

# The Regional Municipality of York

Housing York Inc.  
June 15, 2017

Report of the  
General Manager

## Contract Award for Window and Door Replacement at Trinity Square in the City of Markham

### 1. Recommendation

It is recommended that:

1. The Board approve the contract award for window and door replacement at Trinity Square, 37 Bates Way in the City of Markham, to Mishay Solutions Inc. at a total cost of \$722,563 excluding HST.

### 2. Purpose

This report seeks Board approval to award a contract to replace the windows and doors within the 100-unit townhouse and Community Centre, located at 37 Bates Way in the City of Markham.

Housing York Inc.'s (Housing York) Purchasing Bylaw requires contracts over \$500,000 be approved by the Board of Directors. A public tender for construction services was issued and Board approval is required to award the contract to Mishay Solutions Inc. in the amount of \$722,563 as the lowest compliant bidder.

### 3. Background

Trinity Square is a 100-unit townhouse complex located in the heart of Markham. The total number of townhouses includes: 34 two bedroom units; 50 three bedroom units; 6 four bedroom units; and 10 accessible units. Construction of the townhouse complex was completed in 1992.

The existing windows and doors have reached the end of their service life and will be replaced with Energy-Star rated windows that will include window restricting devices in accordance with the Ontario Building Code.

Contract Award for Window and Door Replacement at Trinity Square

4. Analysis and Implications

The 2015 Building Condition Audit identified the existing windows and doors had reached the end of their service life and were beginning to deteriorate and show signs of water penetration.

Work will consist of removal of the existing windows and doors and installation of new vinyl windows, patio doors and metal entrance doors, including frames. A public tender was issued through Supplies and Services Branch requesting construction services for the replacement of windows and doors. The tender closed on May 18, 2017. A total of 6 bids were received. The bidders, their bid price and status of their submission are outlined in Table 1.

**Table 1  
Pricing Summary**

| Vendor                          | Bid Price (\$) | Compliant |
|---------------------------------|----------------|-----------|
| Mishay Solutions Inc.           | 722,563.00     | Yes       |
| Trust Window Corp.              | 737,862.00     | Yes       |
| Platinum Glass and Curtain Wall | 1,010,345.00   | No        |
| J. McBride & Sons Ltd.          | 1,012,756.15   | Yes       |
| MJK Construction Inc.           | 1,044,637.00   | Yes       |
| Pop's Restoration               | 1,135,912.95   | Yes       |

There was a bid review committee to determine compliance of one of the bids submitted.

Construction of the awarded contract is anticipated to be completed within 120 working days.

The replacement of windows and doors supports Housing York's strategic direction to effectively manage assets

Replacing the windows and doors supports Housing York's 2017-2020 Plan by effectively managing assets ensuring residents enjoy well-maintained and sustainable buildings that optimize expected life cycles and costs.

5. Financial Considerations

The total value for the work is \$722,563.00 excluding HST. This work is included in the approved 2017 Capital Budget.

Contract Award for Window and  
Door Replacement at Trinity Square

6. Local Municipal Impact

There are no local municipal impacts associated with this report.

7. Conclusion

The replacement of windows and doors at Trinity Square will provide an energy efficient, comfortable environment for residents.

For more information on this report, please contact Rick Farrell, General Manager at 1-877-464-9675 ext.72091.

The Senior Management Group has reviewed this report.

Recommended by:

Approved for Submission:

Rick Farrell  
General Manager

Katherine Chislett  
President

May 31, 2017

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Accessible formats or communication supports are available upon request