



BID COMMITTEE REPORT

Meeting Date: January 15, 2026
Contact: Alexander Ralph
Contact No.: 604 829 2092

TO: Bid Committee
FROM: Chief Procurement Officer

RECOMMENDATION

Recommendation to negotiate and execute an Architect Agreement with TKA+D Architecture + Design Inc. ("TKA+D Architecture") in relation to Request for Proposal No. PS20251482-OCM-RFP - Consultant for Architect Services at 3475 East Hastings Street. The site is legally described as:

PID: 010-768-645, Lot 1 south 1/2 of lot 48 town of Hastings suburban lands, Plan 363; (hereafter referred to as the Site");

The Chief Procurement Officer recommends that the Bid Committee approve the entry into the following contract, under the authority of the City's Procurement Policy ADMIN-008 subject to final negotiations.

Solicitation Number:	Request for Proposal No. PS20251482-OCM-RFP - Consultant for Architect Services at 3475 East Hastings Street
Description of the Goods or Service:	Architectural services including Pre-Design, Schematic Design and Design Development leading to submittal of a Design Permit Application.
Recommended Vendor:	TKA+D Architecture + Design Inc. ("TKA+D Architecture")
Contract Term and Contract Value:	The recommended term of the contract is approximately 18 months to Q2 of 2026. The contract price is \$1,060,347.18, plus GST, over the initial term of the contract, including Pre-Design, Schematic Design and Design Development. The architectural contract will be assigned to the BC Indigenous Housing Society that is currently in negotiations with the City as the preferred operator, or an alternate organization as agreed to by the City at lease approval.

Date of Issuance of RFP:	October 17, 2025
Notices Sent:	The opportunity was forwarded to all firms that were prequalified under the Request for Applications ("RFA") No. PS20240700-OCM-RFA – Pre-Qualification - Architect/Prime Consultant Services. Three proposals were received, and all were compliant.
Closing Date:	November 14, 2025
Responses Received:	Howard Bingham Hill Architects ("Bingham Hill")
	HCMA Architecture + Design ("HCMA Architecture")
	TKA+D Architecture + Design Inc. ("TKA+D Architecture")

Evaluation Criteria	Evaluation Weighting
Technical	65%
Financial	30%
Indigenous Participation and Social Sustainability	5%
Total	100%

COMMENTS

For the recommended contract, the following requirements have been met:

- a) The solicitation documents were publicly advertised in accordance with the City's Procurement Policy ADMIN-008;
- b) The contract is proposed to be entered into with the vendor offering the best value, which is also the highest-scoring vendor determined in accordance with the criteria, factors or methods previously disclosed in the public solicitation documents;
- c) Financial Planning & Analysis and the applicable business unit have reviewed and concur on the budget and recommendation;
- d) Bid Committee approval authority exists, as outlined in the City's Procurement Policy ADMIN-008 due to the value being in excess of \$1,000,000;
- e) The Category Manager, Chief Procurement Officer, Deputy City Manager, to be authorized to execute and deliver all legal documents on behalf of the City; and,
- f) The Bid Committee approval is pre-contract award, the final contract information may vary subject to final negotiations and award.

DECISION

The Bid Committee approved the entry into a contract in relation to Request for Proposal No. PS20251482-OCM-RFP - Consultant for Architect Services at 3475 East Hastings Street with TKA+D Architecture + Design Inc. ("TKA+D Architecture"), under the authority of the City's Procurement Policy ADMIN-008.