



**Ontario  
Aboriginal**  
Housing Services

Request for Proposal (RFP) for

## **DESIGN-BUILD SERVICES**

For the Design and Development of 243 River Road, Sault Ste. Marie, ON

**Date Issued: July 26, 2024**

**Submission Deadline: August 26, 2024**

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## PART 1 – Invitation and Introduction to Proponents

### 1.1 Introduction

Ontario Aboriginal Housing Support Services Corporation (OAHSSC) is requesting qualified Proponents to design and construct a 2-storey, 30-Single unit (Studio) supportive rental units in Sault Ste Marie, Ontario – 243 River Road. The building will also house, the on site supportive services required to help tenants who are chronically homeless. The additional square footage will include reception, office spaces, program room, STAFF BATHROOMS commercial kitchen, and a teaching kitchen. The proposed development is a key piece in the continued efforts of OAHSSC to provide affordable housing for urban Indigenous individuals who self-identify as First Nations, Metis, and Inuit. This Request for Proposal (RFP) is seeking a Proponent with proven construction and site-planning experience and the ability to satisfactorily complete new affordable housing developments on time, per the agreed contract price, and according to applicable laws. Experience with the Indigenous community is considered a strong asset.

### 1.2 Invitation to Proponent

This RFP is an invitation to qualified Proponents to submit a stipulated bid price to provide a Design-Build development providing all services to complete the work. OAHSSC is seeking a qualified, experienced design/build contractor who carries an extensive background in developing affordable multi unit housing developments. Proponent must be familiar with affordable housing, applications, requirements, and all constraints with this type of housing model. The complex will be developed incorporating sustainable design and construction practices to satisfy OAHSSC requirements and target to reduce energy use as noted in 4.3 Environmental Management. The design will integrate Indigenous design, and culture, creating an environment that provides connection to Indigenous roots. It will be expected that all applications and submissions required to complete this development including, but not limited to; site plan approvals, building permits, and any other Municipal or Provincial required plans, agreements, and permits, will be prepared by Proponent, and included in this contract. Additional OAHSSC Specifications are requirements which are directed by funding sources, as well as OAHSSC, Property Management team, and are included as attachments to this RFP. The proponent will have the ability and resources necessary to perform the work that is required inclusive of any and all permit applications, Class D cost estimate at schematic phase, and Class B during design phase. Class A cost estimate will be completed by 3<sup>rd</sup> party QS. During design, the proponent will Value Engineer up front all aspects of the building design. The goal for completion is **(Construction Start: as soon as possible March/April of 2025 with Completion August 2026)** Our intent is to have site plan approved and building permit in hand for an early spring construction start.

## 1.3 General Information & Location

Identified in the Land Survey attached as Appendix A, the site is located on lot 29 and the northwest portion of lot 33. The proposed development is only to be constructed within the appropriately zoned R4 area. For further reference, please see Conceptual Site Plan.

The Site is 1.28 acres (0.5 ha) in size, located at 243 River Road, Sault Ste Marie within the urban boundary of the city, with frontage onto River Road. The legal description of the property is described as; Part of lot 28 and all of Lot 29 RCP H715 and Pt lot 33 Plan 395 being Pt of PIN 31487-0237 (LT) and comprising approx. 1.24 hectares as shown as Pt 1 according to the draft Land Survey attached as Appendix A to this Offer.

The Site is bound to the southeast by the St Mary's River, single detached residential homes to the northeast and northwest, and an industrial building to the southwest. The Site is currently underdeveloped with sparsely located structures that service the existing aviation facility situated to the southwest.

The policies within the Official Plan are supportive of developing housing options within the urban boundary. The Site is designated as Residential and is located within the Urban Settlement Area.

Notable development constraints include its location within the Sault Ste. Marie Region Conservation Authority (SSRMCA) Fill line (Great Lakes high water mark), which means proposed development within this area will require a Permit, and possible flood mitigation measures included in its site design and development. There is approximately a 2m elevation change from River Road slopping down towards the St Mary's River which could delay cost-effective development.

The proposed building will be a 30-unit affordable housing rental, developed on a 1.28-acre (0.5 ha) site. The units will be studio units located on the ground and second floors with an estimated Gross Floor Area of 14437 sq/ft per storey. The ground floor will be a mix of program and office space for tenant and staff use. For reference, please see Appendix H - Conceptual Ground Floor Plan and Conceptual Second Floor Plan.

### 1.3.1 Available Information

- a) Municipal services including, water, and sewage
- b) Current Zoning: R4 – Medium Density Residential
- c) Lot Area: 1.24 Acres – 0.5Ha

Documents included that are available for this Site Location are listed below:

- a) Appendix A: Land Survey
- b) Appendix B: Preliminary High Level Planning Analysis
- c) Appendix C: Record of Site Condition

- d) Appendix D: CMHC Insurance Check list
- e) Appendix E: Geotechnical Report
- f) Appendix F: CMHC Universal Design Standards
- g) Appendix G: SSM – Water / Sanitary Civil drawing- SSM Water / Sewer as built
- h) Appendix H: Design Requirements – Surrounding Area photos, OAHSS Specifications, Draft Concept drawings (Site and Floor Plans)

## 1.4 Design Requirements

See attached sections under Appendix H

Appendix H – Design Requirements

Conceptual Draft Site Plan

Conceptual Draft Floor Plan

OAHSS Specifications (to be used in reference for DB Specifications)

Site and area Photos

## 1.5 Type of Contract

The successful Proponent will enter into a CCDC 14 – 2013 Design-Build Stipulated Price Contract with OAHSSC.

### 1.5.1 Commitment to Award Contract

This RFP does not commit OAHSSC to award a contract.

## 1.6 Submission of Proposal

### 1.6.1 Electronic Submission of Proposal

- a) OAHSSC will be accepting proposals via email.
- b) Proposals will be submitted to: Bids@OAHSSC.ca
- c) Proposals must be received on or before the Closing Date and time deadline noted in the RFP Schedule. Proposals submitted after this deadline will be considered non-compliant.
- d) Proposal shall be submitted as separate files for technical and financial proposals in PDF format with title page clearly marked RFP title, closing time, Name and Address. Financial proposal will be in PDF with password protection.
- e) Revisions to the submission may be made, provided the revision is submitted in accordance with this RFP and received prior to the date and time of closing.
- f) Proponents are responsible for ensuring their submission is delivered in the prescribed manner.
- g) OAHSSC reserves the right to determine if successful Proponent(s) will be announced.
- h) All materials submitted by the company in response to this RFP will become the property of OAHSSC.
- i) OAHSSC will not assume any responsibility for costs incurred by Proponent(s) in the preparation of their response to this RFP or any subsequent presentations.

- j) Information pertaining to OAHSSC obtained by Proponent(s) as a result of participating in this RFP is confidential and shall not be disclosed by the Proponent(s) without the prior written authorization from OAHSSC.

## 1.7 RFP Schedule

- |                                       |                                |
|---------------------------------------|--------------------------------|
| a) Design / Build Services RFP Issued | July 26, 2024                  |
| b) Deadline for questions             | August 16, 2024, before 4:30PM |
| c) Deadline for Addenda               | August 20, 2024                |
| d) Closing Date and time              | August 26, 2024, before 2:00PM |
| e) Evaluation (1 week)                | August 30, 2024                |
| f) Notify proponents for interview    | if needed – August 30, 2024    |
| g) Interview                          | will be notified, if needed    |
| h) Award contract                     | September 13, 2024             |

Should the schedule change, OAHSSC, will notify proponents who have submitted a proposal.

The Proposal Tender opening will take place following closing of this RFP. Proposal evaluations will be done by the Director of Housing Development, Development Manager, and Development Coordinator. After closing time, only additional information specifically requested by OAHSSC for purposes of clarification shall be considered as additional, and part of the bid.

## PART 2 – Evaluation Process, Negotiation and Award

### 2.1 Evaluation Process

Evaluation will be conducted by the Director of Housing Development, Development Manager, and one (1) or two (2) additional Development Team members, during the week noted in 1.7 RFP Schedule. It will consist of a review of all documents to determine which proposals comply with all mandatory requirements. See 2.2 – Submission Requirements

Submissions which fail to conform, may be disqualified, or rejected. Anything to the contrary herein notwithstanding, OAHSSC may at its discretion elect to retain for consideration submission which are non-conforming and may waive any irregularity, failure to comply or time stipulation required by this instruction to Proponents The stipulations herein are for the sole benefit of OAHSSC and may be waived by OAHSSC unilaterally.

Proponents are advised that after receipt of their submission and prior to award of contract, any Proponent may be required to provide to OAHSSC with additional information clarifying any matters relating to the Proponent or submission, including, but not limited to, a further breakdown of relevant components of the submission. OAHSSC may, at its sole discretion, choose

to meet with any or all the Proponents to discuss aspects of their Bids that OAHSSC determines require clarification.

OAHSSC is not obliged to seek clarification of any aspect of any submission.

Each party making a submission acknowledges and agrees by making the submission, that OAHSSC will have no liability or obligation to any Proponent except only the party, if any, awarded the contract by OAHSSC in its sole discretion, and agrees that, if not awarded the contract, OAHSSC shall be fully and forever released and discharged of all liability and obligation in connection with the submission and all procedures which have preceded.

## 2.2 Submission Requirements

- 1) Proposals shall contain information as outlined in 2.3 **Evaluation Criteria – Submission Table**.
- 2) Must be able to provide letter of proof for: Insurance requirements: WSIB, Contractors Equipment Insurance, Commercial Automobile Insurance, Contractors Environmental Liability Insurance, Errors & Omissions Professional Liability, in the required amounts, as noted in 5.0 Insurance
- 3) Bid Bonding - Bids to be accompanied by a Bid Bond in an amount not less than 50% of Bid Price.
- 4) The sub-total lump sum will include all consulting fees and disbursements of the performance of the services – based on the requirements of this RFP.
- 5) A site visit is encouraged, and is optional, however, Proponent is responsible for understanding the site, and site conditions as part of the submission. The site visit will be scheduled for: **Tuesday August 6 , 2024 @ 3:00pm – 4:00pm.**

## 2.3 Evaluation Criteria

This RFP will be evaluated based on compliance, completeness, quality, demonstrated competence, content clarity, conciseness, and any unique skills or methods demonstrated.

- a) Submissions will be opened following deadline date for submissions in 1.7 RFP Schedule. No late submissions will be accepted
- b) Submissions will be opened privately by OAHSSC and as required, in the presence of other representatives as deemed necessary by OAHSSC.
- c) Submissions shall remain open to acceptance for a period of thirty (30) calendar days after the submission closing date.
- d) Bids are to be submitted firm and irrevocable and open for acceptance at any time during the period specified.

Each Proposal shall be evaluated by OAHSSC Development Team.



The proposal will be evaluated by a team of representatives in accordance with the following scoring matrix:

<b>SUBMISSION</b>	<b>POINTS</b>
▪ Company Profile	10
▪ Previous related experience	10
▪ Project Understanding	15
▪ Proposed Project Personnel	15
▪ Methodology/Approach	20
▪ Value Added Services	15
▪ Fee	15
<b>TOTAL</b>	<b>100</b>
Additional points related to unique elements	10
Additional points related to experience with Indigenous community developments if outlined within this proposal.	15
<b>Additional points related to utilization/employment of the talent, skills, and experience of the Indigenous community if outlined within the proposal.</b>	<b>20</b>

The additional points related to any unique elements of the proposal will be available to all members of the evaluation team to use if they see fit during their review of the submissions.

#### 2.4 Company Profile

Provide company information, name, address, number of employees, organizational chart, years in business with experience in successful completion of developments with similar scope. Submit completed CCDC – 11 Contractors Qualification Statement which includes complete history of company. Describe experience and expertise in design of affordable multi-residential housing.

#### 2.5 Previous related experience

A minimum of 3 references will be required for similar build developments, and shall include the following:

- a) Owner, and location of project
- b) Project Scope / scale /Total square footage
- c) Budget for project, and final budget on completion
- d) Construction Schedule for project, and was it completed within schedule

## 2.6 Project Understanding

Demonstrate the proponents understanding of the requirements of the Project. State what you consider to be the key elements – goals, objectives, and deliverables, of this project. Briefly identify the risks and challenges.

Provide a minimum of three comparable developments that your firm has completed.

Provide:

- a) Construction Budget vs Completed Actual Cost for each
- b) Construction Schedule vs Actual Schedule for each
- c) Pictures and References for each of three comparable developments

## 2.7 Project Personnel and Resumes

- a) Identify the individuals, Names, Job Title, and function of who will be assigned to this project. Provide resumes stating qualifications, and related experience on similar projects.
- b) Identify Names, Job Title, and function of any Sub Consultants, who will be assigned to this project. Provide resumes stating qualifications, and related experience on similar projects.
- c) Identify other roles and respective individuals you feel may be required to effectively deliver the project.

## 2.8 Methodology/Approach

Describe the methodology and approach proposed, noting any innovative initiatives, with supporting documentation for choosing the methods proposed. Provide methods of documentation, and processes to deliver requirements of this proposal. Discuss the design philosophy proposed for Indigenous culture to be introduced, and any experience with Indigenous design. Include Conceptual Site Plan, Floor Plan, and Elevations, demonstrating this. Provide methods for controlling cost and schedules, inclusive of Value Engineering during initial design phase. Indicate participation required of all stakeholders including OAHSSC, design-build team, government agencies, and authorities having jurisdiction.

## 2.9 Value Added Services

Provide a description of value-added services provided to enhance this offering.

## 2.10 Lowest Cost Proposal

The lowest cost proposal will not necessarily be accepted. OAHSSC further reserves the right to reject any or all bids, to waive irregularities and informalities therein and to award the contract in the best interest of OAHSSC in its sole and unfettered discretion.

## 2.11 Procurement

- e) OAHSSC reserves the right to verify all information provided by the Proponent(s).
- f) OAHSSC reserves the right to negotiate changes to the scope of work with the successful Proponent(s).
- g) OAHSSC reserves the right in its sole discretion to cancel and/or re- issue this RFP at any time before the award of the contract.

Contract Services must start within 10 days of contract signing and must follow schedule created towards Construction completion for **August 31, 2026**, which includes posting a Notice of Substantial Completion, resolution of deficiencies, and Occupancy Permit.

## 2.12 Tender Price

Proponents shall provide a tender price to carry out Permits / Concept / Design /and Construction Services. The tender price is to be stated as a fixed amount including labour, materials, subcontractor services, travel time, travel costs, costs required for gathering site information, and any other costs required to complete the Service Preparation Submissions/Construction/Renovation Services. If HST is extra, this must be clearly presented.

Indicate the hourly rate(s) that were used to determine the fee and the rates that will be applicable throughout the project if additional services are required.

## 2.13 Negotiation and Contract Award

Upon completion of evaluations, Rated, and Price Rated criteria, proponents will be ranked on score. The top ranked proponent will be notified and offered to enter into a CCDC 14 – 2013 Design-Build Stipulated Price Contract with OAHSSC.

Negotiations may include requests by OAHSSC for supplementary information from the proponent to verify, clarify or supplement the information provided in its proposal or to confirm the conclusions reached in the evaluation, and may include requests by OAHSSC for improved pricing or performance terms from the proponent.

OAHSSC reserves the right, at its discretion, to enter into discussions or to negotiate with any Proponents as it sees fit, or with another Proponent or Proponents concurrently. In no event will OAHSSC be required to enter discussions or negotiations on similar or other terms or offer any modified terms to any other Proponent prior to entering a contract. OAHSSC shall incur no liability to any Proponent as a result of these discussions, negotiations, or modifications. Such negotiations shall not affect the irrevocability of this submission as specified, which irrevocability shall remain in full force and effect, until such time as the submission is accepted or the submission expires, or the Proponent and OAHSSC mutually agree in writing on any modified terms as a condition to OAHSSC acceptance of this submission.

OAHSSC reserves the right to cancel this RFP without any obligation or any reimbursement to Proponents or proposed Proponents.

### 2.14 Changes in Contract

If requested in writing by OAHSSC, the proponents will make required changes in the contract. The proponents will advise OAHSSC of any effect on the time schedule and budget or any other implications of the changes—such changes will be incorporated into the contract by formal change order. No changes required by the proponents to remedy errors or other problems attributable to shortcomings of the proponents, including persons employed or supervised by them, shall entitle them to additional fees. The Proponents shall not be compensated beyond the upset limit, unless the OAHSSC provides written approval.

## **PART 3 – RFP Process**

### 3.1 Communication or Directions

All proponents to review and examine all documents comprising this RFP. OAHSSC will not assume responsibility for any verbal instructions, directions or information provided to a Proponent(s) in the preparation of any response to this RFP as well as any subsequent execution of a contract with OAHSSC. Any questions regarding this RFP, must be submitted by email to [gobediah@oahssc.ca](mailto:gobediah@oahssc.ca). All official correspondence between OAHSSC and a Proponent(s), in this regard, will be issued by OAHSSC in the form of written communication. Answers that alter the content of this RFP, will be provided in the form of Addendum, and will be distributed to all proponents.

### 3.2 Confidential Information

Information pertaining to OAHSSC obtained by Proponent(s) as a result of participating in this RFP is confidential and shall not be disclosed by the Proponent(s) without prior authorization in writing from the OAHSSC. The result of evaluation will be as determined by OAHSSC at its sole discretion. Requests from any Proponent(s) for information regarding the details of the review process will be denied. This information is considered confidential.

### 3.3 Procurement

This RFP is to evaluate qualified proponents for the purpose of negotiating and entering into a CCDC 14 – 2013 Design-Build Stipulated Price Contract with OAHSSC. No legal obligation regarding procurement will be created until the proponent and OAHSSC successfully negotiate and execute the written agreement with binding documents and sign the legal contract.

- a) OAHSSC reserves the right to verify all information provided by the Proponent(s).
- b) OAHSSC reserves the right to negotiate changes to the scope of work with the successful Proponent(s).

- c) OAHSSC reserves the right in its sole discretion to cancel and/or re- issue this RFP at any time before the award of the contract.

## 4.0 Deliverables

### 4.1 Roles and Responsibilities

The successful Proponent shall provide services through to completion based on schedule, and phases noted below.

**Design Phase** – feasibility, conceptual design – site, and building, regulatory approvals and reports if needed

**Construction Documents** – design development, construction documents, tender and early procurement

**Construction** – mobilization, construction, substantial performance, occupancy permits

**Close – out** – commissioning, training, warranty

The successful Proponent will work closely with the OAHSSC Development Team. The Development Team will advise on other stakeholders to be included in the lines of communication throughout the stages of the development.

### 4.2 Schedule management

The schedule for Design, Construction documents, Site Approval, Building Permit Applications and Construction Services is critical. The Proponent will provide a schedule estimating application services in the form of a GANTT chart, indicating milestones relative to the firm target date for noted construction completion date as noted. Application and Design and Services must begin within 10 days of signing a contract, and will adhere to the Services and completion date, which includes receipt of an Occupancy Permit, resolution of deficiencies (if any) noted by OAHSSC and posting a Notice of Substantial Completion.

Proponents shall submit a one-page schedule, based on service phases, indicating meetings, and milestones relative to the firm target date of completion of (date). The proposed schedule is recommended to be completed in the form of a GANTT chart and be submitted as part of the Proposal.

### 4.3 Environmental Management

Energy conservation, and green technology requirements, enhanced materials, etc. will be required to meet CMHC requirements. The GHG and Energy Efficiency will be **36% or more related to the NEBC/NBC 2015**. An Energy Report must be submitted by the successful proponent **prior** to construction start and an Energy Report must be verified by a qualified Engineer **after** occupancy.

#### 4.4 Project Financial Information

Funding for individual projects varies from time-to-time depending on the opportunities available. Financing projects will be the responsibility of OAHSSC and will not require any input from the Proponent.

#### 4.5 Project Organization

OAHSSC will provide a team to assist during Contract Services, including the participation as necessary of the Housing Development Team, Property Management and Technical Services Department. OAHSSC may, at its discretion, OAHSSC will hire a third-party to monitor construction progress and validate percent completion as per contractor invoices. Through the schematic design phase, OAHSSC will invite the Service Provider into the design meetings so their feedback is crucial to the design and delivery of supportive service requirements.

#### 4.6 Project Deliverables

- h) Proponents shall provide Class D, B costs to OAHSSC.
- i) Proponents must provide a detailed description of soft cost and hard cost.
- j) Proponents must provide methodology of operations during construction, controlling schedule, communication with OAHSSC, and authorities. Methodology to include Value Engineering in the design phase, to maintain budget, and eliminate re-design.
- k) After closing time, only additional information specifically requested by OAHSSC for purposes of clarification shall be considered as additional to, and part of the Bid.
- l) This RFP is made available only for the purpose of obtaining submissions for this project. Their issue does not confer a license or grant for other purposes.
- m) OAHSSC reserves the right to determine if successful Proponent(s) will be announced.
- n) All materials submitted by the company in response to this RFP will become the property of OAHSSC and will not be returned.
- o) OAHSSC will not assume any responsibility for costs incurred by Proponent(s) in the preparation of their response to this RFP or any subsequent presentations.
- p) Information pertaining to OAHSSC obtained by Proponent(s) as a result of participating in this RFP is confidential and shall not be disclosed by the Proponent(s) without prior authorization in writing from the OAHSSC.

#### 4.7 Application & Permits

During the process of the ready for public tender documents, the proponents will complete and submit all required applications/permits to the proper regulatory organization, as identified by the proponents. The proponents will directly pay any required application fees. The proponents shall be responsible for any follow up, as required for processing and approval of the applications. These estimates can be carried as a cash allowance in your budget submission.

## 5.0 Insurance

The proponents will be required to carry **Wrap Up and Builders Risk coverages** and a minimum of \$5,000,000 per occurrence in **Contractor’s Environmental Liability Insurance** and a minimum of \$5,000,000 **Commercial Automobile insurance, and Professional Liability insurance**. The insurance coverage cannot be modified without written consent of the CMHC. Proposal/response to this RFP that limits the liability of the Proponents of the insurance company to the value of the fees paid/payable will not be considered.

**Proof of the proponent’s ability to obtain \$5,000,000 in Comprehensive General Liability Insurance must be submitted with proposal/response to this RFP.**

The Proponents can demonstrate this proof in the following manners:

1. Certificate of insurance, or
2. Letter from the insurance provider

Also, the successful candidate will need to provide a clear WSIB certificate.

**\*\*Note: The proponents insurance policy may be reviewed by OAHSSC’s corporate insurance advisor to ensure proper coverages are in place. \*\***

**\*\*Note: The proponents are required to comply with the OAHSSC/CMHC insurance check list provide in Appendix F. \*\***

## 6.0 Invoicing Instruction

The proponents shall provide a financial report with each invoice:

- A written status report of the work accomplished to date and a comment if the project is on schedule.
- with headings as follows:

**Budget Billings**

Fees	Previous Billings
Expenses	Billings This Period
Total Contract	Billings to Date

The proponents shall advise OAHSSC in writing of any potential changes to the Project amount/cost, as soon as possible, after they are evident. The proponents shall invoice OAHSSC on a monthly basis. The invoice shall be in the form of an electronic copy and directed to the OAHSSC Development Team and to Abacus Construction Consulting. The Development name and OAHSSC’s name shall be clearly shown on the invoice. Each invoice will contain a breakdown with the name of each employee, position, hours of work, charge-out rates, expenses, and disbursements.

Terms of payment will be based on a “Percent Completion” methodology with invoices to be verified by OAHSSC or a person/corporation designated and acting on behalf of OAHSSC. In accordance with the Construction Lien Act, 10% of each invoice will be withheld until expiry of the lien hold period and will then be immediately paid to the Proponent assuming there are no liens. Projects funded by CMHC Financing are required to be submitted to CMHC by OAHSSC no less than ten (10) working days prior to issuance of payments. CMHC issues payments for current projects on the 4th Thursday of every month. To ensure that all Contractors are paid 30 days after date of invoice OAHSSC requires all FINAL invoices to be submitted on or prior to the seventh (7) day of each month. This will allow adequate time for the project Cost Consultant to prepare and issue reporting to OAHSSC and CMHC. Should Contractor invoicing not be submitted on or before the seventh (7) day of each month then, unless with special exception, the contractor will be required to wait till the following months CMHC payment. Should OAHSSC make any changes to the funding date by CMHC they will inform the Contractor in writing of any changes.

## 7.0 OAHSSC Development Team

The primary contact for OAHSSC Development Team will be Ms. Cathy Connor, Director of Housing Development. Other staff within the Housing Development Department: Ms. Gail Obediah, Development Manager, Ms. Paula Benford, Development Coordinator, and Mr. Logan Keen, Urban Planning Technician. Other staff within OAHSSC may be appointed, as necessary.

## 8.0 Proposal Award

OAHSSC reserves the right to accept or reject any or all proposals. Any proposals prepared in response to this RFP shall be prepared at the cost of the respondent. The successful proponents awarded the contract for the Services on the Project, if any, will be notified by OAHSSC via mail. This RFP does not commit the OAHSSC to award a contract. The lowest cost or any proposal will not necessarily be accepted. The OAHSSC further reserves the right to reject any or all bids, to waive irregularities and informalities therein and to enter negotiations with prioritized proponents in our efforts to meet budget constraints for the best interest of the OAHSSC in its sole and unfettered discretion.



**Request for Tender Form**  
**Complete Design-Bid-Build, Site Services & Construction for:**

*This Form Must be Submitted as part of the Tender Submission*

We have visited the site, acknowledge site conditions, and carefully examined the RFP and related documents, by-laws of the Corporation of the City of Sault Ste. Marie, and Ontario Building Code as related to the "River Road Development" owned by Ontario Aboriginal Housing Services and hereby tender to enter into a contract to perform preparation for all Site Work, Design Plans, Permit Submissions & Construction Services required by the Contract Documents for the completion of the Construction Services for the development owned by Ontario Aboriginal Housing Services on the development sites located at 243 River Road, Sault Ste. Marie, Ontario.

Addendums received - \_\_\_\_\_

Contract Price:

The Contract Price, excluding HST. Is:

\_\_\_\_\_ (\$ \_\_\_\_\_)

HST of 13%:

(\$ \_\_\_\_\_)

Total Amount payable by OAHS to the contractor for the completion of the Construction Services in Canadian funds is:

\_\_\_\_\_ (\$ \_\_\_\_\_)

\_\_\_\_\_  
Name of contractor

\_\_\_\_\_  
Address

\_\_\_\_\_  
Contact Person

\_\_\_\_\_  
Phone #

\_\_\_\_\_  
Fax #

\_\_\_\_\_  
E-Mail Address

\_\_\_\_\_  
Name and title of authorized person signing