2, 2025 Contact: Kyle Slote, OAA E: kyle.slote@cgsarch.ca CC: srobertson@lmch.ca
Last Day for Addenda to be Issued	May 5, 2025
Submission Deadline	Wednesday May 14, 2025, before 2:00 PM
Construction Tender Award	June 6, 2025
Bid Security	Required, refer to Section Seven
Bonding Requirements	50% of Labour & Materials Payment, 50 % Performance
Construction Start (Project Schedule)	June 20, 2025
Occupancy/Scheduled Move in	March, 2027
Contract Type	CCDC 2-2020

Request for Proposal

Permit Fee Responsibility	Owner
Submission Validity:	Submission must be valid for <input type="checkbox"/> 30 <input type="checkbox"/> 60 <input checked="" type="checkbox"/> 90 days.
Scoring Criteria	3 Stage Process <input checked="" type="checkbox"/> 4 Stage Process <input type="checkbox"/>
Estimated Construction Budget	\$22-26 Million Dollars.

End of Section THREE

SECTION 04 – SUBMISSION REQUIREMENTS

As applicable, Bidders shall submit a response for one or more of the following sections: General Contractor, Mechanical Subcontractor or Electrical Subcontractor. The section or sections being submitted shall be indicated on the Corporate Disclosure Form. Only one submission is required, regardless of the number of sections being submitted (though qualifications for each section should be clearly conveyed).

4.1 General

Interested Contractors are to respond to the following submission requirements. The requirements are described generally. The evaluation of each requirement will be based upon the Owner's objective of identifying Contractors qualified to successfully complete the project.

Contractors who intend to submit Proposals are encouraged to thoroughly review the information and requirements provided throughout this document. Any Contractor who fails to comply with any of the **mandatory** submission requirements specified shall have their Proposal disqualified from further consideration. Contractors should outline all requirements as listed under the headings as outlined below.

Contractors are strongly encouraged to review the evaluation method of the technical requirements.

4.2 Format

All Proposals submitted to the Owner must be completed in your own forms with the exception of the Covenant. Submissions shall be limited to a maximum of 12 pages + the completed Covenant which is a mandatory submission requirement. Team CV and any general company brochures can be attached as Appendices in addition to the mandatory submission and maximum pages.

The Contractors are required to submit their Proposal electronically to the Bids and Tenders website.

Contractors who intend to submit a proposal are encouraged to thoroughly review the information provided throughout the RFP.

Note that any information provided in excess of the required documents may not be considered by the Owner in the evaluation of the Proposal.

Request for Proposal

4.3 Delivery

Submissions must be clearly identified with your company name, the RFP name, number, and Contractor's name. Submissions to be submitted to:

Bids and Tenders Website

Before 2:00:00 p.m., local time, on Wednesday May 14, 2025

4.4 Informal Submissions

Proposal Submissions which are late, incomplete, or illegible, are not written in ink or typewritten, have not been signed or do not have an original signature, do not provide evidence of receipt of Addenda, or otherwise fail to conform to the requirements of the Request for Proposal, will be deemed to be informal may be rejected by the Owner.

4.5 Late Submissions

Proposals not received before the closing time specified in the RFP will not be accepted, regardless of the reason. Such bids will result in an automatic rejection.

The Owner is in no way responsible for any documentation that is misdirected to another location.

4.6 Costs Incurred by Contractors

All expenses involved with the preparation and submission of the Proposals to the Owner, or any work performed in connection therewith shall be borne by the Contractor. No payment will be made for any Proposal received, or for any other effort required of, or made by the Contractor.

Furthermore, the Owner shall not be responsible for any liabilities; costs; expenses; loss or damage incurred; sustained or suffered by any Contractor, prior to or subsequent to, or by reason of the acceptance, or non-acceptance, withdrawal by the Owner of any proposal; or by reason of any delay in the award of the proposal.

4.7 Collusion

Submission from an individual firm, partnership, corporation, or association under the same or different names will not be considered. Collusion between Contractors will be sufficient cause for rejection of all bids affected.

4.8 Indemnification

Contractors will indemnify and hold harmless the Owner, its officers, employees, and agents from all claims, demands, actions or other proceedings initiated by others arising out of, or attributable to anything and against all liability resulting from any and all failures to meet the responsibility referred to in this request.

Request for Proposal

4.9 Privacy and Information

All Proposals will be subject to the provisions of the Municipal Freedom of Information and Protection of Privacy Act. Contractors are reminded to identify in their proposal material, any specific technical, commercial, proprietary, financial, or similar confidential information, the disclosure of which could cause them injury. Complete Proposals are not to be identified as confidential.

4.10 Litigation

The Owner may, in its absolute discretion, reject a submission by a Contractor if:

- Is a party to litigation with the Owner; or
- Directly or indirectly, including by common ownership or control or otherwise, is related to a party to litigation with the Owner; or
- Intends to use a sub-contractor in respect of the specific project who is party to litigation with the Owner, or, who, directly or indirectly, including by common ownership or control or otherwise, is related to a party to litigation with the Owner.
- Party to litigation with the Owner includes cases in which the Contractor or any of the parties named above, have advised the Owner in writing of their intention to commence litigation, or have commenced or have advised the Owner of their intention to commence an arbitral proceeding, against the Owner.
- In determining if a bid shall be rejected under this clause, the Owner will consider whether the litigation is likely to affect the Proponent's ability to work with the Owner, its consultants and representatives, and whether the Owner experience with the Contractor in the matter giving rise to the litigation indicates that the Owner is likely to incur increased staff and legal costs in the administration of the Owner if it is awarded to the Contractor.

4.11 CCDC Form 11 Contractor's Qualification Statement

The Contractor is to include a fully completed and signed CCDC Form 11, latest version. The Owner will contact any of the names given, at random, to obtain a quality/performance reference.

Contractors shall complete all blank spaces on the forms. If the answer is "Nil" or "Not Applicable", please note accordingly.

The individual responsible for signing this RFP shall be the individual that signs the CCDC Form 11.

4.12 References

References will be contacted. If the Evaluation Committee is unable to contact or receive responses from a minimum of three references, the Contractor will be deemed non-compliant and will no longer be considered in the evaluation process.

Request for Proposal

4.13 Financial, Safety and Insurance

Financial Status

- Provide a Letter from the Contractor's financial institution(s) which includes general financial position including number of years with the financial institution, dollar values of accounts, NSF status and overall standing.
- Submit written confirmation from two (2) major suppliers that the Contractor keeps its accounts in good standing and has sufficient credit terms to obtain required goods and has sufficient credit lines to meet contract obligations.
- Provide a list of liens that have been filed against a project for which you were the primary contractor including the name of the project, project value and the value of the lien for the last five (5) years. If you have no liens registered, indicate N/A within your submission.

Litigation Status

Provide information on any current litigation the contractor is currently engaged in.

Bonding

Noting that surety companies determine appropriate individual project and aggregate backlog for each of their bonded customers, the Owner is seeking letters from the Contractor's surety company confirming bonding limits and the ability to provide a Performance Bond totaling 50% of the Contract Value and a Labour and Material Payment Bond totaling 50% of the Contract Value. The Owner understands that the surety company reserves the right to change the status of the Contractor's bonding information at any time, prior to award of the Contract. The Owner reserves the right to also make a request for additional bonding types during time of tender.

At the time of tendering, those that submit a bid in response to a Request for Tender, shall be aware that the tender shall be accompanied by an agreement to bond or a bid deposit in the amount of 5% made payable to the Owner as security for the execution and delivery of the Contract and the provision of the requisite bonds, proof of insurance and all other documents required to be delivered to the Owner upon execution of the Contract.

Health and Safety

Provide information regarding the Contractor's track record on health and safety in construction projects.

- List all (MOL) Ministry of Labour or other Stop Work Orders issued to the Contractor in the last three (3) years, and a list of any other such health and safety infractions and/or charges;
- Include WSIB CAD-7 Workers Compensation injury frequency for the last three (3) years.

Request for Proposal

Insurance

- A letter from the Contractor's insurance company or broker stating the ability of the Contractor to obtain the stated amounts of coverage naming the Owner and the Consultants as additional insured in the amount of \$5,000,000 per occurrence for General Liability Insurance and Automobile Liability Insurance in the minimum amount of \$2,000,000 per occurrence.
- The Contractor will also be required to provide Builders Risk to the basic coverage for the project for the duration of the Contract and be maintained after the date of Substantial Performance of the Work until Contract Completion.
- Other insurance requirements may be requested in the tender. Insurance companies providing coverage must be licensed to do business in the Province of Ontario.

4.14 Project Management and Project Team

Project Management Abilities and Processes

Provide description of the corporate project management abilities and processes for the following:

- Procedures for dealing with the public on and around the site;
- Activity sequencing, schedule development and control;
- Budget and cost control;
- Scope management and change control;
- Dispute prevention and resolution;
- Quality management including quality planning, quality assurance and quality control practices;
- Coordination of subcontractors; and
- Warranty period administration, including that of work completed by subcontractors

Project Manager Experience

Provide a detailed explanation of the Project Manager's experience in managing projects similar in nature and scope as required by this project. In addition, provide a list of three (3) references for the purpose of evaluating the Project Manager's ability, experience, and track record of success in construction projects involving similar construction as described in the scope of work. The reference projects shall have been completed or substantially performed in the last ten (10) years and shall include only projects of similar size, scale, schedule and complexity. Projects completed for other public sector agencies or affordable housing providers would be an asset.

Request for Proposal

Each reference shall include the following as a minimum:

- Project Identification to include:
 - The identity of the project owner;
 - A contact name and title, address and telephone number for a qualified representative of the project owner;
 - A detailed description of the project.
 - **NOTE:** If the referenced projects are identified on the CCDC Form 11, only the project title and location needs to be identified to avoid duplication.
- Role and responsibility of the Project Manager for each project;
- The original contract duration and the actual completion time with an explanation for any deviations
- A brief description of change order(s) over \$50,000.00 with an explanation for the change order(s);
- Coordinator of Subcontractors; and
- Safety compliance record.

Description of Personnel and Crews Proposed for the Project

Provide an organizational chart indicating key onsite and office support personnel and reporting relationships specific to the proposed Work. Provide their professional and/or trade qualifications, years of experience, related project experience of each team member, and an indication of their potential roles and responsibilities on the Project.

It is the expectation of the Owner that the Contractor will complete the project within the specified working days and have the necessary resources and project management skills to satisfy the requirements of the contract.

End of Section FOUR

SECTION 05 - TERMS & CONDITIONS

5.1 General Information & Instructions

For projects greater than \$75,000 a CCDC 2 will be executed. The successful proponent will be required to enter into a formal agreement. Or as indicated in Tender matrix section 1.

5.2 Prices and Budgets

LMCH has a strictly defined budget for the work and reserves the right to change the scope of this RFT/RFP to bring the proposal price within the available budget limits. Should it be determined that the changes in the scope of the RFT/RFP are of sufficient magnitude, then LMCH shall cancel it. Then, at its discretion, LMCH may commence a new process in order to complete the project within the budget available. LMCH reserves the right to adjust quantities or delete items in subsequent years of a multi-year contract because of budget constraint.

5.3 Invoices

LMCH requires that all invoices be compliant with its requirements and general accounting principles. Proponents must agree to submit detailed invoices in a format acceptable to LMCH on and in compliance with the Ontario Construction Act. This will include but not be limited to hold back deductions calculated on the total invoice, payments draws to show total contract value and work complete with percentages. For some projects a predetermined schedule of values will be prepared by the contractor and agreed to by the owner. LMCH is not in the practice of paying deposits, payment for materials indicates that the materials are safely secured on site at the designated project site/property.

5.4 Payment

Upon the completion of any work, the successful Proponent shall submit invoices for payment. Payment terms will be as per the Ontario Construction Act, unless otherwise stated and shall be subject to any required deductions as may be required.

5.5 Overhead & Profit

Overhead and profit applicable to changes in the Contract are as per Project Manual Section 01 26 00, formalized during contract negotiations and incorporated into the contract. These fees must be adhered to throughout the contract duration and are to include any Project Administration costs associated with claims for a change in Contract Price.

5.6 Supplier Status

The successful proponent shall be considered a supplier of goods & services to LMCH. At no time will the proponent, or any individual acting for the proponent, be considered an employee of LMCH.

Request for Proposal

5.7 Documentation Requirements

LMCH requires the following information upon award prior to commencement of project:

Documents

- Signed 'House Rules' document from each employee, sub trade working at site(s) Exhibit A
- Project Schedule
- Submittals log
- The performance and labor and material payment bonds required by the Contract as applicable.
- Schedule of Values

Project Specific Documents (as applicable but not limited):

- Notice of Project
- Supervisor competency (as applicable)
- Company Health and Safety Plan.
- Asbestos training certification
- Working in confined spaces
- Working at heights
- Appropriate insurance certificates.
- WSIB clearance certificate.
- Other additional assurances or protections as deemed necessary by LMCH.

5.8 Ownership Of Documentation and Freedom of Information

The information submitted in response to this RFT/RFP will be treated in accordance with the relevant provision of the Municipal Freedom of Information and Protection of Privacy Act. The information collected will be used solely for the purposes stated in the RFT/RFP. The proponent does, by the submission of a proposal, accept that the information contained in it will be treated in accordance with the process set out in the RFT/RFP. Proponents should clearly indicate in their submission which parts, if any, are exempt from disclosure under the Municipal Freedom of Information and Protection of Privacy. At minimum, LMCH will release the names and addresses of all Proponents. In addition, LMCH will release the name of any party that it enters into an agreement with along with the financial value of any agreement. Any submitted proposal submitted shall immediately become the property of LMCH.

5.9 Right to Amend Requirements

Upon awarding the contract based on the information submitted in proposals received, LMCH reserves the right to work with the successful proponent to modify any of the

Request for Proposal

proposal components outlined in the RFT/RFP that are agreeable to all parties. In the event that the chosen supplier fails to act in good faith by refusing or failing to negotiate or fails to fulfill the intent of the RFT/RFP, or to execute the negotiated agreements within 15 business days of the award, the supplier will be considered to have abandoned all rights and interest in the contract award and the award may be cancelled without penalty. The award may then be made to the next highest ranked proponent, or all proposals may be rejected at the sole discretion of LMCH.

5.10 Omissions, Discrepancies, Interpretations and Addenda

- LMCH shall not be held liable for any errors or omissions in any part of this document. While LMCH has used considerable effort to ensure an accurate representation of information in this document, the information contained herein and its appendices is supplied solely as a guideline for Proponents.
- The information is not guaranteed or warranted to be accurate by the Project Manager/LMCH
- Nothing in this document is intended to relieve the Proponent from making inquiries, conducting their own investigation, forming their own opinion and conclusions with respect to the matters addressed in this document.
- Should a Proponent find omissions or discrepancies in any part of this document, or should the Proponent be in doubts as to the meaning of any part of such documents, the Proponent shall make an inquiry using the process set out in the Tender Matrix

5.11 Right to Deny Bidding on Future Requests for Service

LMCH reserves the right to deny any successful Proponent the right to respond to any future Request for Quotation, Tender or Proposal in the event of poor performance. For greater clarity, LMCH will monitor the performance of any successful Proponent and shall provide written notice of any deficiencies of service. Should deficiencies be persistent or of a significant nature, in addition to the right to terminate the contract, LMCH will advise the successful Proponent that their poor performance has rendered them ineligible to compete for similar future requirements on any LMCH initiative.

5.12 Enquiries and Communication with the Owner

All questions, inquiries and clarifications regarding this RFPQ are to be submitted using "Submit a Question" button available on bids&tenders website. Inquires must not be directed to LMCH employees. Submitting inquires outside of bids&tenders may result in your submission being rejected.

To ensure fair consideration and evaluation of the submissions, the Owner prohibits ex parte, or unsolicited communication initiated by Contractors to or with any Owner (LMCH) employee, LMCH Board, Council and/or Consultants other than the Owner's authorized designate during the prequalification process.

Responses to questions will be circulated to all Proponents in the form of an Addenda and posted to bids&tenders website.

Request for Proposal

Except for the process described above for written questions, no inquiries are to be made regarding the Project to the Consultant, or any officers or agents of the Owner. Unsolicited inquiries may, at the sole discretion of the Owner, result in the disqualification of any Contractor who is directly or indirectly responsible for the inquiry or who stands to benefit from such an inquiry.

5.13 Lobbying

The Owner will be entitled to reject a bid submission if any representative of a bidder including any other parties that may be involved in a joint venture, consortium, subcontractor, or Supplier relationship, makes any representation or solicitation to any elected official, employee or agent of the Owner during the tendering period.

End of Section FIVE

SECTION 06 – ACCEPTANCE OR REJECTION OF PROPOSALS

Proposals will be called, received, evaluated, accepted, and processed in accordance with the Owner's Procurement Policy and Purchasing Procedures. By submitting a Proposal, the Contractor agrees to be bound by the terms and conditions of the Policy and Procedures, and any amendments thereto, as fully as if they were incorporated herein.

In its sole discretion, the Owner reserves the right to cancel this request at any time and/or reissue the request in its original form, without penalty or cost to the Owner.

This request should not be considered a commitment by the Owner to enter into any contract or issue any award.

The Owner reserves the right not to qualify a Contractor if the Owner is unsatisfied that a Contractor has not provided sufficient evidence of personnel or financial capability to complete the scope of work outlined within this document.

Any Proposal not adhering to the required submission format is subject to disqualification. The submission shall be clearly marked with the appropriate project title, proposal number and project identification.

The Owner reserves the right to request specific requirements not adequately covered in the submission for clarification.

All submissions become the property of the Owner and will not be returned.

End of Section SIX

SECTION 07 – BID ANALYSIS AND CONTRACT AWARD

“LMCH reserves the following rights, to be exercised in its sole and absolute discretion, without any liability whatsoever to any Proponents “;

- a) to reject any and all proposals;
- b) to cancel this RFP/RFT at any time, without penalty or cost to LMCH and to reissue a new RFP/RFT for the same or similar work.
- c) to modify any and all requirements stated in the RFP/RFT at anytime prior to the possible awarding of a contract.
- d) to seek clarification of the contents of any submission, or to require a Proponent to submit further documentation.
- e) to waive strict compliance with the terms of the RFP/RFT.
- f) to meet with some or all of the Proponents to discuss aspects of their respective submissions; however, LMCH is not obliged to seek clarification of any aspect of a submission.
- g) to negotiate for the modification of any single proposal;
- h) to verify any information from third parties and receive additional information regarding any respondent, its directors, officers, shareholders or owners, and any other party associated with the Proponent's submission, as LMCH may require.
- i) if only one proposal is received, to accept or reject it;
- j) to not accept the lowest priced or highest ranked submission.
- k) to not accept any submission.
- l) to re-advertise for proposals, if desired; and to alter the procurement schedule or procurement process.

7.1 Bid Security

Tender submissions shall be accompanied by one of the following forms of security: certified cheque, bank draft, money order, or bid bond. The bid security in the amount of (5% of Bid amount including HST), made payable to London & Middlesex Community Housing, shall act as a guarantee for the execution of the contract.

The bid deposits of all Bidders, except the lowest and second lowest Bidder, will be returned within ten (10) days after the tender opening unless the bid is not awarded; in which case all bid deposits will be returned.

If the bid is awarded, the bid deposit of the second lowest Bidder will be returned when the successful Bidder has returned the executed Agreement and other applicable documents to the Owner.

The bid deposit received from the successful Bidder will be returned after the return of the executed Agreement and other applicable documents.

Request for Proposal

If the successful Bidder fails to return to the Owner, within ten (10) days of receipt of acceptance of the tender or alternative timeline as specified by the Owner and agreed to by the successful Bidder, the executed Agreement and other related documents, the bid deposit from the successful Bidder shall be forfeited.

The Owner may at its discretion return a bid deposit at an earlier time than provided herein; or on receipt of an alternative security acceptable to the Owner, and no such action shall prejudice the validity of the tender to which such bid deposit relates.

7.2 Submission

The tender submission must be valid for the time indicated in Section One – Tender Matrix.

7.3 Proponents Expenses

Proponents are solely responsible for their own expenses in preparing and submitting proposals, and for any negotiations or discussions with LMCH or its representatives and consultants, relating to or arising from this RFP/RFT. Where applicable disbursements shall be disclosed in the bid package submission.

7.4 Limitation of Liability

LMCH enforces a strict code of ethics and attempts to always be fair in evaluating and awarding contracts resulting from any bidding process. By submitting a quotation, Proponents agree that LMCH will not be held liable for any amount more than the amount required to prepare and submit a quotation in the event that LMCH is found to have erred in any manner in the award of any contract.

7.5 No Contract

By submitting a Proposal and participating in the process as outlined in this Request for Proposal, Proponents expressly agree that no contract of any kind is formed under, or arises from, this Request for Proposal, prior to the signing of a formal written contract.

7.6 No Claims

LMCH/Owner and its representatives, agents, consultants and advisors will not be liable to a Proponent for any claims, liabilities, cost, express loss or damage incurred, sustained or suffered by a Proponent prior or subsequent to, or by reason of the acceptance or non-acceptance by LMCH of any proposal, or by reason of the delay in the acceptance of the proposal.

7.7 No Collusion

By submitting a Proposal, the proponent, and each firm, corporation or individual member of the proponent, represents and confirms to the Client, with the knowledge and intention that the Client may rely on such representation and confirmation, that its proposal has been prepared without collusion or fraud, and in fair competition with proposals from other proponents.

Request for Proposal

7.8 Conflict of Interest

Proponents shall disclose any potential conflicts of interest and existing business relationships they may have with the Client, or any known participants in the project as requested in the bid form.

7.9 Accuracy of Information

While the Client has used considerable efforts to ensure an accurate representation of information in the Request for Proposal, the information contained in this Request for Proposal is supplied solely as a guideline for proponents. The Client and Colliers Project Proposal Leaders Inc. gives no representation whatsoever as to the accuracy or completeness of any of the information set out in this RFP, or any other proponents.

Proponents will make an independent assessment of the accuracy and completeness of such information and will have no claim whatsoever against Colliers Project Leaders Inc., Owner or its representatives, agents, consultants and advisors, with respect to such information.

7.10 Ownership of Submissions

All proposal documents are the property of LMCH. Extracts of proposals, including criteria and analysis to determine best value, may be included as part of a recommendation to LMCH. This information will be part of a public document.

Proponents should indicate in their proposal which parts of the proposal, if any, are exempt from disclosure under the Municipal Freedom of Information and Protection of Privacy Act."

The information submitted in response to this RFP will be treated in accordance with relevant provisions of the Municipal Freedom of Information and Protection of Privacy Act. The information collected will be used solely for the purposes stated in this Request. The Proponent does, by submission of a proposal, accept that the information contained in it will be treated in accordance with the process set out in the section of this Request.

7.11 Law of Ontario

Any Contract resulting from this Request for Proposal will be governed by and will be construed and interpreted in accordance with the laws of the Province of Ontario.

7.12 Compliance with Laws

The Consultant will comply with all laws applicable to the work or performance of the Contract.

7.13 Working Language

All proposals must be written in English, all correspondences will be in English.

Request for Proposal

7.14 No Public Communication

Any publicity or press release with respect to this agreement shall be within the sole discretion of LMCH as the party issuing the contract.

7.15 Debriefing

Unsuccessful proponents may request a debriefing session to review their competitive bid. Any discussions relating to any submission other than that of the proponent will be strictly prohibited. This debriefing session is intended to provide general feedback regarding the proponent's rating on various criteria in order to allow the proponent to understand where future improvements might be available.

End of Section SEVEN

SECTION 08 – EVALUATION

8.1 General

The Contractor is urged to ensure that their Proposal is submitted in the most favourable terms in order to reflect the best possible potential, since failure to do so could result in exclusion of the Proposal from further consideration.

The Owner will review and evaluate the Proposals on the basis of the quality of the information contained in the Proposals. Each Proposal will also be reviewed to determine if the Proposal is responsive to the submission requirements outlined in this Request for Proposal. Submissions deemed non-responsive will be eliminated from further consideration.

The Owner may require Contractors to give clarification of their Proposal or to exhibit or otherwise demonstrate the information contained therein.

8.2 Evaluation Criteria and Scoring

Evaluation of submissions will be based on the criteria described in the Summary of Evaluation Criteria Table.

The Owner intends to evaluate price submissions for only those contractors that obtain the following:

- Meet all pass/fail criteria
- A total score of at least 60 points from the maximum available 80 points in the evaluation criteria 2-5

8.2.1 Financial Proposal Review and Ranking

Upon completion of criteria 1-5, the Financial Proposal will be opened for all qualified Technical Proposals which have met or exceeded the benchmark score. Each Bidder will be ranked based on its total score, by calculating the **Price Per Point** formula:

$$\frac{\text{Total Cost of the Financial Proposal}}{\text{Total Awarded Points for Technical Proposal}} = \text{Price Per Point}$$

8.2.2 Selection of Preferred Bidder

The Bidder with the lower Price Per Point represents the greatest value and is the Preferred Bidder.

Subject to the Owner's reserved rights, satisfactory reference checks, budget approval and LMCH Board approval, as required by the Procurement Policy 2013-02, the Preferred Bidder will be selected to enter into the Contract in accordance with the *Pre-Conditions of Award*.

Request for Proposal

The summary of the Evaluation Criteria related to the above categories and the maximum possible score for each criterion is:

SUMMARY OF QUALIFICATION CONTRACTOR SUBMISSION EVALUATION CRITERIA

Evaluation Criteria	Weighting
1. Financial, Safety and Insurance	Pass/Fail
Financial Status (Pass/Fail)	
Bid Security (Pass/Fail)	
Agreement to Bond (Pass/Fail)	
Health & Safety (Pass/Fail)	
Insurance (Pass/Fail)	
Complete Subtrade List (Pass/Fail)	
WSIB (Pass/Fail)	
Completed Price Bid Form (Pass/Fail)	
2. CCDC Form 11	30
Form is fully completed and signed (Required)	
Annual Value of Construction Work for the past 5 -10 years (score out of 5 points)	
Similar or Larger Related Projects completed in the past 5-10 years (score out of 5 points)	
Major Construction Projects underway this date (score out of 5 points)	
Key Office Personnel Proposed for the Project (resumes) <ul style="list-style-type: none"> Principal-in-Charge, Project Manager, Project Coordinator, and other Key Staff (score out of 5 points) 	
Key Site Personnel Proposed for the Project (resumes) <ul style="list-style-type: none"> Site Superintendent, Foreman (score out of 5 points) 	
Location Factor: The Contractor's office will need to be within 25km of the site to receive 5pts. if they are within 60km they will receive 3pts, if they are within 100km they will receive 1 pts and beyond 100km they will receive 0 pts (Score out of 5 points)	
3. Mechanical and Electrical Subtrades	20
Annual Value of Construction Work for the past 5-10 years (score out of 5 points)	
Similar or Larger Related Projects completed (score out of 5 points)	
Major Construction Projects underway this date (score out of 5 points) <ul style="list-style-type: none"> Do they have available capacity? 	
Key Office Personnel Proposed for the Project (resumes) <ul style="list-style-type: none"> Site superintendent, Foreman, and other Key Staff (score out of 5 points) 	

Request for Proposal

Evaluation Criteria	Weighting
4. References	20
(4) references listed provided general satisfaction with the following aspects of the Contractor's past projects (score out of 5 points per reference): <ul style="list-style-type: none"> • overall performance, completion time, correction of deficiencies, project management and control • proactive involvement • willingness to participate and develop solutions to problems that were identified during construction • Ability to coordinate Subcontractors effectively and Suppliers (score out of 20 points) 	
5. Project Management, Project Team and Processes	10
Project Management Approach & Processes (score out of 2.5 points)	
Organization Chart- Key Office and Site Personnel proposed (score out of 2.5 points)	
Change Management and Fairness Approach (score out of 2.5 points)	
Effective Project Management and Administration Approach (score out of 2.5 points)	
Total	80
Financial Proposal Criteria	Price Per Point
Overall Project Bid – Price Per Point Ranking	

Each task is evaluated using the following scoring matrix, the subsection totaled, and the category weighted average applied.

% of Points	Description	Point Description
100	Excellent	Submission exceeds expectations, excellent probability of success. All or most objectives have been exceeded.
80	Very Good	Very good probability of success. Achieves all objectives met with limited number of objectives being exceeded.
60	Adequate	Has reasonable probability of success. All objectives have been met.
40	Fair	Partially unresponsive, missing some key items and requirements, fall short of expectations and has a low probability of success.
20	Inadequate	Addressed requirements inadequately and essentially fails to meet perceived needs or requirements. Approach has little or no probability of success.
0	Non-responsive	Requirement not addressed in submission.

SECTION 09 – WORKING AT LMCH PROPERTIES

9.1 General

Consultants, contractors and their employees, agents, subcontractors and other designees shall be required to comply with the conditions and terms specified while completing works at properties of London & Middlesex Community Housing (hereinafter "LMCH").

9.2 House Rules

Upon award of contract, LMCH will require all workers on site to become familiar, sign off and submit to LMCH designate the House Rules in Exhibit A.

9.3 Meetings

LMCH designate to confirm meeting expectations in scope of works document/deliverables. At minimum prior to project/contract commencement a site orientation/start up meeting must be fulfilled.

9.4 Commencement of Work

Upon receipt of the purchase order/work order contract, the incumbent shall immediately contact LMCH or its designee to arrange prompt commencement of the work and thereafter the Contractor shall continue to carry out work in a diligent, professional manner to completion. The work shall be completed, and full possession thereof given to LMCH within the period specified in contract documents, unless an extension of the time is expressly granted in writing by the LMCH designee

9.5 Equipment Storage

LMCH will work with the awarded contractor to provide storage where feasible. Once finalized the storage area will be the responsibility of the contractor and will be required to provide a key to maintenance team along with 2 duplicates. The contractor takes full responsibility of said space and ensure all safety codes are maintained.

9.6 Garbage/Discarded Materials

The contractor is responsible for daily clean up and garbage removal. The disposal of any materials/waste in bins dedicated to LMCH is forbidden.

9.7 Owner Vendors/Contractors

At any one time there could be several different contractors on site completing ongoing capital projects, or daily operating activities. Contractors/Consultants are to work together for the betterment of each project.

Request for Proposal

9.8 Parking

General Contractors and their Sub-Trades will not be allowed to park in Tenant parking spots on the Southdale Site. The General Contractor and Sub-Trades to secure alternate parking off site at the General Contractors expense as required. General Contractor and Sub Trades parking inside construction hoarding fence is permitted.

9.9 Identification

All contractors and their forces shall carry proper firm and personal photo identification and shall produce same when requested by either LMCH staff or tenants. Permission to enter the job site may be denied without proper identification. Invoices for labor/service calls will not be paid when entry has been denied because of failure to provide proper identification. In these situations, costs of such trips/service calls will be borne by the Contractor. Repeated failures to carry proper identification will result in the contractor being removed from the Pre-Qualification List. Proper identification may include the following:

Firm identification includes uniforms with the firm name clearly identified, a business card or I.D. card issued by the firm, or personal identification includes a firm/employee photo I.D. card or driver's license

9.10 Smoke Free Workplace

LMCH is a smoke-free workplace. The workplace is defined as any building or structure on the properties operated by LMCH including, but not limited to, dwelling units (either apartments or family housing units). It does not extend to the grounds of the properties or designated smoking areas. Failure to adhere to the smoke-free workplace policy may result in employee/subtrade being removed from site.

9.11 Emergency Work

Emergency Work; means repairs or services required immediately because of a safety issue, health hazard and/or severe financial loss is/are at stake. This work must be started within two (2) hours of verbal request or written issuance of a Work Order (when applicable) and continue until the emergency conditions have been rectified. In this type of work, partial and/or temporary repairs may be desirable and the extent of the work to be determined with LMCH designate with an upset value determined. LMCH has the right to use it's own forces if threat of emergency will impact tenant safety and or the destruction/damage to the asset.

In any emergency, the Contractor shall stop the work, and make changes or order extra work to ensure the safety or protection of the work and/or neighbouring properties. It is the responsibility of the contractor to contact LMCH designate immediately. The cost of the stoppages, changes or extra work will be determined by LMCH or its designee where appropriate.

Request for Proposal

9.12 Workplace Violence, Harassment & Discrimination

LMCH has a zero-tolerance policy for any acts of violence, harassment or discrimination within its buildings, communities, or surrounding properties. Contractors and their forces shall comply with all applicable human rights and criminal legislation and policies while on properties owned and/or operated by LMCH. Any reports of improper behavior by Contractors or their forces towards any person, including, but not limited to, LMCH staff, tenants, and visitors, will be thoroughly investigated. If it is determined that a Contractor or its forces has engaged in the above conduct, it will result in the Contractor being removed from the Pre-Qualification List and or the project.

9.13 Site Conditions

All contractors should be aware of the existence of biohazardous materials and/or insect pests, including, but not limited to, bed bugs, roaches, and ants on all LMCH properties. Contractors are responsible for taking all required personal protective measures when working under the above conditions. Contractors are deemed to have provided this notice to all subcontractors appointed to work on the premises and are responsible for ensuring that the said subcontractors are also taking appropriate protective measures. LMCH shall not be liable for any injury sustained as a result of a failure to subscribe to proper protective measures given these potential hazards.

9.13.1 Asbestos

LMCH acknowledges that various properties contain asbestos. An asbestos report will accompany the bid documents as required.

9.14 Race & Ethnic Relations Policy Statement of Principals

London & Middlesex Community Housing fully support the principle embodied in the Canadian Charter of Rights and Freedoms, the Ontario Human Rights Code, and the Ontario Policy on Race Relations of every person's right to equal treatment with respect to employment, accommodation, contracts, goods, services, facilities, membership in unions, vocational associations, self-governing professions and employment agencies, without discrimination because of race, ancestry, place of origin, color, ethnic origin, citizenship, religion, creed, sex, age, sexual orientation, marital status, family status, disability, receipt of public assistance or record of offences. Harassment in any form that stems from any of the above-listed prohibited grounds of discrimination, unwelcome sexual advances, and solicitations, is strictly prohibited. Within the context of this principle, LMCH has policies in place, which the Contractor and its forces must adhere to.

Ontario has a strong history of providing a home for individuals from diverse racial and ethnic backgrounds and is increasingly becoming a multi-racial, multi-ethnic society. This diversity contributes to Ontario's cultural, social, and economic enrichment, and LMCH is committed to fostering this diversity in its workforce and communities.

Request for Proposal

LMCH will continue to work towards ensuring that:

All LMCH staff, members, tenants, applicants, contractors, and committee members' right to equal treatment without discrimination because of race, ancestry, place of origin, color, ethnic origin, religion, creed, sex, sexual orientation, marital status, family status, disability, and receipt of public assistance or record of offences is respected.

- All LMCH tenants live in an environment free from any form of racial or ethnic discrimination and harassment.
- All LMCH staff work in an environment free from any form of racial or ethnic discrimination and harassment.
- LMCH policies and practices are not directly or indirectly discriminatory in their effect.
- All tenants and staff are made aware that racial or ethnic discrimination or harassment of any form will not be tolerated
- Harmonious race and ethnic relations are fostered among tenants and staff.
- Incidents which arouse racial or ethnic conflict and tension are appropriately addressed within the housing communities or in the workplace will be promptly addressed.

9.15 Resident Satisfaction Survey

LMCH values and is committed to providing quality customer service to our tenants. As a method of monitoring tenant satisfaction, a service questionnaire maybe given to our tenants upon completion of any work completed in the building or complex. This provides our tenants with an opportunity to comment on the level of performance and service they have received. This applies to Contractors assigned to work within their units, buildings, or communities. Any reports of unsatisfactory service from Contractors or their forces will be promptly investigated. Repeated unsatisfactory service will result in the contractor being removed from bidding.

9.16 Working Hours

General Contractor and Sub-Trades shall adhere to the City of London noise by-law (PW-12) "Construction Activities" for site working hours. The General Contract and Sub-Trades are permitted to work (7) seven days per week. LMCH reserve the right to remove weekend work from the General Contractor if the General Contractor and Sub-Trades fail to adhere to the City of London Noise Bylaw (PW-12).

End of Section NINE

Request for Proposal

Covenant (Mandatory submission requirement)

I/we the undersigned authorized signing officer of the Contractor, hereby declare that no person, firm, or corporation other than the one represented by the signature below, has any interest in this submission.

I/we further declare that all statements, schedules, and other information provided in this submission are true, complete, and accurate in all respects to the best knowledge and belief of the Contractor.

I/we further declare that this submission is made without collusion, connection, knowledge, or comparison of figures or arrangement with any other company, firm or persons making a submission and is in all respects fair. I/we understand that this may result in the rejection of our submission if this declaration is found to be untrue.

I/we have received, allowed for, and included as part of our submission all issued Addenda _ to ___ inclusive.

I/we acknowledge; bids from bidders that are a party to litigation with the Owner (LMCH) to City of London may not be accepted.

- ☐ I/we are a party to litigation with the Owner or the City of London.
- ☐ I/we are not a party to litigation with the Owner or the City of London.

COMPANY NAME: _____

STREET ADDRESS: _____

CITY: _____ PROV: _____ POSTAL CODE: _____

TELEPHONE NO. _____ FAX NO. _____

E-MAIL ADDRESS: _____

AUTHORIZED INDIVIDUAL: _____
Print Name

SIGNATURE OF PERSON NAMED ABOVE: _____

NAME OF REPRESENTATIVE SUBMITTING PRE-QUALIFICATION: _____
Print Name

DATE: _____

WSIB ACCOUNT NUMBER: _____

Request for Proposal



**Corporate Disclosure Form
(Mandatory submission requirement)**

Contractor: ☐ General Contractor ☐ Mechanical ☐ Electrical

Name of Business: _____

Doing Business As: _____

Form of Business: ☐ Sole Proprietorship ☐ Partnership ☐ Corporation
☐ Other _____
Explain if other

Address: _____

Telephone: _____ Website Address: _____

Principals or Company Owner Information

Name	Title

Form Completed by:

Name and Position: _____
Please print

Email address: _____

Signature: _____

I confirm that all information provided above is true and correct. I understand that any falsification of statements, misrepresentation, deliberate omission, or concealment of information may be considered just cause for not awarding a contract, termination of an awarded contract, bidder suspension or any other action by the Owner.

Dated this ____ day of _____, _____

Name: _____
Printed Name of Authorized Individual

Signature: _____

Request for Proposal

STIPULATED PRICE BID FORM

Project/Contract: **Reimagine Southdale – Phase 2**

From (Bidder):

company name

street address or postal box number

city/town, province and postal code

Phone number

Fax number

Email address

To (Owner):

London & Middlesex Community Housing
c/o CGS / Curran Gacesa Slote Architects
118 James Street North, Suite 301
Hamilton, Ontario

Contact: Kyle Slote, OAA
T: 905-297-0863 x228
E: kyle.slote@cgsarch.ca

2.1 Bid Price

.1 We, the undersigned, having examined the Bid Documents and addenda numbered _____ to _____, and having examined the *Place of Work*, and examined conditions thereon that affect the *Work*; hereby accept and agree to enter into a *Contract* with the *Owner* to perform the *work* required by the *Contract Documents* for the stipulated bid price of:

Dollars (\$_____) in lawful money of Canada, which price includes applicable taxes in force at this date, with the exception of the Federal Harmonized Sales Tax (HST).

Request for Proposal

2.2 Addenda

We acknowledge the receipt of the following addenda issued during the Request for Tender period.

Addendum No. _____ to Addendum No. _____

Request for Proposal

2.3 Declarations

- .1 We understand that the *Owner* will pay the HST payable with respect to the *contract Price* and such is not included in the bid price.
- .2 We accept and agree to submit to the *Owner* required bonds and proofs of insurance specified in the conditions of the *Contract*, and as described in the *Bid Documents*, and to execute the *Contract* within 7 days from the date of notification of acceptance of this bid. We understand and agree that the submittal, by us, to the *Owner* of the required bonds and proofs of insurance, within 7 days after receipt of notification of conditional award, and the execution of the *Contract* by us within the same time period, will be a condition of the final award of the *Contract* to us by the *Owner*, to the extent permitted by any other conditions contained in the notice of conditional acceptance.
- .3 We undertake if our bid is accepted to commence the *Work* at the *Place of Work*, actively, within 10 *Working Days* of the *Owner's* written authorization to commence the *Work*.
- .4 We declare that no person, firm or corporation other than the undersigned has any interest in this bid or in the proposed *Contract* for which this bid is made.
- .5 We accept and agree that we will attain *Substantial Performance* as certified by the *Consultant*, no later than _____ weeks after *Owner's* written authorization to commence the work.
- .6 We agree and accept that this bid is irrevocable and may not be withdrawn by the undersigned, subject to the conditions of the *Bid Documents* pertaining to the withdrawal of bids, and is open for acceptance by the *Owner* during the *Bid Acceptance Period*.
- .7 We have thoroughly examined the complete *Bid Documents*, and have visited the *Place of Work* and carefully examined conditions affecting the *Place of Work* and work to be done thereon, and have included in our bid price for all conditions that may affect the execution of the *Work* that are known, knowable, or reasonably inferable from such examinations, and agree and accept that no payments for extra work on account of such conditions will be allowed during the performance of the *Work*.
- .8 We attach hereto an agreement to bond valid for the *Bid Acceptance Period* and issued by a bonding company acceptable to *Owner* and licensed to issue such instruments in the *Place of the Work*. The costs of all bonds so required are included in our bid price. This agreement to bond obliges the bonding company to issue a performance bond and a labour and material payment bond, each in the amount of 50% of the bid price, in the forms as follows:
 - .1 Performance bond: Canadian standard construction document CCDC 221.
 - .2 Labour and material payment bond: Canadian standard construction document CCDC 222.
- .9 We have included cash allowances and contingency allowances as stipulated in the *Contract Documents*.

Request for Proposal

.10 We will complete in full and submit the following list of bid form supplements, as supplied with the *Bid Documents* within period stipulated by the *Bid Documents*, which we understand, agree and accept as a requirement for our bid to be considered formal:

1.4 Labour Rates

1.5 List of Subcontractors Bid Form Supplement.

.11 We agree and accept that nothing contained in the *Bid Documents* or elsewhere, no act done or expense incurred by us in the preparation and submission of our bid, no trade or industry custom or practice, and no representation or assurance that may have been made or given to us by or on behalf of the *Owner*, shall in any manner legally bind the *Owner*, in any circumstances, to accept this bid, the lowest bid, only a bid submitted in compliance with the requirements of the *Bid Documents*, or any bid at all. We further agree and accept that the *Owner* shall have complete and unrestricted liberty in this regard and may reject any or all bids or may accept any bid in whatever manner, at whatever bid price, on whatever terms and for whatever reasons as the *Owner*, in its absolute discretion, considers to be in its own best interests, all without liability or obligation of any kind to ourselves or any bidder.

.12 We accept and agree that the *Owner* shall in no event be responsible for any costs incurred by us in the preparation and submission of our bid.

2.4 Labour Rates

.1 Labour rates quoted for extras shall be the same as labour rates quoted for credit.

.2 LABOUR RATES:

Schedule of Labour Rates	
TRADE	Rate Per hour
Electrical	\$
Mechanical	\$
Carpenter	\$
General Labourer	\$

2.5 General Conditions Daily Rates for Increase in Contract Time

Maximum General Conditions daily rate for increases in Contract Time: \$ _____

2.6 List of Subcontractors

We, the above-named bidder, propose to use for the above noted project, the *Subcontractors* named herein.

We accept and agree that the Owners may require us to submit evidence of the *Subcontractors'* experience, financial status and capabilities in similar work previously executed on Canadian standard construction document CCDC-11, and that the *Owner's* evaluation of such information and its effect on our bid shall be final. We agree and accept that if we do not submit such evidence when requested by the *Owner* or if the evidence we submit is unsatisfactory to the *Owner*, our bid may be rejected.

Request for Proposal

We agree and accept that once accepted by the Owner the listing may not be changed unless agreed upon in writing by the *Owner*. Changing a *Subcontractor* will constitute breach of *Contract*:

List of Proposed Subcontractors:

- .1 Landscaping: _____
- .2 Excavation and Backfilling: _____
- .3 Paving: _____
- .4 Cast-in-Place Concrete: _____
- .5 Precast Concrete: _____
- .6 Masonry: _____
- .7 Structural Steel: _____
- .8 Metal fabrications: _____
- .9 Rough carpentry / framing: _____
- .10 Finish carpentry: _____
- .11 Architectural millwork: _____
- .12 Fibre Reinforced Cementitious Panels: _____
- .13 Aluminum Siding: _____
- .14 Steel Siding: _____
- .15 Roofing: _____
- .16 Sealants: _____
- .17 Hollow metal doors and frames: _____
- .18 Wood Doors: _____
- .19 Fibreglass Windows: _____

Request for Proposal

.20 Aluminum Curtain Wall: _____

.21 Glass and Glazing: _____

.22 Door Hardware: _____

.23 Drywall & Acoustics: _____

.24 Flooring: _____

.25 Tiling: _____

.26 Painting: _____

.27 Washroom Accessories: _____

.28 Residential Casework: _____

.29 Elevator: _____

.30 Mechanical: _____

.31 Mechanical Site Services: _____

.32 Electrical: _____

.33 Other: _____

.34 Other: _____

.35 Other: _____

.36 Other: _____

Request for Proposal

Signatures

SIGNED, SEALED AND SUBMITTED for and on behalf of:

company name

signature of authorized signing officer

name and title of authorized signing officer

name of witness

signature of witness

signature of authorized signing officer

name and title of authorized signing officer

name of witness

signature of witness

Dated this _____ day of _____, 20____

Request for Proposal

ACCESSIBILITY COMPLIANCE

In submitting this Accessibility Compliance Form to: LONDON & MIDDLESEX COMMUNITY HOUSING

I have authority to bind the Company and do hereby make the following statements that I certify to be true and complete in every respect.

I acknowledge that as a vendor of London & Middlesex Community Housing (LMCH) we are bound to comply with the *Accessibility Standards for Customer Service, Ontario Regulation 429/07* under the *Accessibility for Ontarians with Disabilities Act, 2005 (AODA)* as amended from time to time.

In accordance with the requirements of Section 6 of the regulation, I understand that effective the first day of January, of every year, all individuals who provide service to or on behalf of LMCH must receive training that includes the following content:

- A review of the purposes of the *Accessibility for Ontarians with Disabilities Act, 2005* and the requirements of the customer service standard;
- How to interact and communicate with people with various types of disabilities;
- How to interact with people with disabilities who use an assistive device, service animal or support person;
- How to use the equipment or assistive devices available on the premises that may assist in the provision of goods and services to people with disabilities;
- What to do if a person with a particular type of disability is having difficulty accessing goods or services; and

I certify that effective as of January 1st, of this year, at the latest, all required training will be received by current and future new employees, agents, sub-contractors, volunteers, or others for whom we are responsible, prior to providing goods or services to, or on behalf of, LMCH.

I certify that we will track the training of employees, agents, sub-contractors for whom we are responsible and will produce a written record of completed training as required under the customer service standard, upon request.

I certify that these requirements will remain in effect for the duration of the contract and/or business agreement with LMCH.

Request for Proposal

I understand LMCH is relying on this certificate to ensure that any employees, sub-contractors or other representatives of our company who have any dealings with the public on behalf of the LMCH have received training as required by *Accessibility Standards for Customer Service, Ontario Regulation 429/07*.

I understand that if this Certificate is found not to be true and complete in every respect, LMCH has the authority to discontinue our services.

company name

signature of authorized signing officer

name and title of authorized signing officer

Dated this _____ day of _____, 20____

Request for Proposal

HOUSE RULES

The following rules apply to Contractor(s), Consultants(s) and all Subcontractors, vendors and outside personnel working in or around the premises of the Site referred to as "Personnel".

1. No Construction Personnel shall be allowed in Owner's employee or tenant designated areas on tenant occupied floors unless working in that area.
2. Construction Personnel are to eat, take breaks, change clothes and use restrooms etc. in
3. designated areas only. LMCH designate will provide details.
4. No Construction Personnel are allowed to park in Tenant parking spaces. General Contractor and Sub-Trades will only be allowed to park withing the construction site hoarding fence.
5. Access and egress to and from the Site will be identified by the LMCH designate. All contractors to report to the maintenance office to sign in before starting any work. All Construction Personnel will wear suitable identification, i.e., photo badge while on premises.
6. Use of elevator(s) for the movement of equipment must be properly performed and must be protected from damage. Contact Maintenance Repair personnel if elevator required to be out of service for any duration of time.
7. Service elevator use to be scheduled with LMCH designate. Provide up to 48 hours advance notification if the elevator is to be in 'service' for more than 1 hour at a time.
8. There will be no use of Owner's employees or personnel or their tools, equipment or facilities during performance of the work.
9. Trash shall be removed on a daily basis without use of Owner's facilities or the Site compactor. Site shall be left in broom swept condition. Absolutely no Site areas are to be used for storage of debris without prior consent from Owner.
10. All temporary barriers and partitions will be placed in a safe workmanlike manner pursuant to industry practices. Any such work will take place after written notification and coordination with Owner or designated personnel. All temporary barriers/hoarding wall are to be taped, spackled, and painted unless wallcovering is specifically noted.
11. Provide temporary signage and lighting as required where public space is affected.
12. Life safety systems will be always maintained in an operating condition unless specific shutdowns have been pre-scheduled. These include but are not limited to security system, cameras, fire-alarm system, smoke detectors, CO detectors.
13. If activities create dust, ensure above noted devices are protected.
14. A shutdown of any building service must be scheduled a minimum of 48 hours in advance. Shutdown of any major building services will be scheduled at the discretion of the Owner and only after sufficient advance notice.

Request for Proposal

Continued House Rules

15. Absolutely no radio playing is permitted on the worksite.
16. The Contractor shall protect and secure its materials and equipment against loss by theft or otherwise. The Owner will not accept any claim for money or delay in time of completion due to alleged theft of materials or equipment from the jobsite unless such loss is due to Owner's sole negligence.
17. Alcoholic beverages, narcotics are absolutely prohibited on the premises. Failure to comply with this rule will result in immediate dismissal. Smoking must be in designated areas as instructed by LMCH designate.
18. Any work in public areas will require strict supervision to assure that absolutely no tenant interference will occur. Contractor assumes full responsibility for this supervision.
19. Use of chemicals related to job performance must be reported to the Owner prior to use. Use of such chemicals must be in strict compliance with OSHA standards and all other applicable laws.
20. A Hot Work Permit must be completed and delivered to Maintenance Repair personnel on site. If no one else is spotted on the site, perhaps notify OCM
21. Working hours: as per the COL Bylaws
22. Damage to the Site including carpet and pad, wallcovering, soft goods, case goods, hardware, electronics, electrical fixtures, switch plates, bathroom fixtures and accessories and any sundry items will be the responsibility of the Contractor.
23. Any wet work such as tile installation will be conducted only after proper protection of adjacent areas. Contractor is responsible for returning all areas to their proper condition upon completion.
24. On-Site storage facilities will not be automatically available. Where facilities are provided, Contractor is responsible for maintaining them in a clean fashion and returning them in like condition. Keys, Fobs and Parking passes are issued for the duration of work and is required to return once the work is done.
25. Contractor is responsible for scheduling all deliveries; receipt of and transport of all such materials are the responsibility of the Contractor. None of Owner's employees or personnel will be utilized for these purposes.
26. Contractor bears full responsibility for protection and daily cleanup of the work area. Any Construction Personnel who fail to protect the Site, clean the premises, or properly remove Project-related debris at the end of each workday or as scheduled, will be subject to a back charge should Owner's employees or personnel perform this service.
27. Any damage to Elevator must be promptly reported and contractor is responsible for all damages incurred. Contractor to ensure all works are performed by the base building elevator contractor.
28. No elevator shall be operated with an open hatch unless supervised by the required, licensed elevator technician for the Project and prior approval is provided by Owner. Contractor is solely responsible for scheduling such supervision and providing any related insurance requirements.

Request for Proposal

Continued House Rules

29. Unauthorized removal of any existing property at the Site by any Construction Personnel is
30. strictly forbidden and will result in immediate dismissal.
31. Unauthorized entry into the Site will result in immediate dismissal.
32. Contractor shall provide a discrimination and harassment free work environment.
33. Construction Personnel are prohibited from taking pictures of the Site and are prohibited from publicizing, emailing, distributing, or otherwise posting pictures of the Site on the internet, including on social media sites like Facebook, unless for the Purpose of inspections, reports, proof of as found site conditions.
34. Legislation as dictated by the Health and Safety Board, the Ministry of Labour, and other authorities must be practiced. Negligence can lead to termination.

To be submitted upon award

By signing this document, you have agreed to abide by the 'house rules' as set out by LMCH within their portfolio.

Name:_____

Company:_____

Date:_____

Signature:

London Community Housing - Phase II		April 16th, 2025		
Reimagine Southdale - Class "A" Costing				
Project Summary:		Estimate Total	\$/SF	
Trade Summary		\$20,602,333.00	\$292.60	
Trade Summary Site Works		\$1,578,025.00	\$22.41	
		\$22,180,358.00	\$315.01	
Subtotal				
Contractor General Conditions & Fee		12.50%	\$2,772,545.00	\$39.38
Winter Heat & Protection		1.25%	\$277,254.00	\$3.94
Subtotal			\$25,230,157.00	\$358.32
Design Contingency		0.00%	\$0.00	\$0.00
Escalation (n/a went out April 11th)		0.00%	\$0.00	\$0.00
Cash Allowances			\$615,000.00	\$8.73
GC's Mark Up on Cash Allowances		3.00%	\$18,450.00	\$0.26
BUDGET TOTAL			\$25,863,607.00	\$367.32 /sf
Soft Costs:				
1) Professional Fees			\$1,141,000.00	
2) Site Costs			\$90,662.00	
3) Legal			\$708,500.00	
4) Financing			\$51,482.00	
5) Fees & Permits			\$1,270,412.00	
6) Insurance & Wrap Up Liability			\$30,000.00	
Soft Cost Sub Total:			\$3,292,056.00	
Contingency			\$326,206.00	
			\$3,618,262.00	
Other Costs:				
1) Site Service Contingency			\$175,167.00	
2) Hydro Connection Fee			\$174,900.00	
3) Site Remediation			\$30,000.00	
4) Appliances			\$175,250.00	
5) Furniture & Equipment			\$125,000.00	
6) Cameras & Equipment			\$30,000.00	
7) Owner's Construction Contingency			\$1,190,220.00	
			\$1,900,537.00	
REVISED BUDGET TOTAL W/ SOFT COSTS			\$31,382,406.00	\$445.70 /sf
			+HST	
NOT INCLUDED:				
-HST				
-design fees				
-pricing / trade contingencies				
-inspection & testing allowance				
-all items noted NIC				
-any item not included above				
-additional soil borings				
-special foundations (piles, caissons)				
-removal or replacement of contaminated soils				
-development, education, park fees or levies				
-site plan approval / building permit fees / costs				
-premium for 60 to 90 day tender validity periods				
NOTE:				
<i>This cost estimate is based on current market pricing. The current marketplace is continuing to experience significant price increases on a variety of materials on a monthly basis. The contingency included in this estimate is for the building unknowns and not meant as a contingency to cover the fluctuating market conditions.</i>				

London Community Housing - Phase II Reimagine Southdale - Class "A" Costing							April 16th, 2025			
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total	\$/SF	
01 21 00	ALLOWANCES:									
	inspection & testing	1.00	sum	\$50,000.00	sum	\$50,000.00				
	door hardware	1.00	sum	\$250,000.00	sum	\$250,000.00				
	arch hardware consultant	1.00	sum	\$5,000.00	sum	\$5,000.00				
	signage	1.00	sum	\$35,000.00	sum	\$35,000.00				
	security system	1.00	sum	\$110,000.00	sum	\$110,000.00				
	utility connections	1.00	sum	\$110,000.00	sum	\$110,000.00				
	telecom cabling	1.00	sum	\$55,000.00	sum	\$55,000.00				
	move to front page	-1.00	sum	\$615,000.00	sum	-\$615,000.00		\$0.00	\$0.00	
02 41 16	BUILDING DEMOLITION									
	rmv existing two (2) storey townhouse (2.5 ea)	1,200.00	m2	\$30.00	m2	\$36,000.00				
	rmv miscellaneous debris left inside units	1,200.00	m2	\$4.00	m2	\$4,800.00				
	rmv existing one (1) storey storage bldg (1 ea)	0.00	m2	\$0.00	m2	\$0.00	n/a			
	rmv existing foundation walls	346.00	m	\$50.00	m	\$17,300.00				
	rmv existing basement slabs	1,200.00	m2	\$8.00	m2	\$9,600.00				
	concrete debris disposal bins 20 cyd	10.00	ea	\$850.00	ea	\$8,500.00				
	mixed debris disposal bins 40 cyd	30.00	ea	\$850.00	ea	\$25,500.00		\$101,700.00	\$1.44	
02 41 23	SITE DEMOLITION & REMOVALS:									
	rmv asphalt parking lots	2,181.00	m2	\$4.50	m2	\$9,815.00				
	rmv asphalt paved sidewalks	1,329.00	m2	\$5.00	m2	\$6,645.00				
	rmv asphalt paved basket ball court	521.00	m2	\$5.00	m2	\$2,605.00				
	rmv conc curbs	376.00	m	\$15.00	m	\$5,640.00				
	rmv conc sidewalks	0.00	m2	\$15.00	m2	\$0.00				
	rmv conc/asphalt sidewalks at extg townhomes, #80	0.00	m2	\$25.00	m2	\$0.00				
	rmv chainlink fencing 4'	309.00	m	\$12.00	m	\$3,708.00				
	rmv wood barrier fencing 6'	82.00	m	\$10.00	m	\$820.00				
	rmv metal fencing 2' pipe	0.00	m	\$20.00	m	\$0.00				
	rmv garbage enclosure (conc / fencing)	1.00	ea	\$2,500.00	ea	\$2,500.00				
	rmv light standards w/ conc base	5.00	ea	\$750.00	ea	\$3,750.00				
	rmv miscellaneous debris left behind	1.00	sum	\$10,000.00	sum	\$10,000.00		\$45,483.00	\$0.65	
02 82 11	ASBESTOS ABATEMENT									
	asbestos abatement demolished bldgs - allowance	1.00	sum	\$50,000.00	sum	\$50,000.00		\$50,000.00	\$0.71	
03 10 00	BUILDING CONCRETE FORMWORK									
	column footings	68.00	m2	\$120.00	m2	\$8,160.00				
	piers	28.00	m2	\$140.00	m2	\$3,920.00				
	foundation wall footings	190.00	m2	\$120.00	m2	\$22,800.00				
	foundation walls	796.00	m2	\$140.00	m2	\$111,440.00				
	slab on grade	60.00	m2	\$120.00	m2	\$7,200.00				
	slab on metal deck	0.00	m2	\$0.00	m2	\$0.00	n/a			
	walls above grade	2,575.00	m2	\$140.00	m2	\$360,500.00				
	loading docks	0.00	m2	\$0.00	m2	\$0.00	n/a			
	elevator pit	77.00	m2	\$160.00	m2	\$12,320.00				
	stairs & miscellaneous bases	0.00	m2	\$0.00	m2	\$0.00	n/a			
	roof screen piers, #22	12.00	m2	\$250.00	m2	\$3,000.00				
	housekeeping pads, #11	20.00	m2	\$250.00	m2	\$5,000.00				
	formwork equipment	3,826.00	m2	\$20.00	m2	\$76,520.00		\$610,860.00	\$8.68	
03 14 00	SET EMBEDDED ITEMS									
	anchor bolts	68.00	ea	\$20.00	ea	\$1,360.00				
	anchor bolts roof screen piers	64.00	ea	\$20.00	ea	\$1,280.00				
	loading dock pit frames	0.00	ea	\$500.00	ea	\$0.00				
	pit edge angle	0.00	m	\$35.00	m	\$0.00				
	miscellaneous items	1.00	sum	\$2,500.00	sum	\$2,500.00		\$5,140.00	\$0.07	
03 15 00	CONCRETE SUNDRIES									
	AIFB at slab edge	179.00	m	\$12.50	m	\$2,238.00				
	drill & grout anchors in slab edges	0.00	ea	\$18.00	ea	\$0.00				
	grout column base plates	17.00	ea	\$85.00	ea	\$1,445.00				
	grout column base plates, roof screen piers	16.00	ea	\$85.00	ea	\$1,360.00				
	water stop	0.00	m	\$28.00	m	\$0.00				
	miscellaneous concrete items	1.00	sum	\$5,000.00	sum	\$5,000.00		\$10,043.00	\$0.14	
03 20 00	REINFORCING STEEL									
	reinforcing steel -foundations	35.00	mt	\$2,750.00	mt	\$96,250.00				
	reinforcing steel -structural slabs	0.00	mt	\$0.00	mt	\$0.00	n/a			
	reinforcing steel - walls above grade	58.00	mt	\$2,750.00	mt	\$159,500.00				
	reinforcing steel - roof screen piers	1.00	mt	\$2,750.00	mt	\$2,750.00				
	loading dock pit slabs	0.00	mt	\$0.00	mt	\$0.00	n/a			
	mesh to slab on grade	1,229.00	m2	\$7.50	m2	\$9,218.00				
	mesh to slab on metal deck	0.00	m2	\$0.00	m2	\$0.00	n/a	\$267,718.00	\$3.80	

London Community Housing - Phase II					April 16th, 2025			
Reimagine Southdale - Class "A" Costing								
Section	Item	Quantity		\$/Unit	Totals	Remarks	Section Total	\$/SF
03 30 00	BUILDING CONCRETE PLACEMENT							
	column footings	68.00	m3	\$65.00	\$4,420.00			
	piers	6.00	m3	\$65.00	\$390.00			
	foundation wall footings	131.00	m3	\$65.00	\$8,515.00			
	foundation walls	97.00	m3	\$65.00	\$6,305.00			
	slab on grade	134.00	m3	\$65.00	\$8,710.00			
	structural slabs	0.00	m3	\$0.00	\$0.00	n/a		
	slab on metal deck	0.00	m3	\$0.00	\$0.00	n/a		
	walls above grade	322.00	m3	\$65.00	\$20,930.00			
	loading dock pits	0.00	m3	\$0.00	\$0.00	n/a		
	elevator pit	19.00	m3	\$65.00	\$1,235.00			
	stairs & miscellaneous bases	0.00	m3	\$0.00	\$0.00	n/a		
	roof screen piers, #22	2.00	m3	\$500.00	\$1,000.00			
	housekeeping pads, #11	4.00	m3	\$500.00	\$2,000.00			
	placement equipment	783.00	m3	\$40.00	\$31,320.00		\$84,825.00	\$1.20
03 33 00	CONCRETE SUPPLY							
	foundations	321.00	m3	\$184.00	\$59,064.00			
	slabs on grade & deck	134.00	m3	\$172.00	\$23,048.00			
	structural slabs	0.00	m3	\$0.00	\$0.00			
	walls above grade	322.00	m3	\$192.00	\$61,824.00			
	stairs & miscellaneous bases	0.00	m3	\$168.00	\$0.00			
	roof screen piers, #22	2.00	m3	\$500.00	\$1,000.00			
	housekeeping pads	4.00	m3	\$168.00	\$672.00			
	environmental charge	783.00	m3	\$6.00	\$4,698.00			
	fuel surcharge	783.00	m3	\$5.00	\$3,915.00			
	carbon fee	783.00	m3	\$2.50	\$1,958.00			
	winter heat	0.00	m3	\$20.00	\$0.00			
	superplasticizer	456.00	m3	\$15.00	\$6,840.00			
	waste	23.00	m3	\$300.00	\$6,900.00		\$169,919.00	\$2.41
03 35 00	CONCRETE FLOOR FINISHING							
	slab on grade	1,069.00	m2	\$15.00	\$16,035.00			
	slab on metal deck	0.00	m2	\$0.00	\$0.00	n/a		
	elevator pit slabs	21.00	m2	\$50.00	\$1,050.00			
	structural slabs	0.00	m2	\$0.00	\$0.00	n/a		
	loading dock pits	0.00	m2	\$0.00	\$0.00	n/a		
	pit slabs	0.00	m2	\$0.00	\$0.00	n/a		
	stairs & miscellaneous bases	0.00	m2	\$0.00	\$0.00	n/a		
	housekeeping pads, #11	30.00	m2	\$50.00	\$1,500.00			
	cure & seal	1,090.00	m2	\$1.90	\$2,071.00			
	sawcut & filler to slab on grade	535.00	m	\$12.00	\$6,420.00		\$27,076.00	\$0.38
03 41 00	PRECAST CONCRETE							
	hollow core slabs, 203mm	6,640.00	m2	\$200.00	\$1,328,000.00			
	50mm concrete toppings	6,640.00	m2	\$50.00	\$332,000.00			
	precast stairs w/ landings	196.00	trds	\$450.00	\$88,200.00		\$1,748,200.00	\$24.83
04 05 10	MASONRY							
	140mm concrete block walls	0.00	m2	\$0.00	\$0.00	n/a		
	190mm concrete block walls	0.00	m2	\$0.00	\$0.00	n/a		
	240mm concrete block walls	0.00	m2	\$0.00	\$0.00	n/a		
	brick veneer	1,630.00	m2	\$475.00	\$774,250.00			
	ferro thermal brackets	500.00	ea	\$75.00	\$37,500.00			
	setting of lintels #172	420.00	m	\$40.00	\$16,800.00			
	cavity wall insulation, 75mm rigid	1,630.00	m2	\$100.00	\$163,000.00			
	cavity wall air vapour barrier	1,630.00	m2	\$50.00	\$81,500.00		\$1,073,050.00	\$15.24
05 12 23	STRUCTURAL STEEL							
	steel framing	21.00	mt	\$6,500.00	\$136,500.00			
	design development	21.00	mt	\$250.00	\$5,250.00		\$141,750.00	\$2.01
05 31 00	STEEL DECKING							
	floor deck	0.00	m2	\$0.00	\$0.00	n/a		
	roof deck at PH	144.00	m2	\$75.00	\$10,800.00			
	roof upstands	0.00	m	\$0.00	\$0.00	n/a	\$10,800.00	\$0.15
05 50 00	MISCELLANEOUS METALS							
	bollards	0.00	ea	\$0.00	\$0.00	nic		
	pit edge angle	0.00	m	\$0.00	\$0.00	nic		
	toilet partition supports	0.00	ea	\$0.00	\$0.00	n/a		
	elevator pit ladder 2.9m long	1.00	ea	\$4,500.00	\$4,500.00			
	roof access ladder w/ cage, low roof to high roof, 4.2m long	1.00	ea	\$6,500.00	\$6,500.00			
	pan filled stairs	0.00	trds	\$0.00	\$0.00	see 034100		
	landings	198.00	m2	\$300.00	\$59,400.00			
	tactile strips at stairs 1.5m x 0.3m	14.00	ea	\$300.00	\$4,200.00			
	wall railings	93.00	m	\$225.00	\$20,925.00			
	guard railings	106.00	m	\$350.00	\$37,100.00			
	lobby bench steel framing	0.00	m	\$350.00	\$0.00			

London Community Housing - Phase II					April 16th, 2025			
Reimagine Southdale - Class "A" Costing								
Section	Item	Quantity		\$/Unit	Totals	Remarks	Section Total	\$/SF
	MISCELLANEOUS METALS CONTINUED:							
	roof screen framing	4,295.00	kg	\$15.00	\$64,425.00			
	roof overhangs (7m2) framing at north elevation, #3	750.00	kg	\$15.00	\$11,250.00			
	lintels at window <102x102x6.4, supply to brick layer	4,200.00	kg	\$5.00	\$21,000.00			
	miscellaneous items	6,544.00	m2	\$5.00	\$32,720.00		\$262,020.00	\$3.72
06 10 10	ROOF WOOD BLOCKING							
	2 x 6 roof blocking	762.00	m	\$14.00	\$10,668.00			
	3/4" plywood to roof	34.00	sht	\$156.00	\$5,304.00			
	64x140 T&G douglas fir to canopies	82.00	m2	\$450.00	\$36,900.00			
	64x140 T&G douglas fir to roof overhangs on north elev, #3	7.00	m2	\$750.00	\$5,250.00		\$58,122.00	\$0.83
06 10 11	INTERIOR WOOD BLOCKING							
	wood blocking	6,544.00	m2	\$4.00	\$26,176.00		\$26,176.00	\$0.37
06 18 19	TEMPORARY WORK							
	site security fencing	287.00	m	\$20.00	\$5,740.00			
	monthly rental	18.00	mth	\$1,350.00	\$24,300.00			
	weather tight enclosures	250.00	m2	\$125.00	\$31,250.00			
	temporary partitions	100.00	m2	\$75.00	\$7,500.00			
	temporary stair to roof -initial setup & dismantle	0.00	sum	\$0.00	\$0.00	n/a		
	temporary stair -monthly rental	0.00	mth	\$0.00	\$0.00	n/a		
	safety rails	1.00	sum	\$10,000.00	\$10,000.00		\$78,790.00	\$1.12
06 40 00	ARCHITECTURAL WOODWORK							
	lobby bench	0.00	m	\$0.00	\$0.00	n/a		
	lobby reception desks w/ glazing above	0.00	m	\$0.00	\$0.00	by ffe		
	lobby display cases	4.00	m	\$1,500.00	\$6,000.00			
	recessed plam display shelf 945w x 360h x 300dp at lobby	0.00	ea	\$900.00	\$0.00	n/a		
	recessed plam display shelf 930w x 500h x 300dp at lobby	0.00	ea	\$1,000.00	\$0.00	n/a		
	recessed plam display shelf 420w x 300h x 300dp at lobby	0.00	ea	\$650.00	\$0.00	n/a		
	recessed plam display shelf 325w x 1845h x 300dp at lobby	0.00	ea	\$3,000.00	\$0.00	n/a		
	upper / lower kitchen cabinets at community partner space	3.00	m	\$1,800.00	\$5,400.00			
	upper / lower kitchen cabinets at community centre	4.00	m	\$1,800.00	\$7,200.00			
	island at community centre	4.00	m	\$1,500.00	\$6,000.00			
	washroom vanities, #4	4.00	m	\$700.00	\$2,800.00			
	work table at computer lab	4.00	m	\$0.00	\$0.00	by ffe		
	closet rod w/ shelf above	2.00	m	\$180.00	\$360.00			
	upper / lower open shelving at copy supply room	6.00	m	\$1,200.00	\$7,200.00			
	upper / lower cabinets at council room	2.00	m	\$1,800.00	\$3,600.00			
	upper / lower kitchen cabinets at suites	334.00	m	\$1,800.00	\$601,200.00			
	washroom vanities at suites	61.00	m	\$550.00	\$33,550.00			
	washroom recessed medicine cabinets	83.00	ea	\$350.00	\$29,050.00			
	closet rod w/ shelf at suites	294.00	m	\$180.00	\$52,920.00			
	laundry room counter w/ cabinets below	10.00	m	\$1,000.00	\$10,000.00			
	frp panelling at mop sinks, #6	7.00	m2	\$450.00	\$3,150.00			
	plam wall finish at lobbies, #6	143.00	m2	\$250.00	\$35,750.00			
	plam wall finish at lobby display case, #1	16.00	m2	\$250.00	\$4,000.00			
	douglas fir plank soffit	76.00	m2	\$450.00	\$34,200.00		\$842,380.00	\$11.96
07 11 13	DAMPPROOFING							
	dampproofing to foundation walls	398.00	m2	\$45.00	\$17,910.00		\$17,910.00	\$0.25
07 16 19	CEMENTIOUS WATERPROOFING							
	elevator pits	2.00	ea	\$4,500.00	\$9,000.00		\$9,000.00	\$0.13
07 21 13	BUILDING INSULATION							
	rigid insulation, 50mm to u/s of slab on grade (1m at perim)	211.00	m2	\$50.00	\$10,550.00			
	rigid insulation, 50mm to perimeter foundation walls	211.00	m2	\$50.00	\$10,550.00		\$21,100.00	\$0.30
07 26 00	WATERPROOFING							
	waterproofing to foundation walls	0.00	m2	\$0.00	\$0.00	n/a	\$0.00	\$0.00
07 44 56	FIBER REINFORCED CEMENTIOUS PANELS							
	cement panels 'Niciha or EQUITONE'	529.00	m2	\$575.00	\$304,175.00			
	cement panels, penthouse 'Niciha or EQUITONE'	264.00	m2	\$575.00	\$151,800.00			
	cavity wall 75mm rigid insulation	793.00	m2	\$100.00	\$79,300.00			
	cavity wall air vapour barrier	793.00	m2	\$50.00	\$39,650.00			
	miscellaneous flashing	1.00	sum	\$2,500.00	\$2,500.00		\$577,425.00	\$8.20
07 46 13	METAL SIDING							
	metal siding "lux faux woodgrain"	224.00	m2	\$350.00	\$78,400.00			
	cavity wall 75mm rigid insulation	224.00	m2	\$100.00	\$22,400.00			
	cavity wall air vapour barrier	224.00	m2	\$50.00	\$11,200.00			
	louvers / screening (vicwest CL7040)	192.00	m2	\$450.00	\$86,400.00			
	decorative metal fascia	26.00	m2	\$475.00	\$12,350.00			
	soffit	0.00	m2	\$0.00	\$0.00	see 064000		
	miscellaneous flashings	1.00	sum	\$2,500.00	\$2,500.00		\$213,250.00	\$3.03

London Community Housing - Phase II				April 16th, 2025					
Reimagine Southdale - Class "A" Costing									
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total	\$/SF
07 53 24	MEMBRANE ROOFING								
	membrane roofing - 2ply mod bid w/ 2-75mm layers insul (R35)	1,051.00	m2	\$300.00	m2	\$315,300.00			
	canopy roofing - 2 ply mod bid	73.00	m2	\$300.00	m2	\$21,900.00			
	roof overhangs at north elevation, #3	7.00	m2	\$750.00	m2	\$5,250.00			
	e/o membrane wrapped up high parapets	123.00	m2	\$350.00	m2	\$43,050.00			
	roof pavers	0.00	m	\$0.00	m	\$0.00	nic	\$385,500.00	\$5.47
07 61 00	METAL FLASHING								
	parapet cap flashing	254.00	m	\$50.00	m	\$12,700.00			
	high-low roof flashing	67.00	m	\$50.00	m	\$3,350.00			
	inside face of raised parapets	76.00	m2	\$150.00	m2	\$11,400.00			
	miscellaneous flashings at openings	1.00	sum	\$2,500.00	sum	\$2,500.00		\$29,950.00	\$0.43
07 81 00	SPRAYED FIREPROOFING								
	sprayed fireproofing of exposed beams	6,544.00	m2	\$15.00	m2	\$98,160.00		\$98,160.00	\$1.39
07 84 00	FIRESTOPPING / SMOKE SEALS								
	firestopping	6,544.00	m2	\$3.00	m2	\$19,632.00		\$19,632.00	\$0.28
07 92 10	SEALANTS								
	sealants	6,544.00	m2	\$5.00	m2	\$32,720.00		\$32,720.00	\$0.46
08 11 14	HOLLOW METAL DOORS & FRAMES								
	single door frames	70.00	ea	\$215.00	ea	\$15,050.00			
	single frames for wood doors	394.00	ea	\$215.00	ea	\$84,710.00			
	double door frames	0.00	ea	\$0.00	ea	\$0.00	n/a		
	doors	70.00	ea	\$280.00	ea	\$19,600.00			
	windows or screens	0.00	ea	\$0.00	ea	\$0.00	n/a	\$119,360.00	\$1.70
08 11 15	INSTALL METAL DOORS & FRAMES								
	single door frames	464.00	ea	\$95.00	ea	\$44,080.00			
	double door frames	0.00	ea	\$0.00	ea	\$0.00	n/a		
	doors	70.00	ea	\$250.00	ea	\$17,500.00			
	windows or screens	0.00	ea	\$0.00	ea	\$0.00	n/a		
	handle doors, frames & screens	534.00	ea	\$75.00	ea	\$40,050.00		\$101,630.00	\$1.44
08 11 16	ALUMINUM WINDOWS & DOORS								
	aluminum entrances & storefronts, #3	30.00	m2	\$1,200.00	m2	\$36,000.00			
	doors to above	0.00	ea	\$0.00	ea	\$0.00	see 084413		
	vestibules	41.00	m2	\$1,000.00	m2	\$41,000.00			
	doors to above	8.00	ea	\$3,500.00	ea	\$28,000.00			
	automatic operators	8.00	ea	\$3,500.00	ea	\$28,000.00			
	interior aluminum partitions, #11	62.00	m2	\$1,000.00	m2	\$62,000.00		\$195,000.00	\$2.77
08 14 10	WOOD DOORS & FRAMES								
	single door frames	0.00	ea	\$0.00	ea	\$0.00	n/a		
	double door frames	0.00	ea	\$0.00	ea	\$0.00	n/a		
	hcwd suite entry doors 965x2050	57.00	ea	\$575.00	ea	\$32,775.00			
	hcwd suite bathroom doors 765x2050	71.00	ea	\$275.00	ea	\$19,525.00			
	hcwd suite bathroom doors BF 965x2050	17.00	ea	\$295.00	ea	\$5,015.00			
	hcwd suite bedrooms doors 865x2050	116.00	ea	\$285.00	ea	\$33,060.00			
	hcwd suite bedroom doors BF 965x2050	29.00	ea	\$295.00	ea	\$8,555.00			
	hcwd suite closet doors 765x2050	104.00	ea	\$275.00	ea	\$28,600.00			
	wood slider closet doors	0.00	ea	\$200.00	ea	\$0.00	n/a		
	windows or screens	0.00	ea	\$0.00	ea	\$0.00	n/a		
	install wood doors & frames	394.00	ea	\$250.00	ea	\$98,500.00		\$226,030.00	\$3.21
08 36 12	OVERHEAD DOORS								
	overhead doors	0.00	ea	\$0.00	ea	\$0.00	n/a	\$0.00	\$0.00
08 44 10	FIBREGLASS DOORS / WINDOWS								
	fibreglass storefront entry, #1	5.00	m2	\$1,500.00	m2	\$7,500.00			
	fibreglass exterior exit doors at suites	0.00	ea	\$3,500.00	ea	\$0.00	n/a		
	fibreglass windows (double glazed) w/ operable opngs, #168	495.00	m2	\$1,300.00	m2	\$643,500.00			
	fibreglass windows (double glazed) w/ no operable opngs, #83	27.00	m2	\$1,200.00	m2	\$32,400.00		\$683,400.00	\$9.71
08 44 13	CURTAIN WALL								
	curtain wall (double glazed)	400.00	m2	\$1,500.00	m2	\$600,000.00			
	doors to above	8.00	ea	\$3,500.00	ea	\$28,000.00			
	automatic operators	8.00	ea	\$3,500.00	ea	\$28,000.00		\$656,000.00	\$9.32
08 71 10	FINISH HARDWARE								
	hollow metal doors	70.00	ea	\$0.00	ea	\$0.00	see 012100		
	suite entry	57.00	ea	\$0.00	ea	\$0.00	see 012100		
	suite entry door electronic lock	57.00	ea	\$0.00	ea	\$0.00	see 012100		
	suite bathrooms	88.00	ea	\$0.00	ea	\$0.00	see 012100		
	suite bedrooms	145.00	ea	\$0.00	ea	\$0.00	see 012100		
	suite closets	104.00	ea	\$0.00	ea	\$0.00	see 012100	\$0.00	\$0.00
08 80 50	MISCELLANEOUS GLASS & GLAZING								
	misc glazing	6,544.00	m2	\$2.00	m2	\$13,088.00		\$13,088.00	\$0.19

London Community Housing - Phase II						April 16th, 2025			
Reimagine Southdale - Class "A" Costing									
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total	\$/SF
08 90 00	LOUVRES								
	architectural building louvres	0.00	m2	\$0.00	m2	\$0.00	see 074613		
	roof equipment screening louvres	0.00	m2	\$0.00	m2	\$0.00	see 074613	\$0.00	\$0.00
09 23 00	GYPSUM BOARD								
	exterior wall type w1/w1a - 13gb/152ss/150insul/16dg	3,599.00	m2	\$150.00	m2	\$539,850.00			
	partitions:								
	type p1 - 2-13gbx/92ss/insul/13gbx	282.00	m2	\$110.00	m2	\$31,020.00			
	type p1a - 2-13gbx/203ss/insul/13gbx	1,678.00	m2	\$180.00	m2	\$302,040.00			
	type p1b - 2-13gbx/152ss/insul/13gbx	53.00	m2	\$160.00	m2	\$8,480.00			
	type p3 - 13gb/92ss/13gb	4,815.00	m2	\$100.00	m2	\$481,500.00			
	type p3a - 13gb/152ss/13gb	329.00	m2	\$115.00	m2	\$37,835.00			
	type p3b - 13gb/203ss/13gb	48.00	m2	\$125.00	m2	\$6,000.00			
	type p4 - 13gb/41ss	1,164.00	m2	\$90.00	m2	\$104,760.00			
	type p4b - 13gb/152ss	122.00	m2	\$100.00	m2	\$12,200.00			
	type p4d - 13gbbar/laminated to conc	731.00	m2	\$100.00	m2	\$73,100.00			
	type p5 - 13gbx/92ss/insul/13gbx	248.00	m2	\$110.00	m2	\$27,280.00			
	type p5a - 13gbx/152ss/insul/13gbx	84.00	m2	\$120.00	m2	\$10,080.00			
	type p5b - 13gbx/203ss/insul/13gbx	361.00	m2	\$130.00	m2	\$46,930.00			
	type p5c - 2-13gbx/92ss/insul/2-13gb fire rated	62.00	m2	\$150.00	m2	\$9,300.00			
	type p6 - 25liner/64ss/16gbx (shaft)	209.00	m2	\$230.00	m2	\$48,070.00			
	type pw1 to pw3 - 13shtg/152ss/insul/13gb (parapets)	231.00	m2	\$150.00	m2	\$34,650.00			
	e/o for heavier gauge load bearing studs	8,865.00	m2	\$50.00	m2	\$443,250.00			
	cold formed joists at penthouse roof	144.00	m2	\$50.00	m2	\$7,200.00			
	drywall furred to masonry	0.00	m2	\$0.00	m2	\$0.00	n/a		
	drywall ceilings	1,913.00	m2	\$130.00	m2	\$248,690.00			
	drywall bulkheads	686.00	m2	\$150.00	m2	\$102,900.00			
	sprayed texture to u/s of hollow core at suites	2,442.00	m2	\$30.00	m2	\$73,260.00		\$2,648,395.00	\$37.61
09 30 13	CERAMIC TILE								
	ceramic tile flooring - common areas	174.00	m2	\$220.00	m2	\$38,280.00			
	ceramic tile flooring - common washrooms	17.00	m2	\$220.00	m2	\$3,740.00			
	ceramic tile to walls - common washrooms	73.00	m2	\$220.00	m2	\$16,060.00			
	ceramic tile to suite washrooms	239.00	m2	\$215.00	m2	\$51,385.00			
	ceramic tile to suite shower	325.00	m2	\$215.00	m2	\$69,875.00			
	ceramic tile to suite shower/tub walls	210.00	m2	\$215.00	m2	\$45,150.00			
	ceramic tile backsplash at common rooms, #3	3.00	m2	\$350.00	m2	\$1,050.00			
	ceramic tile backsplash at suite kitchens	0.00	m2	\$0.00	m2	\$0.00	nic		
	ceramic wall tile at lobbies, #6	22.00	m2	\$350.00	m2	\$7,700.00			
	tile base	794.00	m	\$50.00	m	\$39,700.00		\$272,940.00	\$3.88
09 51 13	ACOUSTIC CEILINGS								
	acoustic tile ceilings	852.00	m2	\$75.00	m2	\$63,900.00		\$63,900.00	\$0.91
09 65 19	RESILIENT FLOORING								
	luxury vinyl tile LVT	1,043.00	m2	\$85.00	m2	\$88,655.00			
	luxury vinyl tile LVT, suites	3,525.00	m2	\$85.00	m2	\$299,625.00			
	static disappative flooring	7.00	m2	\$300.00	m2	\$2,100.00			
	under floor sound mat - geniemat-RST	4,575.00	m2	\$25.00	m2	\$114,375.00			
	under wall sound mat at demising walls, geniemat-RST - 693m	208.00	m2	\$0.00	m2	\$0.00	nic		
	rubber base	5,425.00	m	\$15.00	m	\$81,375.00		\$586,130.00	\$8.32
09 67 00	FLUID APPLIED FLOORING								
	concrete sealer	624.00	m2	\$18.00	m2	\$11,232.00			
	fluid applied waterproofing inside elevator pit	41.00	m2	\$90.00	m2	\$3,690.00			
	rubber base	581.00	m	\$15.00	m	\$8,715.00		\$23,637.00	\$0.34
09 91 00	PAINTING								
	masonry partitions	0.00	m2	\$0.00	m2	\$0.00			
	drywall partitions	23,971.00	m2	\$13.00	m2	\$311,623.00			
	drywall ceilings	2,599.00	m2	\$15.00	m2	\$38,985.00			
	exposed structure ceilings	2,903.00	m2	\$20.00	m2	\$58,060.00			
	hollow metal doors, frames & screens	534.00	ea	\$95.00	ea	\$50,730.00			
	bollards	0.00	ea	\$0.00	ea	\$0.00			
	miscellaneous items	1.00	sum	\$10,000.00	sum	\$10,000.00		\$469,398.00	\$6.67
10 11 13	CHALK, TACK & WHITE BOARDS								
	white board / screens at community rooms	2.00	ea	\$450.00	ea	\$900.00		\$900.00	\$0.01
10 13 00	DIRECTORIES								
	lobby directory	0.00	ea	\$0.00	ea	\$0.00	nic	\$0.00	\$0.00
10 21 13	TOILET COMPARTMENTS								
	toilet partitions	0.00	ea	\$0.00	ea	\$0.00	n/a		
	urinal screens	0.00	ea	\$0.00	ea	\$0.00	n/a	\$0.00	\$0.00
10 22 13	WIRE MESH PARTITIONS								
	wire mesh partition at storage room	3.00	m	\$350.00	m	\$1,050.00			
	wire mesh partition at garbage / recycle room	7.00	m	\$350.00	m	\$2,450.00		\$3,500.00	\$0.05

London Community Housing - Phase II					April 16th, 2025			
Reimagine Southdale - Class "A" Costing								
Section	Item	Quantity		\$/Unit	Totals	Remarks	Section Total	\$/SF
10 26 13	WALL & CORNER GUARDS							
	corner guards at ground	25.00	ea	\$350.00	\$8,750.00		\$8,750.00	\$0.12
10 28 00	WASHROOM ACCESSORIES							
	toilet paper dispensers	4.00	ea	\$75.00	\$300.00			
	toilet paper dispensers - suites	90.00	ea	\$40.00	\$3,600.00			
	sanitary napkin disposal	3.00	ea	\$55.00	\$165.00			
	soap dispensers	3.00	ea	\$65.00	\$195.00			
	mirrors	3.00	ea	\$150.00	\$450.00			
	mirrors - suites	90.00	ea	\$75.00	\$6,750.00			
	paper towel dispensers	3.00	ea	\$250.00	\$750.00			
	grab bars	4.00	ea	\$75.00	\$300.00			
	grab bars - suites	43.00	ea	\$75.00	\$3,225.00			
	hand dryers	3.00	ea	\$750.00	\$2,250.00			
	shower curtain & rod - suites	31.00	ea	\$75.00	\$2,325.00			
	towel bar - suites	90.00	ea	\$45.00	\$4,050.00			
	coat hooks	0.00	ea	\$0.00	\$0.00	n/a		
	convenience shelf	0.00	ea	\$0.00	\$0.00	n/a		
	shower seat- suites	11.00	ea	\$250.00	\$2,750.00			
	first aid table	0.00	ea	\$500.00	\$0.00			
	baby change table	2.00	ea	\$1,500.00	\$3,000.00			
	adult change table	0.00	ea	\$0.00	\$0.00	n/a		
	install washroom accessories	380.00	ea	\$75.00	\$28,500.00		\$58,610.00	\$0.83
10 30 00	FIREPLACES							
	fireplace	0.00	ea	\$0.00	\$0.00	nic	\$0.00	\$0.00
10 43 00	EXTERIOR SIGNAGE							
	exterior signage	0.00	sum	\$0.00	\$0.00	see 012100	\$0.00	\$0.00
10 44 00	INTERIOR SIGNAGE							
	interior signage	0.00	sum	\$0.00	\$0.00	see 012100	\$0.00	\$0.00
10 55 00	POSTAL EQUIPMENT:							
	mail boxes, 55 to 60 slots	60.00	ea	\$250.00	\$15,000.00		\$15,000.00	\$0.21
10 51 13	LOCKERS							
	lockers	0.00	ea	\$0.00	\$0.00	n/a		
	bike storage lockers/hangers	54.00	ea	\$250.00	\$13,500.00		\$13,500.00	\$0.19
10 56 13	STORAGE SHELVING							
	janitors room shelving	0.00	ea	\$0.00	\$0.00	nic	\$0.00	\$0.00
10 75 00	FLAGPOLES							
	flagpole c/w base	0.00	ea	\$0.00	\$0.00	nic	\$0.00	\$0.00
11 12 00	PARKING CONTROL EQUIPMENT							
	parking control equipment	0.00	ea	\$0.00	\$0.00	nic		
	spare cards	0.00	ea	\$0.00	\$0.00	nic	\$0.00	\$0.00
11 13 00	LOADING DOCK EQUIPMENT:							
	loading dock c/w bumpers	0.00	ea	\$0.00	\$0.00	n/a		
	seals / shelters	0.00	ea	\$0.00	\$0.00	n/a		
	trailer restraints	0.00	ea	\$0.00	\$0.00	n/a	\$0.00	\$0.00
11 21 73	COMMERCIAL LAUNDRY EQUIPMENT:							
	washers	10.00	ea	\$0.00	\$0.00	nic		
	dryers	10.00	ea	\$0.00	\$0.00	nic		
	unload, uncrate, install	20.00	ea	\$0.00	\$0.00	nic	\$0.00	\$0.00
11 30 13	APPLIANCES:							
	refrigerator	53.00	ea	\$0.00	\$0.00	nic		
	range	53.00	ea	\$0.00	\$0.00	nic		
	dishwasher	53.00	ea	\$0.00	\$0.00	nic		
	microwave	0.00	ea	\$0.00	\$0.00	nic		
	unload, uncrate, set in place & hook-up	159.00	ea	\$0.00	\$0.00	nic	\$0.00	\$0.00
11 81 23	WINDOW WASHING EQUIPMENT							
	roof anchors	0.00	ea	\$0.00	\$0.00	n/a		
	swing stage c/w anchors	0.00	ea	\$0.00	\$0.00	n/a	\$0.00	\$0.00
11 82 26	WASTE HANDLING EQUIPMENT							
	compactors	0.00	ea	\$0.00	\$0.00	nic	\$0.00	\$0.00
12 21 00	WINDOW TREATMENT							
	window treatment to common areas	0.00	m2	\$0.00	\$0.00	nic		
	window treatment to suites	0.00	m2	\$0.00	\$0.00	nic	\$0.00	\$0.00
12 48 00	FOOT GRILLES							
	foot grilles, #3	26.00	m2	\$2,200.00	\$57,200.00		\$57,200.00	\$0.81

London Community Housing - Phase II				April 16th, 2025					
Reimagine Southdale - Class "A" Costing									
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total	\$/SF
12 50 00	FURNITURE, FIXTURES & EQUIPMENT								
	furniture, fixtures & equipment	0.00	sum	\$0.00	sum	\$0.00	nic	\$0.00	\$0.00
14 20 00	ELEVATORS								
	passenger, 6 stops x 2	2.00	ea	\$180,000.00	ea	\$360,000.00		\$360,000.00	\$5.11
14 91 33	GARBAGE CHUTE:								
	garbage chute	14.40	m	\$1,200.00	m	\$17,280.00			
	tri-sorter	0.00	ea	\$0.00	ea	\$0.00	nic		
	compactors	2.00	ea	\$20,000.00	ea	\$40,000.00		\$57,280.00	\$0.81
21 13 13	FIRE PROTECTION								
	fire protection	6,544.00	m2	\$58.12	m2	\$380,325.00		\$380,325.00	\$5.40
23 05 00	MECHANICAL								
	fixtures	6,544.00	m2	\$64.06	m2	\$419,200.00			
	domestic water	6,544.00	m2	\$63.68	m2	\$416,695.00			
	sanitary waste & vents	6,544.00	m2	\$52.65	m2	\$344,525.00			
	storm drains	6,544.00	m2	\$7.77	m2	\$50,825.00			
	natural gas	6,544.00	m2	\$3.23	m2	\$21,125.00			
	heating & cooling	6,544.00	m2	\$200.33	m2	\$1,310,950.00			
	air distribution equipment	6,544.00	m2	\$13.05	m2	\$85,400.00			
	air distribution ductwork	6,544.00	m2	\$50.41	m2	\$329,858.00			
	balancing & commissioning	6,544.00	m2	\$6.11	m2	\$40,000.00			
	miscellaneous	6,544.00	m2	\$3.35	m2	\$21,900.00			
	controls	6,544.00	m2	\$33.79	m2	\$221,100.00		\$3,261,578.00	\$46.32
26 05 01	ELECTRICAL								
	service & distribution	6,544.00	m2	\$93.83	m2	\$614,000.00			
	generator	6,544.00	m2	\$45.84	m2	\$300,000.00			
	lighting, devices & heating	6,544.00	m2	\$78.50	m2	\$513,715.00			
	power outlets, devices & connections	6,544.00	m2	\$103.48	m2	\$677,180.00			
	mechanical equipment connection	6,544.00	m2	\$17.80	m2	\$116,475.00			
	fire alarm	6,544.00	m2	\$59.02	m2	\$386,255.00			
	communications	6,544.00	m2	\$7.79	m2	\$51,000.00			
	access control	6,544.00	m2	\$64.11	m2	\$419,540.00		\$3,078,165.00	\$43.72
31 11 00	CLEAR & GRUB								
	clear & grub site	1.00	sum	\$1,500.00	sum	\$1,500.00			
	tree removal	35.00	ea	\$350.00	ea	\$12,250.00		\$13,750.00	\$0.20
31 14 13	SITE EXCAVATION								
	strip topsoil	396.00	m3	\$30.00	m3	\$11,880.00			
	cut site to new contours	647.00	m3	\$20.00	m3	\$12,940.00			
	disposal off site	1,043.00	m3	\$15.00	m3	\$15,645.00			
	<i>new gardens & sidewalks at extg townhomes:</i>								
	excavate to subbase (small machine / hand)	0.00	m3	\$0.00	m3	\$0.00	n/a		
	disposal off site	0.00	m3	\$0.00	m3	\$0.00	n/a		
	cut swales	40.00	hrs	\$250.00	hrs	\$10,000.00			
	tree protection w/ hoarding	115.00	m	\$150.00	m	\$17,250.00			
	storm water control	1.00	sum	\$7,500.00	sum	\$7,500.00			
	site silt fencing	287.00	m	\$15.00	m	\$4,305.00			
	regrade site	2,307.00	m2	\$3.50	m2	\$8,075.00		\$87,595.00	\$1.24
31 14 13	SITE BACKFILL								
	backfill to existing basements	4,965.00	mton	\$25.00	mton	\$124,125.00			
	raise grade at u/s paved surfaces	0.00	mt	\$0.00	mt	\$0.00	n/a	\$124,125.00	\$1.76
31 23 10	BUILDING EXCAVATION								
	column footings	1,020.00	m3	\$45.00	m3	\$45,900.00			
	foundation walls	485.00	m3	\$45.00	m3	\$21,825.00			
	loading dock pits	0.00	m3	\$0.00	m3	\$0.00	n/a		
	elevator pit	75.00	m3	\$45.00	m3	\$3,375.00			
	hand excavation	40.00	hrs	\$75.00	hrs	\$3,000.00			
	fence protection at excavations	1.00	sum	\$1,000.00	sum	\$1,000.00			
	disposal off site	1,580.00	m3	\$15.00	m3	\$23,700.00		\$98,800.00	\$1.40
31 23 10	BUILDING BACKFILL								
	column footings	2,244.00	mt	\$28.00	mt	\$62,832.00			
	foundation walls -granular 'B'	1,067.00	mt	\$28.00	mt	\$29,876.00			
	foundation walls -site material	0.00	mt	\$0.00	mt	\$0.00	n/a		
	elevator pits	165.00	mt	\$28.00	mt	\$4,620.00			
	pits	0.00	mt	\$0.00	mt	\$0.00	n/a		
	raise grade to u/s slab on grade	0.00	mt	\$0.00	mt	\$0.00	n/a		
	A' to u/s slab on grade	470.00	mt	\$32.00	mt	\$15,040.00		\$112,368.00	\$1.60
31 23 19	DEWATERING								
	dewatering	2.00	mth	\$2,500.00	mth	\$5,000.00			
	wellpoint system	0.00	mth	\$0.00	mth	\$0.00	n/a	\$5,000.00	\$0.07

London Community Housing - Phase II					April 16th, 2025			
Reimagine Southdale - Class "A" Costing								
Section	Item	Quantity		\$/Unit	Totals	Remarks	Section Total	\$/SF
31 41 00	SHORING							
	shoring	0.00	m2	\$0.00	\$0.00	n/a		
	mobilization	0.00	sum	\$0.00	\$0.00	n/a	\$0.00	\$0.00
31 66 15	HELICAL PILES:							
	helical piles	0.00	ea	\$0.00	\$0.00	n/a		
	mobilization	0.00	sum	\$0.00	\$0.00	n/a	\$0.00	\$0.00
32 12 16	ASPHALT PAVING							
	light duty asphalt pavement	1,258.00	m2	\$48.00	\$60,384.00			
	light duty asphalt pavement - multi-use court	624.00	m2	\$48.00	\$29,952.00			
	heavy duty asphalt pavement	1,258.00	m2	\$55.00	\$69,190.00			
	excavation to pavement	1,127.00	m3	\$45.00	\$50,715.00			
	disposal of excavated material	1,127.00	m3	\$15.00	\$16,905.00		\$227,146.00	\$3.23
32 13 13	CONCRETE PAVEMENT							
	concrete pavement	0.00	m2	\$0.00	\$0.00	n/a		
	granular 'A' to u/s concrete pavement	0.00	mt	\$0.00	\$0.00	n/a	\$0.00	\$0.00
32 16 13	CONCRETE CURBS							
	concrete curbs	346.00	m	\$100.00	\$34,600.00		\$34,600.00	\$0.49
32 16 23	CONCRETE SIDEWALKS							
	concrete sidewalks, 150mm	747.00	m2	\$90.00	\$67,230.00			
	granular A, 150mm	247.00	mton	\$40.00	\$9,880.00			
	filter fabric	784.00	m2	\$15.00	\$11,760.00			
	excavation to sub base	224.00	m3	\$45.00	\$10,080.00			
	disposal of excavated material	224.00	m3	\$25.00	\$5,600.00		\$104,550.00	\$1.48
32 16 25	CONCRETE SIDEWALKS AT EXTG TOWNHOMES							
	concrete sidewalks, #80	0.00	m2	\$0.00	\$0.00	n/a		
	granular A, 150mm	0.00	mton	\$0.00	\$0.00	n/a		
	filter fabric	0.00	m2	\$0.00	\$0.00	n/a		
	excavation to sub base	0.00	m3	\$0.00	\$0.00	n/a		
	disposal of excavated material	0.00	m3	\$0.00	\$0.00	n/a	\$0.00	\$0.00
32 14 00	UNIT PAVING:							
	unit pavers, 60mm w/ sand bed	81.00	m2	\$265.00	\$21,465.00			
	granular A, 150mm	27.00	mton	\$40.00	\$1,080.00			
	granular B, 150mm	27.00	mton	\$35.00	\$945.00			
	filter fabric	68.00	m2	\$15.00	\$1,020.00			
	excavation to sub base	30.00	m3	\$45.00	\$1,350.00			
	disposal of excavated material	30.00	m3	\$25.00	\$750.00		\$26,610.00	\$0.38
32 31 13	FENCING & GATES							
	ornamental fencing 1.8m	0.00	m	\$0.00	\$0.00	n/a		
	ornamental gate	0.00	ea	\$0.00	\$0.00	n/a		
	solana custom aluminum privacy screen, #2	0.00	m	\$0.00	\$0.00	n/a		
	new wood fencing at existing townhomes	0.00	m	\$0.00	\$0.00	n/a		
	chainlink fencing 1.8m high	103.00	m	\$150.00	\$15,450.00		\$15,450.00	\$0.22
32 32 34	RETAINING WALLS							
	retaining walls	0.00	m2	\$0.00	\$0.00	n/a	\$0.00	\$0.00
32 37 00	SITE FURNISHINGS							
	bike racks	6.00	ea	\$850.00	\$5,100.00			
	waste receptacles	1.00	ea	\$2,500.00	\$2,500.00			
	table & chair set	0.00	ea	\$0.00	\$0.00	n/a		
	pre-fabricated bench (4m)	2.00	ea	\$4,500.00	\$9,000.00		\$16,600.00	\$0.24
32 80 00	IRRIGATION SYSTEMS							
	underground lawn/landscaping irrigation	0.00	sum	\$0.00	\$0.00	nic	\$0.00	\$0.00
32 92 20	LANDSCAPING STRUCTURES							
	garden wall:							
	..cip wall footing 950 w x 350 high (form)	14.00	m2	\$300.00	\$4,200.00			
	..cip wall footing 950w x 350 high (supply & place)	7.00	m3	\$300.00	\$2,100.00			
	..cip wall 340 w x 2000 high (form)	76.00	m2	\$300.00	\$22,800.00			
	..cip wall 340 w x 2000 high (supply & place)	13.00	m3	\$300.00	\$3,900.00			
	..excavation to above	63.00	m3	\$150.00	\$9,450.00			
	..backfill to above	139.00	mton	\$40.00	\$5,560.00			
	..brick cladding on conc wall above	31.00	m2	\$250.00	\$7,750.00			
	..precast coping on top of wall, 450mm wide	19.00	m	\$300.00	\$5,700.00			
	..wood bench fastened to wall	10.00	m	\$250.00	\$2,500.00			
	shade structure (pergola):							
	..footings 340 dia. x 1.2m deep	14.00	ea	\$750.00	\$10,500.00			
	..cip wall 250 w x 800 high (form)	26.00	m2	\$300.00	\$7,800.00			
	..cip wall 250 w x 800 high (supply & place)	3.00	m3	\$300.00	\$900.00			
	..excavation to above	68.00	m3	\$150.00	\$10,200.00			
	..backfill to above	150.00	mton	\$28.00	\$4,200.00			

London Community Housing - Phase II					April 16th, 2025			
Reimagine Southdale - Class "A" Costing								
Section	Item	Quantity		\$/Unit	Totals	Remarks	Section Total	\$/SF
	LANDSCAPING STRUCTURES CONTINUED:							
	..brick cladding on conc wall above	57.00	m2	\$250.00	m2	\$14,250.00		
	..precast coping on top of wall, 450mm wide	17.00	m	\$300.00	m	\$5,100.00		
	..wood bench fastened to wall	0.00	m	\$0.00	m	\$0.00	n/a	
	..hss 150x100 columns galv, 5.3m high +/-	14.00	ea	\$2,500.00	ea	\$35,000.00		
	..25x150 ipe cladding to hss columns	341.00	m	\$85.00	m	\$28,985.00		
	..50x250 ipe beams (either size of columns), #8	53.00	m	\$410.00	m	\$21,730.00		
	..50x250 ipe purlins, #17	144.00	m	\$410.00	m	\$59,040.00		
	..50x50 ipe runners, #26	172.00	m	\$80.00	m	\$13,760.00		
	..custom aluminum sign (triangle shaped) - allowance	1.00	sum	\$10,000.00	sum	\$10,000.00		\$285,425.00
32 92 23	LANDSCAPING							
	import topsoil	0.00	m3	\$0.00	m3	\$0.00	n/a	
	seed disturbed areas	0.00	m2	\$0.00	m2	\$0.00	n/a	
	import topsoil	369.00	m3	\$65.00	m3	\$23,985.00		
	sod	2,142.00	m2	\$8.00	m2	\$17,136.00		
	import topsoil	47.00	m3	\$65.00	m3	\$3,055.00		
	garden mulch	271.00	m2	\$8.00	m2	\$2,168.00		
	import topsoil at existing townhomes	0.00	m3	\$65.00	m3	\$0.00	n/a	
	garden mulch at existing townhomes	0.00	m2	\$0.00	m2	\$0.00	n/a	
	metal planter (no details) - allowance	5.00	m	\$1,500.00	m	\$7,500.00		
	seed / sod restoration at extg townhomes	0.00	ea	\$0.00	ea	\$0.00	n/a	
	riverstone bed:							
	..aggregate 50 to 100 dia.	58.00	m2	\$150.00	m2	\$8,700.00		
	..filter fabric	6.00	m2	\$15.00	m2	\$90.00		
	..topsoil, 450mm	2.00	mton	\$40.00	mton	\$80.00		
	..excavate to subbase	32.00	m3	\$150.00	m3	\$4,800.00		
	..disposal of excavated material	32.00	m3	\$25.00	m3	\$800.00		
	trees	236.00	ea	\$675.00	ea	\$159,300.00		
	shrubs	150.00	ea	\$45.00	ea	\$6,750.00		
	shrubs at existing townhomes	0.00	ea	\$0.00	ea	\$0.00	n/a	
	perennial / ground cover	118.00	ea	\$35.00	ea	\$4,130.00		\$238,494.00 \$3.39
33 44 00	MECHANICAL SITE SERVICES							
	rmv u/g storm	0.00	m	\$0.00	m	\$0.00	n/a	
	rmv catchbasin	0.00	ea	\$0.00	ea	\$0.00	n/a	
	rmv fire hydrant	1.00	ea	\$3,500.00	ea	\$3,500.00		
	disconnect, cap existing sanitary connections	3.00	ea	\$1,500.00	ea	\$4,500.00		
	disconnect, cap existing gas meter connections	3.00	ea	\$1,500.00	ea	\$4,500.00		
	disconnect, cap existing domestic water line connections	3.00	ea	\$1,500.00	ea	\$4,500.00		
	150mm fire main	6.00	m	\$325.00	m	\$1,950.00		
	200mm fire main	15.00	m	\$350.00	m	\$5,250.00		
	cut into extg WM, tie into extg	1.00	sum	\$2,500.00	sum	\$2,500.00		
	fire hydrants	2.00	ea	\$7,500.00	ea	\$15,000.00		
	domestic watermain	0.00	m	\$0.00	m	\$0.00	n/a	
	150mm storm	0.00	m	\$0.00	m	\$0.00	n/a	
	250mm storm	20.00	m	\$275.00	m	\$5,500.00		
	300mm storm	9.00	m	\$375.00	m	\$3,375.00		
	375mm storm	64.00	m	\$450.00	m	\$28,800.00		
	450mm storm	29.00	m	\$525.00	m	\$15,225.00		
	cut into extg MH, tie into extg	1.00	sum	\$2,500.00	sum	\$2,500.00		
	storm MH 1200 dia.	1.00	ea	\$10,000.00	ea	\$10,000.00		
	stormceptor ADS FD 4HC (OGS)	0.00	ea	\$0.00	ea	\$0.00	n/a	
	catchbasins	1.00	ea	\$3,500.00	ea	\$3,500.00		
	double catchbasin manhole	1.00	ea	\$15,000.00	ea	\$15,000.00		
	150mm sanitary	0.00	m	\$0.00	m	\$0.00	n/a	
	200mm sanitary	53.00	m	\$350.00	m	\$18,550.00		
	sanitary manholes	1.00	ea	\$10,000.00	ea	\$10,000.00		
	street connections from property line	0.00	ea	\$0.00	ea	\$0.00	see 012100	
	dewatering	1.00	sum	\$5,000.00	sum	\$5,000.00		
	soak away pits:							
	..excavation	953.00	m3	\$15.00	m3	\$14,295.00		
	..disposal of excavated mat'l	721.00	m3	\$15.00	m3	\$10,815.00		
	..filter fabric	713.00	m2	\$15.00	m2	\$10,695.00		
	..backfill w/ clear stone	2,097.00	mton	\$40.00	mton	\$83,880.00		\$278,835.00 \$3.96
33 46 20	FOUNDATION DRAINAGE							
	underslab weeping tile system	0.00	m	\$0.00	m	\$0.00	n/a	
	perimeter foundation drainage	176.00	m	\$45.00	m	\$7,920.00		\$7,920.00 \$0.11
33 71 75	ELECTRICAL SITE SERVICES							
	hydro service fees	0.00	sum	\$0.00	sum	\$0.00	see 012100	
	primary u/g ductbank	35.00	m	\$250.00	m	\$8,750.00		
	primary cabling	35.00	m	\$0.00	m	\$0.00	by Hydro	
	transformer	0.00	sum	\$0.00	sum	\$0.00	by Hydro	
	transformer pad	9.00	m2	\$125.00	m2	\$1,125.00		
	transformer pad bollards	4.00	ea	\$850.00	ea	\$3,400.00		
	secondary u/g ductbank	40.00	m	\$250.00	m	\$10,000.00		
	secondary cabling	40.00	m	\$150.00	m	\$6,000.00		
	communications	50.00	m	\$150.00	m	\$7,500.00		

London Community Housing - Phase II		January 15th, 2025 Rev.2	
Reimagine Southdale - Class "B" Costing			
Project Summary:		Estimate Total	\$/SF
Trade Summary		\$19,209,658.00	\$258.88
Trade Summary Site Works		\$1,537,230.00	\$20.72
		\$20,746,888.00	\$279.60
Subtotal			
Contractor General Conditions & Fee		12.50%	\$2,593,361.00 \$34.95
Winter Heat & Protection		1.25%	\$259,336.00 \$3.50
Subtotal		\$23,599,585.00	\$318.05
Design Contingency		5.00%	\$1,179,979.00 \$15.90
Escalation (Tender February 2025)		3.00%	\$707,988.00 \$9.54
Cash Allowances			\$265,000.00 \$3.57
GC's Mark Up on Cash Allowances		3.00%	\$7,950.00 \$0.11
BUDGET TOTAL		\$25,760,502.00	\$347.17 /sf
Soft Costs:			
1) Professional Fees		\$1,141,000.00	
2) Site Costs		\$90,662.00	
3) Legal		\$708,500.00	
4) Financing		\$51,482.00	
5) Fees & Permits		\$1,270,412.00	
6) Insurance & Wrap Up Liability		\$30,000.00	
Soft Cost Sub Total:		\$3,292,056.00	
Contingency		\$326,206.00	
		\$3,618,262.00	
Other Costs:			
1) Site Service Contingency		\$175,167.00	
2) Hydro Connection Fee		\$174,900.00	
3) Site Remediation		\$30,000.00	
4) Appliances		\$175,250.00	
5) Furniture & Equipment		\$125,000.00	
6) Cameras & Equipment		\$30,000.00	
7) Owner's Construction Contingency		\$1,190,220.00	
		\$1,900,537.00	
REVISED BUDGET TOTAL W/ SOFT COSTS		\$31,279,301.00	\$421.54 /sf
		+HST	
NOT INCLUDED:			
-HST			
-design fees			
-pricing / trade contingencies			
-inspection & testing allowance			
-all items noted NIC			
-any item not included above			
-additional soil borings			
-special foundations (piles, caissons)			
-removal or replacement of contaminated soils			
-development, education, park fees or levies			
-site plan approval / building permit fees / costs			
-premium for 60 to 90 day tender validity periods			
NOTE:			
This cost estimate is based on current market pricing. The current marketplace is continuing to experience significant price increases on a variety of materials on a monthly basis. The contingency included in this estimate is for the building unknowns and not meant as a contingency to cover the fluctuating market conditions.			

[illegible]

London Community Housing - Phase II Reimagine Southdale - Class "B" Costing				October 30th, 2024					
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total	\$/SF
01 21 00	ALLOWANCES:								
	inspection & testing	1.00	sum	\$50,000.00	sum	\$50,000.00			
	exterior signage	1.00	sum	\$25,000.00	sum	\$25,000.00			
	interior signage	1.00	sum	\$5,000.00	sum	\$5,000.00			
	security system	1.00	sum	\$60,000.00	sum	\$60,000.00			
	utility connections	1.00	sum	\$100,000.00	sum	\$100,000.00			
	telecom cabling	1.00	sum	\$25,000.00	sum	\$25,000.00			
	townhouse eave, fascia, soffit repairs	0.00	sum	\$0.00	sum	\$0.00	n/a		
	move to front page	-1.00	sum	\$265,000.00	sum	-\$265,000.00		\$0.00	\$0.00
02 41 16	BUILDING DEMOLITION								
	rmv existing two (2) storey townhouse (2.5 ea)	1,200.00	m2	\$30.00	m2	\$36,000.00			
	rmv miscellaneous debris left inside units	1,200.00	m2	\$4.00	m2	\$4,800.00			
	rmv existing one (1) storey storage bldg (1 ea)	0.00	m2	\$0.00	m2	\$0.00	n/a		
	rmv existing foundation walls	346.00	m	\$50.00	m	\$17,300.00			
	rmv existing basement slabs	1,200.00	m2	\$8.00	m2	\$9,600.00			
	concrete debris disposal bins 20 cyd	10.00	ea	\$850.00	ea	\$8,500.00			
	mixed debris disposal bins 40 cyd	30.00	ea	\$850.00	ea	\$25,500.00		\$101,700.00	\$1.37
02 41 23	SITE DEMOLITION & REMOVALS:								
	rmv asphalt parking lots	2,004.00	m2	\$4.50	m2	\$9,018.00			
	rmv asphalt paved sidewalks	611.00	m2	\$5.00	m2	\$3,055.00			
	rmv asphalt paved basket ball court	521.00	m2	\$5.00	m2	\$2,605.00			
	rmv conc curbs	290.00	m	\$15.00	m	\$4,350.00			
	rmv conc sidewalks	0.00	m2	\$15.00	m2	\$0.00			
	rmv conc/asphalt sidewalks at extg townhomes, #80	0.00	m2	\$25.00	m2	\$0.00			
	rmv chainlink fencing 4'	309.00	m	\$12.00	m	\$3,708.00			
	rmv wood barrier fencing 6'	82.00	m	\$10.00	m	\$820.00			
	rmv metal fencing 2' pipe	0.00	m	\$20.00	m	\$0.00			
	rmv garbage enclosure (conc / fencing)	1.00	ea	\$2,500.00	ea	\$2,500.00			
	rmv light standards w/ conc base	7.00	ea	\$750.00	ea	\$5,250.00			
	rmv miscellaneous debris left behind	1.00	sum	\$10,000.00	sum	\$10,000.00		\$41,306.00	\$0.56
02 82 11	ASBESTOS ABATEMENT								
	asbestos abatement demolished bldgs - allowance	1.00	sum	\$50,000.00	sum	\$50,000.00		\$50,000.00	\$0.67
03 10 00	BUILDING CONCRETE FORMWORK								
	column footings	73.00	m2	\$120.00	m2	\$8,760.00			
	piers	48.00	m2	\$140.00	m2	\$6,720.00			
	foundation wall footings	170.00	m2	\$120.00	m2	\$20,400.00			
	foundation walls	561.00	m2	\$140.00	m2	\$78,540.00			
	slab on grade	54.00	m2	\$120.00	m2	\$6,480.00			
	slab on metal deck	0.00	m2	\$0.00	m2	\$0.00	n/a		
	walls above grade	2,748.00	m2	\$140.00	m2	\$384,720.00			
	loading docks	0.00	m2	\$0.00	m2	\$0.00	n/a		
	elevator pit	77.00	m2	\$160.00	m2	\$12,320.00			
	stairs & miscellaneous bases	43.00	m2	\$160.00	m2	\$6,880.00			
	roof screen piers, #22	16.00	m2	\$250.00	m2	\$4,000.00			
	housekeeping pads, #5	13.00	m2	\$250.00	m2	\$3,250.00			
	formwork equipment	3,803.00	m2	\$20.00	m2	\$76,060.00		\$608,130.00	\$8.20
03 14 00	SET EMBEDDED ITEMS								
	anchor bolts	100.00	ea	\$18.00	ea	\$1,800.00			
	anchor bolts roof screen piers	88.00	ea	\$18.00	ea	\$1,584.00			
	loading dock pit frames	0.00	ea	\$500.00	ea	\$0.00			
	pit edge angle	0.00	m	\$35.00	m	\$0.00			
	miscellaneous items	1.00	sum	\$2,500.00	sum	\$2,500.00		\$5,884.00	\$0.08
03 15 00	CONCRETE SUNDRIES								
	AIFB at slab edge	179.00	m	\$12.50	m	\$2,238.00			
	drill & grout anchors in slab edges	0.00	ea	\$18.00	ea	\$0.00			
	grout column base plates	25.00	ea	\$85.00	ea	\$2,125.00			
	grout column base plates, roof screen piers	22.00	ea	\$85.00	ea	\$1,870.00			
	water stop	0.00	m	\$28.00	m	\$0.00			
	miscellaneous concrete items	1.00	sum	\$5,000.00	sum	\$5,000.00		\$11,233.00	\$0.15
03 20 00	REINFORCING STEEL								
	reinforcing steel - foundations	29.00	mt	\$2,750.00	mt	\$79,750.00			
	reinforcing steel - structural slabs	0.00	mt	\$0.00	mt	\$0.00	n/a		
	reinforcing steel - walls above grade	62.00	mt	\$2,750.00	mt	\$170,500.00			
	reinforcing steel - roof screen piers	1.00	mt	\$2,750.00	mt	\$2,750.00			
	loading dock pit slabs	0.00	mt	\$0.00	mt	\$0.00	n/a		
	mesh to slab on grade	1,309.00	m2	\$7.50	m2	\$9,818.00			
	mesh to slab on metal deck	0.00	m2	\$0.00	m2	\$0.00	n/a	\$262,818.00	\$3.54

London Community Housing - Phase II						October 30th, 2024			
Reimagine Southdale - Class "B" Costing									
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total	\$/SF
03 30 00	BUILDING CONCRETE PLACEMENT								
	column footings	47.00	m3	\$65.00	m3	\$3,055.00			
	piers	6.00	m3	\$65.00	m3	\$390.00			
	foundation wall footings	106.00	m3	\$65.00	m3	\$6,890.00			
	foundation walls	86.00	m3	\$65.00	m3	\$5,590.00			
	slab on grade	142.00	m3	\$65.00	m3	\$9,230.00			
	structural slabs	0.00	m3	\$0.00	m3	\$0.00	n/a		
	slab on metal deck	0.00	m3	\$0.00	m3	\$0.00	n/a		
	walls above grade	344.00	m3	\$65.00	m3	\$22,360.00			
	loading dock pits	0.00	m3	\$0.00	m3	\$0.00	n/a		
	elevator pit	19.00	m3	\$65.00	m3	\$1,235.00			
	stairs & miscellaneous bases	19.00	m3	\$150.00	m3	\$2,850.00			
	roof screen piers, #22	2.00	m3	\$500.00	m3	\$1,000.00			
	housekeeping pads, #5	2.00	m3	\$500.00	m3	\$1,000.00			
	placement equipment	773.00	m3	\$40.00	m3	\$30,920.00		\$84,520.00	\$1.14
03 33 00	CONCRETE SUPPLY								
	foundations	264.00	m3	\$184.00	m3	\$48,576.00			
	slabs on grade & deck	142.00	m3	\$172.00	m3	\$24,424.00			
	structural slabs	0.00	m3	\$0.00	m3	\$0.00			
	walls above grade	344.00	m3	\$192.00	m3	\$66,048.00			
	stairs & miscellaneous bases	19.00	m3	\$168.00	m3	\$3,192.00			
	roof screen piers, #22	2.00	m3	\$500.00	m3	\$1,000.00			
	housekeeping pads	2.00	m3	\$168.00	m3	\$336.00			
	environmental charge	773.00	m3	\$6.00	m3	\$4,638.00			
	fuel surcharge	773.00	m3	\$5.00	m3	\$3,865.00			
	carbon fee	773.00	m3	\$1.50	m3	\$1,160.00			
	winter heat	0.00	m3	\$20.00	m3	\$0.00			
	superplasticizer	486.00	m3	\$15.00	m3	\$7,290.00			
	waste	23.00	m3	\$185.00	m3	\$4,255.00		\$164,784.00	\$2.22
03 35 00	CONCRETE FLOOR FINISHING								
	slab on grade	1,138.00	m2	\$15.00	m2	\$17,070.00			
	slab on metal deck	0.00	m2	\$0.00	m2	\$0.00	n/a		
	elevator pit slabs	21.00	m2	\$50.00	m2	\$1,050.00			
	structural slabs	0.00	m2	\$0.00	m2	\$0.00	n/a		
	loading dock pits	0.00	m2	\$0.00	m2	\$0.00	n/a		
	pit slabs	0.00	m2	\$0.00	m2	\$0.00	n/a		
	stairs & miscellaneous bases	288.00	m2	\$50.00	m2	\$14,400.00			
	housekeeping pads, #5	21.00	m2	\$50.00	m2	\$1,050.00			
	cure & seal	1,159.00	m2	\$1.90	m2	\$2,202.00			
	sawcut & filler to slab on grade	569.00	m	\$12.00	m	\$6,828.00		\$42,600.00	\$0.57
03 41 00	PRECAST CONCRETE								
	hollow core slabs, 203mm	6,644.00	m2	\$200.00	m2	\$1,328,800.00			
	50mm concrete toppings	6,644.00	m2	\$50.00	m2	\$332,200.00			
	precast stairs w/ landings	0.00	trds	\$0.00	trds	\$0.00	n/a	\$1,661,000.00	\$22.38
04 05 10	MASONRY								
	140mm concrete block walls	0.00	m2	\$0.00	m2	\$0.00	n/a		
	190mm concrete block walls	0.00	m2	\$0.00	m2	\$0.00	n/a		
	240mm concrete block walls	0.00	m2	\$0.00	m2	\$0.00	n/a		
	brick veneer	1,627.00	m2	\$475.00	m2	\$772,825.00			
	cavity wall insulation, 75mm rigid	1,627.00	m2	\$100.00	m2	\$162,700.00			
	cavity wall air vapour barrier	1,627.00	m2	\$50.00	m2	\$81,350.00		\$1,016,875.00	\$13.70
05 12 23	STRUCTURAL STEEL								
	steel framing	21.00	mt	\$6,500.00	mt	\$136,500.00			
	design development	21.00	mt	\$250.00	mt	\$5,250.00		\$141,750.00	\$1.91
05 31 00	STEEL DECKING								
	floor deck	0.00	m2	\$0.00	m2	\$0.00	n/a		
	roof deck at PH	222.00	m2	\$75.00	m2	\$16,650.00			
	roof upstands	0.00	m	\$0.00	m	\$0.00	n/a	\$16,650.00	\$0.22
05 50 00	MISCELLANEOUS METALS								
	bollards	0.00	ea	\$0.00	ea	\$0.00	nic		
	pit edge angle	0.00	m	\$0.00	m	\$0.00	nic		
	toilet partition supports	0.00	ea	\$0.00	ea	\$0.00	n/a		
	elevator pit ladder 2.9m long	1.00	ea	\$4,500.00	ea	\$4,500.00			
	roof access ladder w/ cage, low roof to high roof, 4.2m long	1.00	ea	\$6,500.00	ea	\$6,500.00			
	pan filled stairs	199.00	trds	\$600.00	trds	\$119,400.00			
	landings	198.00	m2	\$300.00	m2	\$59,400.00			
	tactile strips at stairs 1.5m x 0.3m	14.00	ea	\$300.00	ea	\$4,200.00			
	wall railings	147.00	m	\$225.00	m	\$33,075.00			
	guard railings	98.00	m	\$350.00	m	\$34,300.00			
	lobby bench steel framing	0.00	m	\$350.00	m	\$0.00			
	roof screen framing	4,295.00	kg	\$15.00	kg	\$64,425.00			
	roof overhangs (7m2) framing at north elevation, #3	750.00	kg	\$15.00	kg	\$11,250.00			
	miscellaneous items	6,896.00	m2	\$5.00	m2	\$34,480.00		\$371,530.00	\$5.01

London Community Housing - Phase II						October 30th, 2024			
Reimagine Southdale - Class "B" Costing									
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total	\$/SF
06 10 10	ROOF WOOD BLOCKING								
	2 x 6 roof blocking	762.00	m	\$14.00	m	\$10,668.00			
	3/4" plywood to roof	34.00	sht	\$156.00	sht	\$5,304.00			
	64x140 T&G douglas fir to canopies	82.00	m2	\$450.00	m2	\$36,900.00			
	64x140 T&G douglas fir to roof overhangs on north elev, #3	7.00	m2	\$750.00	m2	\$5,250.00		\$58,122.00	\$0.78
06 10 11	INTERIOR WOOD BLOCKING								
	wood blocking	6,656.00	m2	\$4.00	m2	\$26,624.00		\$26,624.00	\$0.36
06 18 19	TEMPORARY WORK								
	site security fencing	287.00	m	\$20.00	m	\$5,740.00			
	monthly rental	18.00	mth	\$1,350.00	mth	\$24,300.00			
	weather tight enclosures	250.00	m2	\$125.00	m2	\$31,250.00			
	temporary partitions	100.00	m2	\$75.00	m2	\$7,500.00			
	temporary stair to roof -initial setup & dismantle	0.00	sum	\$0.00	sum	\$0.00	n/a		
	temporary stair -monthly rental	0.00	mth	\$0.00	mth	\$0.00	n/a		
	safety rails	1.00	sum	\$10,000.00	sum	\$10,000.00		\$78,790.00	\$1.06
06 40 00	ARCHITECTURAL WOODWORK								
	lobby bench	0.00	m	\$750.00	m	\$0.00			
	lobby reception desks	3.00	m	\$0.00	m	\$0.00	by ffe		
	recessed plam display shelf 945w x 360h x 300dp at lobby	1.00	ea	\$900.00	ea	\$900.00			
	recessed plam display shelf 930w x 500h x 300dp at lobby	1.00	ea	\$1,000.00	ea	\$1,000.00			
	recessed plam display shelf 420w x 300h x 300dp at lobby	1.00	ea	\$650.00	ea	\$650.00			
	recessed plam display shelf 325w x 1845h x 300dp at lobby	1.00	ea	\$3,000.00	ea	\$3,000.00			
	upper / lower kitchen cabinets at community partner space	3.00	m	\$1,800.00	m	\$5,400.00			
	upper / lower kitchen cabinets at community centre	4.00	m	\$1,800.00	m	\$7,200.00			
	island at community centre	4.00	m	\$1,500.00	m	\$6,000.00			
	washroom vanities, #3	3.00	m	\$700.00	m	\$2,100.00			
	work table at computer lab	4.00	m	\$0.00	m	\$0.00	by ffe		
	closet rod w/ shelf above	2.00	m	\$180.00	m	\$360.00			
	upper / lower kitchen cabinets at suites	334.00	m	\$1,800.00	m	\$601,200.00			
	washroom vanities at suites	84.00	m	\$550.00	m	\$46,200.00			
	washroom recessed medicine cabinets	85.00	ea	\$350.00	ea	\$29,750.00			
	closet rod w/ shelf at suites	294.00	m	\$180.00	m	\$52,920.00			
	laundry room counter w/ cabinets below	10.00	m	\$1,000.00	m	\$10,000.00			
	frp panelling at mop sinks, #6	7.00	m2	\$450.00	m2	\$3,150.00			
	plam wall finish at lobbies, #6	151.00	m2	\$250.00	m2	\$37,750.00			
	plam wall finish at lobby display case, #1	16.00	m2	\$250.00	m2	\$4,000.00			
	douglas fir plank soffit	84.00	m2	\$450.00	m2	\$37,800.00		\$849,380.00	\$11.45
07 11 13	DAMPPROOFING								
	dampproofing to foundation walls	280.50	m2	\$45.00	m2	\$12,623.00		\$12,623.00	\$0.17
07 16 19	CEMENTIOUS WATERPROOFING								
	elevator pits	2.00	ea	\$4,500.00	ea	\$9,000.00		\$9,000.00	\$0.12
07 21 13	BUILDING INSULATION								
	rigid insulation, 75mm to u/s of slab on grade	1,138.00	m2	\$75.00	m2	\$85,350.00			
	rigid insulation, 50mm to perimeter foundation walls	218.00	m2	\$50.00	m2	\$10,900.00		\$96,250.00	\$1.30
07 26 00	WATERPROOFING								
	waterproofing to foundation walls	0.00	m2	\$0.00	m2	\$0.00	n/a	\$0.00	\$0.00
07 44 56	FIBER REINFORCED CEMENTIOUS PANELS								
	cement panels "Niciha or Equitone"	401.00	m2	\$575.00	m2	\$230,575.00			
	cement panels, penthouse "Niciha or Equitone"	308.00	m2	\$575.00	m2	\$177,100.00			
	cavity wall 75mm rigid insulation	709.00	m2	\$100.00	m2	\$70,900.00			
	cavity wall air vapour barrier	709.00	m2	\$50.00	m2	\$35,450.00			
	miscellaneous flashing	1.00	sum	\$2,500.00	sum	\$2,500.00		\$516,525.00	\$6.96
07 46 13	METAL SIDING								
	metal siding "lux faux woodgrain"	237.00	m2	\$350.00	m2	\$82,950.00			
	cavity wall 75mm rigid insulation	237.00	m2	\$100.00	m2	\$23,700.00			
	cavity wall air vapour barrier	237.00	m2	\$50.00	m2	\$11,850.00			
	louvres / screening (vicwest CL7040)	168.00	m2	\$450.00	m2	\$75,600.00			
	decorative metal fascia	26.00	m2	\$475.00	m2	\$12,350.00			
	soffit	0.00	m2	\$0.00	m2	\$0.00	see 064000		
	miscellaneous flashings	1.00	sum	\$2,500.00	sum	\$2,500.00		\$208,950.00	\$2.82
07 46 25	RECLADDING TOWNHOMES:								
	remove plywood substrate from entrances	0.00	m2	\$0.00	m2	\$0.00	n/a		
	new porcelain tile cladding at entrances	0.00	m2	\$0.00	m2	\$0.00	n/a		
	remove / dispose vinyl siding at 2nd floor	0.00	m2	\$0.00	m2	\$0.00	n/a		
	new aluminum siding by "Gentek"	0.00	m2	\$0.00	m2	\$0.00	n/a		
	repair existing tyvek	0.00	m2	\$0.00	m2	\$0.00	n/a		
	caulking around windows	0.00	ea	\$0.00	ea	\$0.00	n/a		
	repair existing brick veneer at grade level	0.00	m2	\$0.00	m2	\$0.00	n/a		
	repair existing windows / doors	0.00	ea	\$0.00	ea	\$0.00	n/a		
	repair existing roofing, soffits, fascia, gutters/downspouts	0.00	ea	\$0.00	ea	\$0.00	n/a	\$0.00	\$0.00

London Community Housing - Phase II				October 30th, 2024					
Reimagine Southdale - Class "B" Costing									
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total	\$/SF
07 53 24	MEMBRANE ROOFING								
	membrane roofing - 2ply mod bid w/ 2-75mm layers insul (R35)	1,052.00	m2	\$300.00	m2	\$315,600.00			
	canopy roofing - 2 ply mod bid	70.00	m2	\$300.00	m2	\$21,000.00			
	roof overhangs at north elevation, #3	7.00	m2	\$750.00	m2	\$5,250.00			
	e/o membrane wrapped up high parapets	123.00	m2	\$350.00	m2	\$43,050.00			
	roof pavers	0.00	m	\$0.00	m	\$0.00	nic	\$384,900.00	\$5.19
07 61 00	METAL FLASHING								
	parapet cap flashing	254.00	m	\$50.00	m	\$12,700.00			
	high-low roof flashing	67.00	m	\$50.00	m	\$3,350.00			
	inside face of raised parapets	76.00	m2	\$150.00	m2	\$11,400.00			
	miscellaneous flashings at openings	1.00	sum	\$2,500.00	sum	\$2,500.00		\$29,950.00	\$0.40
07 81 00	SPRAYED FIREPROOFING								
	sprayed fireproofing of exposed beams	6,896.00	m2	\$10.00	m2	\$68,960.00		\$68,960.00	\$0.93
07 84 00	FIRESTOPPING / SMOKE SEALS								
	firestopping	6,896.00	m2	\$3.00	m2	\$20,688.00		\$20,688.00	\$0.28
07 92 10	SEALANTS								
	sealants	6,896.00	m2	\$3.00	m2	\$20,688.00		\$20,688.00	\$0.28
08 11 14	HOLLOW METAL DOORS & FRAMES								
	single door frames	73.00	ea	\$215.00	ea	\$15,695.00			
	single frames for wood doors	521.00	ea	\$215.00	ea	\$112,015.00			
	double door frames	0.00	ea	\$0.00	ea	\$0.00	n/a		
	doors	73.00	ea	\$280.00	ea	\$20,440.00			
	windows or screens	0.00	ea	\$0.00	ea	\$0.00	n/a	\$148,150.00	\$2.00
08 11 15	INSTALL METAL DOORS & FRAMES								
	single door frames	594.00	ea	\$95.00	ea	\$56,430.00			
	double door frames	0.00	ea	\$0.00	ea	\$0.00	n/a		
	doors	73.00	ea	\$250.00	ea	\$18,250.00			
	windows or screens	0.00	ea	\$0.00	ea	\$0.00	n/a		
	handle doors, frames & screens	667.00	ea	\$75.00	ea	\$50,025.00		\$124,705.00	\$1.68
08 11 16	ALUMINUM WINDOWS & DOORS								
	aluminum entrances & storefronts, #6	30.00	m2	\$1,200.00	m2	\$36,000.00			
	doors to above	0.00	ea	\$0.00	ea	\$0.00	see 084413		
	vestibules	41.00	m2	\$1,000.00	m2	\$41,000.00			
	doors to above	4.00	ea	\$3,500.00	ea	\$14,000.00			
	automatic operators	6.00	ea	\$3,500.00	ea	\$21,000.00			
	interior aluminum partitions, #10	60.00	m2	\$1,000.00	m2	\$60,000.00		\$172,000.00	\$2.32
08 14 10	WOOD DOORS & FRAMES								
	single door frames	0.00	ea	\$0.00	ea	\$0.00	n/a		
	double door frames	0.00	ea	\$0.00	ea	\$0.00	n/a		
	hcwd suite entry doors 965x2050	53.00	ea	\$575.00	ea	\$30,475.00			
	hcwd suite bathroom doors 765x2050	73.00	ea	\$275.00	ea	\$20,075.00			
	hcwd suite bathroom doors BF 965x2050	15.00	ea	\$295.00	ea	\$4,425.00			
	hcwd suite bedrooms doors 865x2050	120.00	ea	\$285.00	ea	\$34,200.00			
	hcwd suite bedroom doors BF 965x2050	25.00	ea	\$295.00	ea	\$7,375.00			
	hcwd suite closet doors 765x2050	94.00	ea	\$275.00	ea	\$25,850.00			
	wood slider closet doors	141.00	ea	\$200.00	ea	\$28,200.00			
	windows or screens	0.00	ea	\$0.00	ea	\$0.00	n/a		
	install wood doors & frames	521.00	ea	\$250.00	ea	\$130,250.00		\$280,850.00	\$3.78
08 36 12	OVERHEAD DOORS								
	overhead doors	0.00	ea	\$0.00	ea	\$0.00	n/a	\$0.00	\$0.00
08 44 10	FIBREGLASS DOORS / WINDOWS								
	fibreglass storefront entry, #3	10.00	m2	\$1,500.00	m2	\$15,000.00			
	fibreglass exterior exit doors at suites	0.00	ea	\$3,500.00	ea	\$0.00	n/a		
	fibreglass windows (double glazed) w/ operable opngs, #159	480.00	m2	\$1,300.00	m2	\$624,000.00			
	fibreglass windows (double glazed) w/ no operable opngs, #44	25.00	m2	\$1,200.00	m2	\$30,000.00		\$669,000.00	\$9.02
08 44 13	CURTAIN WALL								
	curtain wall (double glazed)	400.00	m2	\$1,500.00	m2	\$600,000.00			
	doors to above	17.00	ea	\$3,500.00	ea	\$59,500.00			
	automatic operators	0.00	ea	\$0.00	ea	\$0.00		\$659,500.00	\$8.89
08 71 10	FINISH HARDWARE								
	hollow metal doors	73.00	ea	\$1,500.00	ea	\$109,500.00			
	suite entry	53.00	ea	\$1,750.00	ea	\$92,750.00			
	suite entry door electronic lock	53.00	ea	\$250.00	ea	\$13,250.00			
	suite bathrooms	88.00	ea	\$250.00	ea	\$22,000.00			
	suite bedrooms	145.00	ea	\$250.00	ea	\$36,250.00			
	suite closets	94.00	ea	\$150.00	ea	\$14,100.00		\$287,850.00	\$3.88
08 80 50	MISCELLANEOUS GLASS & GLAZING								
	misc glazing	6,896.00	m2	\$2.00	m2	\$13,792.00		\$13,792.00	\$0.19

London Community Housing - Phase II				October 30th, 2024			
Reimagine Southdale - Class "B" Costing							
Section	Item	Quantity	\$/Unit	Totals	Remarks	Section Total	\$/SF
08 90 00	LOUVRES						
	architectural building louvres	0.00 m2	\$0.00 m2	\$0.00	see 074613		
	roof equipment screening louvres	0.00 m2	\$0.00 m2	\$0.00	see 074613	\$0.00	\$0.00
09 23 00	GYP SUM BOARD						
	exterior wall type w1/w1a - 13gb/152ss/150insul/16dg	3,508.00 m2	\$150.00 m2	\$526,200.00			
	partitions:						
	type p1 - 2-13gbx/92ss/insul/13gbx	190.00 m2	\$110.00 m2	\$20,900.00			
	type p1a - 2-13gbx/203ss/insul/13gbx	1,681.00 m2	\$180.00 m2	\$302,580.00			
	type p1b - 2-13gbx/152ss/insul/13gbx	71.00 m2	\$160.00 m2	\$11,360.00			
	type p3 - 13gb/92ss/13gb	5,459.00 m2	\$100.00 m2	\$545,900.00			
	type p3a - 13gb/152ss/13gb	225.00 m2	\$115.00 m2	\$25,875.00			
	type p3b - 13gb/203ss/13gb	48.00 m2	\$125.00 m2	\$6,000.00			
	type p4 - 13gb/41ss	1,417.00 m2	\$90.00 m2	\$127,530.00			
	type p4b - 13gb/152ss	40.00 m2	\$100.00 m2	\$4,000.00			
	type p5 - 13gbx/92ss/insul/13gbx	254.00 m2	\$110.00 m2	\$27,940.00			
	type p5a - 13gbx/152ss/insul/13gbx	82.00 m2	\$120.00 m2	\$9,840.00			
	type p5b - 13gbx/203ss/insul/13gbx	354.00 m2	\$130.00 m2	\$46,020.00			
	type p6 - 25liner/64ss/16gbx (shaft)	73.00 m2	\$230.00 m2	\$16,790.00			
	e/o for heavier gauge load bearing studs	8,865.00 m2	\$50.00 m2	\$443,250.00			
	cold formed joists at penthouse roof	222.00 m2	\$50.00 m2	\$11,100.00			
	drywall furred to masonry	0.00 m2	\$0.00 m2	\$0.00	n/a		
	drywall ceilings	2,099.00 m2	\$130.00 m2	\$272,870.00			
	drywall bulkheads	639.00 m2	\$150.00 m2	\$95,850.00			
	sprayed texture to u/s of hollow core at suites	2,344.00 m2	\$30.00 m2	\$70,320.00		\$2,564,325.00	\$34.56
09 30 13	CERAMIC TILE						
	ceramic tile flooring - common areas	174.00 m2	\$220.00 m2	\$38,280.00			
	ceramic tile flooring - common washrooms	17.00 m2	\$220.00 m2	\$3,740.00			
	ceramic tile to walls - common washrooms	26.00 m2	\$220.00 m2	\$5,720.00			
	ceramic tile to suite washrooms	239.00 m2	\$215.00 m2	\$51,385.00			
	ceramic tile to suite shower	42.00 m2	\$215.00 m2	\$9,030.00			
	ceramic tile to suite shower/tub walls	525.00 m2	\$215.00 m2	\$112,875.00			
	ceramic tile backsplash at common rooms, #3	3.00 m2	\$350.00 m2	\$1,050.00			
	ceramic tile backsplash at suite kitchens	0.00 m2	\$0.00 m2	\$0.00	nic		
	ceramic wall tile at lobbies, #6	51.00 m2	\$350.00 m2	\$17,850.00			
	tile base	351.00 m	\$50.00 m	\$17,550.00		\$257,480.00	\$3.47
09 51 13	ACOUSTIC CEILINGS						
	acoustic tile ceilings	935.00 m2	\$75.00 m2	\$70,125.00		\$70,125.00	\$0.95
09 65 19	RESILIENT FLOORING						
	luxury vinyl tile LVT	1,051.00 m2	\$85.00 m2	\$89,335.00			
	luxury vinyl tile LVT, suites	3,523.00 m2	\$85.00 m2	\$299,455.00			
	static disapative flooring	5.00 m2	\$300.00 m2	\$1,500.00			
	under floor sound mat - geniemat-RST	4,579.00 m2	\$25.00 m2	\$114,475.00			
	under wall sound mat at demising walls, geniemat-RST - 693m	208.00 m2	\$0.00 m2	\$0.00	nic		
	rubber base	5,535.00 m	\$15.00 m	\$83,025.00		\$587,790.00	\$7.92
09 67 00	FLUID APPLIED FLOORING						
	concrete sealer	695.00 m2	\$18.00 m2	\$12,510.00			
	rubber base	518.00 m	\$15.00 m	\$7,770.00		\$20,280.00	\$0.27
09 91 00	PAINTING						
	masonry partitions	0.00 m2	\$0.00 m2	\$0.00			
	drywall partitions	23,296.00 m2	\$13.00 m2	\$302,848.00			
	drywall ceilings	2,738.00 m2	\$15.00 m2	\$41,070.00			
	exposed structure ceilings	3,026.00 m2	\$15.00 m2	\$45,390.00			
	hollow metal doors, frames & screens	667.00 ea	\$95.00 ea	\$63,365.00			
	bollards	0.00 ea	\$0.00 ea	\$0.00			
	miscellaneous items	1.00 sum	\$10,000.00 sum	\$10,000.00		\$462,673.00	\$6.24
10 11 13	CHALK, TACK & WHITE BOARDS						
	white board / screens at community rooms	2.00 ea	\$450.00 ea	\$900.00		\$900.00	\$0.01
10 13 00	DIRECTORIES						
	lobby directory	0.00 ea	\$0.00 ea	\$0.00	nic	\$0.00	\$0.00
10 21 13	TOILET COMPARTMENTS						
	toilet partitions	0.00 ea	\$0.00 ea	\$0.00	n/a		
	urinal screens	0.00 ea	\$0.00 ea	\$0.00	n/a	\$0.00	\$0.00
10 22 13	WIRE MESH PARTITIONS						
	wire mesh partition at storage room	3.00 m	\$350.00 m	\$1,050.00			
	wire mesh partition at garbage / recycle room	7.00 m	\$350.00 m	\$2,450.00		\$3,500.00	\$0.05
10 26 13	WALL & CORNER GUARDS						
	wall / corner guards	0.00 ea	\$0.00 ea	\$0.00	nic	\$0.00	\$0.00

London Community Housing - Phase II				October 30th, 2024			
Reimagine Southdale - Class "B" Costing							
Section	Item	Quantity	\$/Unit	Totals	Remarks	Section Total	\$/SF
10 28 00	WASHROOM ACCESSORIES						
	toilet paper dispensers	4.00 ea	\$75.00 ea	\$300.00			
	toilet paper dispensers - suites	90.00 ea	\$40.00 ea	\$3,600.00			
	sanitary napkin disposal	3.00 ea	\$55.00 ea	\$165.00			
	soap dispensers	3.00 ea	\$65.00 ea	\$195.00			
	mirrors	3.00 ea	\$150.00 ea	\$450.00			
	mirrors - suites	90.00 ea	\$75.00 ea	\$6,750.00			
	paper towel dispensers	3.00 ea	\$250.00 ea	\$750.00			
	grab bars	4.00 ea	\$75.00 ea	\$300.00			
	grab bars - suites	43.00 ea	\$75.00 ea	\$3,225.00			
	hand dryers	3.00 ea	\$750.00 ea	\$2,250.00			
	shower curtain & rod - suites	31.00 ea	\$75.00 ea	\$2,325.00			
	towel bar - suites	90.00 ea	\$45.00 ea	\$4,050.00			
	coat hooks	0.00 ea	\$0.00 ea	\$0.00	n/a		
	convenience shelf	0.00 ea	\$0.00 ea	\$0.00	n/a		
	shower seat- suites	11.00 ea	\$250.00 ea	\$2,750.00			
	first aid table	0.00 ea	\$500.00 ea	\$0.00			
	baby change table	2.00 ea	\$1,500.00 ea	\$3,000.00			
	adult change table	0.00 ea	\$0.00 ea	\$0.00	n/a		
	install washroom accessories	380.00 ea	\$75.00 ea	\$28,500.00		\$58,610.00	\$0.79
10 30 00	FIREPLACES						
	fireplace	0.00 ea	\$0.00 ea	\$0.00	nic	\$0.00	\$0.00
10 43 00	EXTERIOR SIGNAGE						
	exterior signage	0.00 sum	\$0.00 sum	\$0.00	see 012100	\$0.00	\$0.00
10 44 00	INTERIOR SIGNAGE						
	interior signage	0.00 sum	\$0.00 sum	\$0.00	see 012100	\$0.00	\$0.00
10 55 00	POSTAL EQUIPMENT:						
	mail boxes, 55 to 60 slots	60.00 ea	\$250.00 ea	\$15,000.00		\$15,000.00	\$0.20
10 51 13	LOCKERS						
	lockers	0.00 ea	\$0.00 ea	\$0.00	n/a		
	bike storage lockers/hangers	54.00 ea	\$250.00 ea	\$13,500.00		\$13,500.00	\$0.18
10 56 13	STORAGE SHELVING						
	janitors room shelving	0.00 ea	\$0.00 ea	\$0.00	nic	\$0.00	\$0.00
10 75 00	FLAGPOLES						
	flagpole c/w base	0.00 ea	\$0.00 ea	\$0.00	nic	\$0.00	\$0.00
11 12 00	PARKING CONTROL EQUIPMENT						
	parking control equipment	0.00 ea	\$0.00 ea	\$0.00	nic		
	spare cards	0.00 ea	\$0.00 ea	\$0.00	nic	\$0.00	\$0.00
11 13 00	LOADING DOCK EQUIPMENT:						
	loading dock c/w bumpers	0.00 ea	\$0.00 ea	\$0.00	n/a		
	seals / shelters	0.00 ea	\$0.00 ea	\$0.00	n/a		
	trailer restraints	0.00 ea	\$0.00 ea	\$0.00	n/a	\$0.00	\$0.00
11 21 73	COMMERCIAL LAUNDRY EQUIPMENT:						
	washers	10.00 ea	\$0.00 ea	\$0.00	nic		
	dryers	10.00 ea	\$0.00 ea	\$0.00	nic		
	unload, uncrate, install	20.00 ea	\$0.00 ea	\$0.00	nic	\$0.00	\$0.00
11 30 13	APPLIANCES:						
	refrigerator	53.00 ea	\$0.00 ea	\$0.00	nic		
	range	53.00 ea	\$0.00 ea	\$0.00	nic		
	dishwasher	53.00 ea	\$0.00 ea	\$0.00	nic		
	microwave	0.00 ea	\$0.00 ea	\$0.00	nic		
	unload, uncrate, set in place & hook-up	159.00 ea	\$0.00 ea	\$0.00	nic	\$0.00	\$0.00
11 81 23	WINDOW WASHING EQUIPMENT						
	roof anchors	0.00 ea	\$0.00 ea	\$0.00	n/a		
	swing stage c/w anchors	0.00 ea	\$0.00 ea	\$0.00	n/a	\$0.00	\$0.00
11 82 26	WASTE HANDLING EQUIPMENT						
	compactors	0.00 ea	\$0.00 ea	\$0.00	nic	\$0.00	\$0.00
12 21 00	WINDOW TREATMENT						
	window treatment to common areas	0.00 m2	\$0.00 m2	\$0.00	nic		
	window treatment to suites	0.00 m2	\$0.00 m2	\$0.00	nic	\$0.00	\$0.00
12 48 00	FOOT GRILLES						
	foot grilles, #2	2.00 ea	\$3,500.00 ea	\$7,000.00		\$7,000.00	\$0.09
12 50 00	FURNITURE, FIXTURES & EQUIPMENT						
	furniture, fixtures & equipment	0.00 sum	\$0.00 sum	\$0.00	nic	\$0.00	\$0.00

London Community Housing - Phase II				October 30th, 2024					
Reimagine Southdale - Class "B" Costing									
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total	\$/SF
14 20 00	ELEVATORS								
	passenger, 6 stops x 2	2.00	ea	\$180,000.00	ea	\$360,000.00		\$360,000.00	\$4.85
14 91 33	GARBAGE CHUTE:								
	garbage chute	14.40	m	\$1,200.00	m	\$17,280.00			
	tri-sorter	0.00	ea	\$0.00	ea	\$0.00	nic		
	compactors	2.00	ea	\$20,000.00	ea	\$40,000.00		\$57,280.00	\$0.77
21 13 13	FIRE PROTECTION								
	fire protection	6,896.00	m2	\$54.55	m2	\$376,175.00		\$376,175.00	\$5.07
23 05 00	MECHANICAL								
	fixtures	6,896.00	m2	\$36.89	m2	\$254,400.00			
	domestic water	6,896.00	m2	\$70.13	m2	\$483,650.00			
	sanitary waste & vents	6,896.00	m2	\$47.50	m2	\$327,575.00			
	storm drains	6,896.00	m2	\$3.84	m2	\$26,450.00			
	natural gas	6,896.00	m2	\$2.79	m2	\$19,235.00			
	heating & cooling	6,896.00	m2	\$160.75	m2	\$1,108,500.00			
	air distribution equipment	6,896.00	m2	\$8.37	m2	\$57,700.00			
	air distribution ductwork	6,896.00	m2	\$42.24	m2	\$291,280.00			
	balancing & commissioning	6,896.00	m2	\$5.80	m2	\$40,000.00			
	miscellaneous	6,896.00	m2	\$3.18	m2	\$21,900.00			
	controls	6,896.00	m2	\$19.61	m2	\$135,200.00		\$2,765,890.00	\$37.28
26 05 01	ELECTRICAL								
	service & distribution	6,896.00	m2	\$66.53	m2	\$458,825.00			
	lighting, devices & heating	6,896.00	m2	\$70.91	m2	\$488,975.00			
	power outlets, devices & connections	6,896.00	m2	\$76.53	m2	\$527,730.00			
	mechanical equipment connection	6,896.00	m2	\$14.10	m2	\$97,200.00			
	fire alarm	6,896.00	m2	\$54.29	m2	\$374,350.00			
	communications	6,896.00	m2	\$7.40	m2	\$51,000.00			
	access control	6,896.00	m2	\$12.98	m2	\$89,505.00		\$2,087,585.00	\$28.13
31 11 00	CLEAR & GRUB								
	clear & grub site	1.00	sum	\$1,500.00	sum	\$1,500.00			
	tree removal	28.00	ea	\$350.00	ea	\$9,800.00		\$11,300.00	\$0.15
31 14 13	SITE EXCAVATION								
	strip topsoil	396.00	m3	\$30.00	m3	\$11,880.00			
	cut site to new contours	647.00	m3	\$20.00	m3	\$12,940.00			
	disposal off site	1,043.00	m3	\$15.00	m3	\$15,645.00			
	new gardens & sidewalks at extg townhomes:								
	excavate to subbase (small machine / hand)	0.00	m3	\$0.00	m3	\$0.00	n/a		
	disposal off site	0.00	m3	\$0.00	m3	\$0.00	n/a		
	cut swales	40.00	hrs	\$250.00	hrs	\$10,000.00			
	tree protection w/ hoarding	115.00	m	\$150.00	m	\$17,250.00			
	storm water control	1.00	sum	\$7,500.00	sum	\$7,500.00			
	site silt fencing	287.00	m	\$15.00	m	\$4,305.00			
	regrade site	2,307.00	m2	\$3.50	m2	\$8,075.00		\$87,595.00	\$1.18
31 14 13	SITE BACKFILL								
	backfill to existing basements	4,965.00	mton	\$25.00	mton	\$124,125.00			
	raise grade at u/s paved surfaces	0.00	mt	\$0.00	mt	\$0.00	n/a	\$124,125.00	\$1.67
31 23 10	BUILDING EXCAVATION								
	column footings	705.00	m3	\$45.00	m3	\$31,725.00			
	foundation walls	430.00	m3	\$45.00	m3	\$19,350.00			
	loading dock pits	0.00	m3	\$0.00	m3	\$0.00	n/a		
	elevator pit	75.00	m3	\$45.00	m3	\$3,375.00			
	hand excavation	40.00	hrs	\$75.00	hrs	\$3,000.00			
	fence protection at excavations	1.00	sum	\$1,000.00	sum	\$1,000.00			
	disposal off site	1,210.00	m3	\$15.00	m3	\$18,150.00		\$76,600.00	\$1.03
31 23 10	BUILDING BACKFILL								
	column footings	1,551.00	mt	\$28.00	mt	\$43,428.00			
	foundation walls -granular 'B'	946.00	mt	\$28.00	mt	\$26,488.00			
	foundation walls -site material	0.00	mt	\$0.00	mt	\$0.00	n/a		
	elevator pits	165.00	mt	\$28.00	mt	\$4,620.00			
	pits	0.00	mt	\$0.00	mt	\$0.00	n/a		
	raise grade to u/s slab on grade	0.00	mt	\$0.00	mt	\$0.00	n/a		
	A' to u/s slab on grade	501.00	mt	\$32.00	mt	\$16,032.00		\$90,568.00	\$1.22
31 23 19	DEWATERING								
	dewatering	2.00	mth	\$2,500.00	mth	\$5,000.00			
	wellpoint system	0.00	mth	\$0.00	mth	\$0.00	n/a	\$5,000.00	\$0.07
31 41 00	SHORING								
	shoring	0.00	m2	\$0.00	m2	\$0.00	n/a		
	mobilization	0.00	sum	\$0.00	sum	\$0.00	n/a	\$0.00	\$0.00

London Community Housing - Phase II				October 30th, 2024					
Reimagine Southdale - Class "B" Costing									
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total	\$/SF
31 66 15	HELICAL PILES:								
	helical piles	0.00	ea	\$0.00	ea	\$0.00	n/a		
	mobilization	0.00	sum	\$0.00	sum	\$0.00	n/a	\$0.00	\$0.00
32 12 16	ASPHALT PAVING								
	light duty asphalt pavement	1,258.00	m2	\$48.00	m2	\$60,384.00			
	light duty asphalt pavement - multi-use court	624.00	m2	\$48.00	m2	\$29,952.00			
	heavy duty asphalt pavement	1,258.00	m2	\$55.00	m2	\$69,190.00			
	excavation to pavement	1,127.00	m3	\$45.00	m3	\$50,715.00			
	disposal of excavated material	1,127.00	m3	\$15.00	m3	\$16,905.00		\$227,146.00	\$3.00
32 13 13	CONCRETE PAVEMENT								
	concrete pavement	0.00	m2	\$0.00	m2	\$0.00	n/a		
	granular 'A' to u/s concrete pavement	0.00	mt	\$0.00	mt	\$0.00	n/a	\$0.00	\$0.00
32 16 13	CONCRETE CURBS								
	concrete curbs	346.00	m	\$100.00	m	\$34,600.00		\$34,600.00	\$0.47
32 16 23	CONCRETE SIDEWALKS								
	concrete sidewalks, 150mm	747.00	m2	\$90.00	m2	\$67,230.00			
	granular A, 150mm	247.00	mton	\$40.00	mton	\$9,880.00			
	filter fabric	784.00	m2	\$15.00	m2	\$11,760.00			
	excavation to sub base	224.00	m3	\$45.00	m3	\$10,080.00			
	disposal of excavated material	224.00	m3	\$25.00	m3	\$5,600.00		\$104,550.00	\$1.41
32 16 25	CONCRETE SIDEWALKS AT EXTG TOWNHOMES								
	concrete sidewalks, #80	0.00	m2	\$0.00	m2	\$0.00	n/a		
	granular A, 150mm	0.00	mton	\$0.00	mton	\$0.00	n/a		
	filter fabric	0.00	m2	\$0.00	m2	\$0.00	n/a		
	excavation to sub base	0.00	m3	\$0.00	m3	\$0.00	n/a		
	disposal of excavated material	0.00	m3	\$0.00	m3	\$0.00	n/a	\$0.00	\$0.00
32 14 00	UNIT PAVING:								
	unit pavers, 60mm w/ sand bed	81.00	m2	\$225.00	m2	\$18,225.00			
	granular A, 150mm	27.00	mton	\$40.00	mton	\$1,080.00			
	granular B, 150mm	27.00	mton	\$35.00	mton	\$945.00			
	filter fabric	68.00	m2	\$15.00	m2	\$1,020.00			
	excavation to sub base	30.00	m3	\$45.00	m3	\$1,350.00			
	disposal of excavated material	30.00	m3	\$25.00	m3	\$750.00		\$23,370.00	\$0.31
32 31 13	FENCING & GATES								
	ornamental fencing 1.8m	0.00	m	\$0.00	m	\$0.00	n/a		
	ornamental gate	0.00	ea	\$0.00	ea	\$0.00	n/a		
	solana custom aluminum privacy screen, #2	0.00	m	\$0.00	m	\$0.00	n/a		
	new wood fencing at existing townhomes	0.00	m	\$0.00	m	\$0.00	n/a		
	chainlink fencing 1.8m high	103.00	m	\$150.00	m	\$15,450.00		\$15,450.00	\$0.21
32 32 34	RETAINING WALLS								
	retaining walls	0.00	m2	\$0.00	m2	\$0.00	n/a	\$0.00	\$0.00
32 37 00	SITE FURNISHINGS								
	bike racks	6.00	ea	\$850.00	ea	\$5,100.00			
	waste receptacles	1.00	ea	\$2,500.00	ea	\$2,500.00			
	table & chair set	0.00	ea	\$0.00	ea	\$0.00	n/a		
	pre-fabricated bench (4m)	2.00	ea	\$4,500.00	ea	\$9,000.00		\$16,600.00	\$0.22
32 80 00	IRRIGATION SYSTEMS								
	underground lawn/landscaping irrigation	0.00	sum	\$0.00	sum	\$0.00	nic	\$0.00	\$0.00
32 92 20	LANDSCAPING STRUCTURES								
	garden wall:								
	..cip wall footing 950 w x 350 high (form)	14.00	m2	\$300.00	m2	\$4,200.00			
	..cip wall footing 950w x 350 high (supply & place)	7.00	m3	\$300.00	m3	\$2,100.00			
	..cip wall 340 w x 2000 high (form)	76.00	m2	\$300.00	m2	\$22,800.00			
	..cip wall 340 w x 2000 high (supply & place)	13.00	m3	\$300.00	m3	\$3,900.00			
	..excavation to above	63.00	m3	\$150.00	m3	\$9,450.00			
	..backfill to above	139.00	mton	\$40.00	mton	\$5,560.00			
	..brick cladding on conc wall above	31.00	m2	\$250.00	m2	\$7,750.00			
	..precast coping on top of wall, 450mm wide	19.00	m	\$300.00	m	\$5,700.00			
	..wood bench fastened to wall	10.00	m	\$250.00	m	\$2,500.00			
	shade structure (pergola):								
	..footings 340 dia. x 1.2m deep	14.00	ea	\$750.00	ea	\$10,500.00			
	..cip wall 250 w x 800 high (form)	26.00	m2	\$300.00	m2	\$7,800.00			
	..cip wall 250 w x 800 high (supply & place)	3.00	m3	\$300.00	m3	\$900.00			
	..excavation to above	68.00	m3	\$150.00	m3	\$10,200.00			
	..backfill to above	150.00	mton	\$28.00	mton	\$4,200.00			
	..brick cladding on conc wall above	57.00	m2	\$250.00	m2	\$14,250.00			
	..precast coping on top of wall, 450mm wide	17.00	m	\$300.00	m	\$5,100.00			
	..wood bench fastened to wall	0.00	m	\$0.00	m	\$0.00	n/a		
	..hss 150x100 columns galv, 5.3m high +/-	14.00	ea	\$2,500.00	ea	\$35,000.00			
	..25x150 ipe cladding to hss columns	341.00	m	\$85.00	m	\$28,985.00			

London Community Housing - Phase II						October 30th, 2024			
Reimagine Southdale - Class "B" Costing									
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total	\$/SF
	LANDSCAPING STRUCTURES CONTINUED:								
	..50x250 ipe beams (either size of columns), #8	53.00	m	\$410.00	m	\$21,730.00			
	..50x250 ipe purlins, #17	144.00	m	\$410.00	m	\$59,040.00			
	..50x50 ipe runners, #26	172.00	m	\$80.00	m	\$13,760.00			
	..custom aluminum sign (triangle shaped) - allowance	1.00	sum	\$10,000.00	sum	\$10,000.00		\$285,425.00	
32 92 23	LANDSCAPING								
	import topsoil	0.00	m3	\$0.00	m3	\$0.00	n/a		
	seed disturbed areas	0.00	m2	\$0.00	m2	\$0.00	n/a		
	import topsoil	369.00	m3	\$65.00	m3	\$23,985.00			
	sod	2,142.00	m2	\$8.00	m2	\$17,136.00			
	import topsoil	47.00	m3	\$65.00	m3	\$3,055.00			
	garden mulch	271.00	m2	\$8.00	m2	\$2,168.00			
	import topsoil at existing townhomes	0.00	m3	\$65.00	m3	\$0.00	n/a		
	garden mulch at existing townhomes	0.00	m2	\$0.00	m2	\$0.00	n/a		
	metal planter (no details) - allowance	5.00	m	\$1,500.00	m	\$7,500.00			
	seed / sod restoration at extg townhomes	0.00	ea	\$0.00	ea	\$0.00	n/a		
	riverstone bed:								
	..aggregate 50 to 100 dia.	58.00	m2	\$150.00	m2	\$8,700.00			
	..filter fabric	6.00	m2	\$15.00	m2	\$90.00			
	..topsoil, 450mm	2.00	mton	\$40.00	mton	\$80.00			
	..excavate to subbase	32.00	m3	\$150.00	m3	\$4,800.00			
	..disposal of excavated material	32.00	m3	\$25.00	m3	\$800.00			
	trees	176.00	ea	\$675.00	ea	\$118,800.00			
	shrubs	150.00	ea	\$45.00	ea	\$6,750.00			
	shrubs at existing townhomes	0.00	ea	\$0.00	ea	\$0.00	n/a		
	perennial / ground cover	173.00	ea	\$35.00	ea	\$6,055.00		\$199,919.00	\$2.69
33 44 00	MECHANICAL SITE SERVICES								
	rmv u/g storm	0.00	m	\$0.00	m	\$0.00	n/a		
	rmv catchbasin	0.00	ea	\$0.00	ea	\$0.00	n/a		
	rmv fire hydrant	1.00	ea	\$3,500.00	ea	\$3,500.00			
	disconnect, cap existing sanitary connections	3.00	ea	\$1,500.00	ea	\$4,500.00			
	disconnect, cap existing gas meter connections	3.00	ea	\$1,500.00	ea	\$4,500.00			
	disconnect, cap existing domestic water line connections	3.00	ea	\$1,500.00	ea	\$4,500.00			
	150mm fire main	13.00	m	\$325.00	m	\$4,225.00			
	200mm fire main	15.00	m	\$350.00	m	\$5,250.00			
	cut into extg WM, tie into extg	1.00	sum	\$2,500.00	sum	\$2,500.00			
	fire hydrants	2.00	ea	\$7,500.00	ea	\$15,000.00			
	domestic watermain	0.00	m	\$0.00	m	\$0.00	n/a		
	150mm storm	0.00	m	\$0.00	m	\$0.00	n/a		
	250mm storm	0.00	m	\$0.00	m	\$0.00	n/a		
	300mm storm	9.00	m	\$375.00	m	\$3,375.00			
	375mm storm	64.00	m	\$450.00	m	\$28,800.00			
	450mm storm	29.00	m	\$525.00	m	\$15,225.00			
	cut into extg MH, tie into extg	1.00	sum	\$2,500.00	sum	\$2,500.00			
	storm MH 1200 dia.	1.00	ea	\$10,000.00	ea	\$10,000.00			
	stormceptor ADS FD 4HC (OGS)	0.00	ea	\$0.00	ea	\$0.00	n/a		
	catchbasins	1.00	ea	\$3,500.00	ea	\$3,500.00			
	double catchbasin manhole	1.00	ea	\$15,000.00	ea	\$15,000.00			
	150mm sanitary	0.00	m	\$0.00	m	\$0.00	n/a		
	200mm sanitary	53.00	m	\$350.00	m	\$18,550.00			
	sanitary manholes	1.00	ea	\$10,000.00	ea	\$10,000.00			
	street connections from property line	0.00	ea	\$0.00	ea	\$0.00	see 012100		
	dewatering	1.00	sum	\$5,000.00	sum	\$5,000.00			
	soak away pits:								
	..excavation	953.00	m3	\$15.00	m3	\$14,295.00			
	..disposal of excavated mat'l	721.00	m3	\$15.00	m3	\$10,815.00			
	..filter fabric	713.00	m2	\$15.00	m2	\$10,695.00			
	..backfill w/ clear stone	2,097.00	mton	\$40.00	mton	\$83,880.00		\$275,610.00	\$3.71
33 46 20	FOUNDATION DRAINAGE								
	underslab weeping tile system	0.00	m	\$0.00	m	\$0.00	n/a		
	perimeter foundation drainage	182.00	m	\$45.00	m	\$8,190.00		\$8,190.00	\$0.11



Ingersoll
& associates inc.

London & Middlesex Community Housing
1299 Oxford St E Unit 5c5
London, Ontario
N5Y 4W5

June 10, 2025

Attention: Scott Robertson
Construction and Project Manager

Reference: LMCH Reimagine Southdale – Building B Phase 2 – RFQ 2024-0050

1075 Southdale Road East, London, ON
Summary of Bids and Award Recommendation

CGS Project No.: 24009

Dear Mr. Robertson,

We have reviewed the bids received for your project, Reimagine Southdale – Building B Phase 2, and would recommend that you accept the submission and proceed to enter into a contract with Norlon Builder London Ltd. based on their bid of \$22,437,785.00, plus HST.

As determined by the rigorous tendering and review process, Norlon Builder London Ltd. has the capabilities to undertake this project. In addition to CGS's review, Norlon Builder London Ltd.'s submission should also be reviewed by LMCH to confirm it is deemed complete and in accordance with the bid documents.

We believe that the bids received were all excellent with 7 bids received and 4 of those bids achieving the minimum 60 point threshold on criteria 2-5 as required by the RFP. The reasonable spread of bidders is reflective of the current very competitive marketplace, and of a cohesive set of tender documents.

Yours very truly,



William J.E. Curran, OAA, FRAIC
Principal