

**ADDENDUM TO
DEVELOPMENT AND PROPERTY COMMITTEE REPORT
MAY 25, 2022**

INFORMATION

17. Request for Proposal – Community Housing Units

The County of Renfrew issued a Request for Proposals (RFP) from qualified firms to provide architectural and construction administration services for the construction of the community housing units at Lea Street/Douglas Street in the City of Pembroke. The scope of work to be completed by the Proponent includes: site plan and site servicing design, schematic and detailed building design, interior design, preparation of tender specifications and contract documents, part-time construction supervision and administration, and building commissioning and post-construction services.

The proposals were evaluated against the following criteria:

- 1) Overall cost
- 2) Previous experience on similar projects
- 3) Company profile and history
- 4) Overall quality of submission in terms of meeting RFP deliverables
- 5) Contract management service provided

The RFP identified that the project would be delivered in two phases:

- Phase 1: Preliminary design and consultation
- Phase 2: Tender and contract management

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

Firm	Phase 1 Bid Price	Phase 2 Bid Price
Bell + Associates Architecture (Pembroke)	\$10, 800, plus additional charges for estimates, add'l meeting requirements	6.5%
CSV Architects (Ottawa)	\$21,450	15.3%
+VG Architects, the Ventin Group (Ottawa)	\$24,738	4.24%

The selection committee consisting of Craig Kelley, Director of Development and Property; Laura LePine, Director of Community Services; Kevin Raddatz, Manager of Real Estate; Jeffrey Foss, Director of Corporate Services; and Paul Moreau, Chief Administrative Officer assessed each submission against the criteria. The selected proponent is proposing to bring an innovative approach to this development, having worked with such groups as Habitat for Humanity in the past to deliver affordable housing units to communities in need. The County of Renfrew has worked with the proponent before, on the design and contract management administration of the building of the Renfrew OPP station and on the redevelopment of the County Administration Building. The selection committee will work with the proponent to ensure local labour and materials be sourced whenever possible and readily available.

Financial Implications

The total budget for this project has been estimated between \$1,500,000 and \$2,250,000. Through the Social Services Relief Fund (SSRF) Phase 4 funding program, the County of Renfrew and Renfrew County Housing Corporation (RCHC) has been approved to receive \$1,500,000 to assist with the cost of the construction of new community housing units. The requirement is to build at least 12 new “bedrooms.” The County/RCHC

intends to finance the remaining balance estimated from funds received from SSRF 5 and other revenue sources.

As previously presented to Council, it has been approved that vacant lands at the RCHC complex of housing units at Lea Street/Douglas Street in the City of Pembroke will be the site of these new units. At its meeting of December 13, 2021, Council designated this land for the new housing development. Following construction, the new buildings will become part of the social housing portfolio owned by the Renfrew County Housing Corporation.

A joint meeting of the Development and Property Committee and the Community Services Committee was held on May 25, 2022, and recommended the award of the Request for Proposal to +VG Architects, Ottawa, Ontario at a bid at a bid price of \$24,738 for Phase 1 and at a rate of 4.24% for future phases, plus HST as being the best Proposal meeting the specifications.

All of which is respectfully submitted.

Robert Sweet, Chair

And Committee Members: P. Emon, S. Keller, D. Lynch, C. Regier, J. Reinwald,
D. Robinson, J. Tiedje