

Toronto Community Housing



Vendor Award: Comprehensive Repairs at 3479 St. Clair Avenue East

Item 6A

July 17, 2023

Building Investment, Finance and Audit Committee

Report:	BIFAC:2023-72
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To:	Building Investment, Finance and Audit Committee ("BIFAC")
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From:	Vice President, Facilities Management
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Date:	June 14, 2023
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PURPOSE:

The purpose of this report is to seek the BIFAC's approval to award the work to Trinity Services Ltd. for \$4,142,750.00 (exclusive of taxes) for comprehensive building repairs (over cladding and windows) at 3479 St. Clair Avenue East (St. Clair Birchmount 2, Dev. 078) based on the outcome of Request for Proposal ("RFP") 22186-PP.

BIFAC approval is required for this award as it exceeds the \$2.5M financial approval limit of TCHC's Procurement Award Committee ("PAC").

RECOMMENDATIONS:

It is recommended that the BIFAC:

1. approve the award of work to Trinity Services Ltd. for \$4,142,750.00 (exclusive of taxes) for comprehensive building repairs at 3479 St. Clair Avenue East; (St. Clair Birchmount 2, Dev. 078); and
2. authorize the appropriate staff to take all other necessary actions to give effect to the above recommendations.

PROJECT BACKGROUND:

St. Clair Birchmount 2 (3479 St. Clair Avenue East) consists of an 8-storey building totaling 94 units and was built in 1970. The building has been experiencing water infiltration through the exterior walls, and the windows and exterior doors are past their useful service life, requiring replacement. Water is also leaking through the roof of the building and the flat roof membrane requires replacement.

Kneider Architects was retained through RFQ 19300 to investigate, provide recommendations, prepare specifications, scope of work and RFx documents, and provide contract administration services.

The project is expected to take approximately 24 months, weather permitting and assuming no delays due to COVID-19. Work will not commence until this award has been approved, a contract has been executed and the purchase order issued. Any significant delays in issuing the purchase order will impact the construction schedule.

REASONS FOR RECOMMENDATIONS:

The buildings windows and exterior doors will be replaced and the entire building will be re-clad in order to prevent future water infiltration and improve thermal performance. The roof membrane will also be replaced and all residents' units will have exhaust fans added above the stove and ducted to the exterior where none existed previously.

PROCUREMENT PROCESS:

An RFP was issued on July 11, 2022 and closed on September 19, 2022. A courtesy email notification of this opportunity was sent to potential proponents who have either worked with TCHC or have shown interest to work with TCHC.

Trinity Services Ltd. submitted the lowest priced qualified submission. A bid confirmation meeting was held with Trinity Services Ltd. on January 25, 2023, facilitated by Strategic Procurement and attended by the Design Manager, Kneider Architects, and a representative from the Construction and Preservation team to confirm their submitted pricing, capacity, timeline and understanding of the scope of work.

The Design Manager, in consultation with other Facilities Management staff, and Kneider Architects agree that the pricing is reasonable and acceptable for the work.

The recommendation is to award the work to Trinity Services Ltd. as the lowest priced qualified submission.

Confidential Attachment 1 provides details on pricing and rated criteria.

IMPLICATIONS AND RISKS:

A public RFP was issued and the recommendation is based on awarding the work as per the RFP requirements. Thus, the risk of a proponent challenging the awarding of the contract is minimized.

Entry into tenant units is required and key holder services will be engaged. Timely and appropriate notification will be provided to tenants to notify them of planned entry into units and any disruptions and restrictions.

Kneider Architects will provide contract administrative services to ensure the work is delivered in accordance with the design and specifications, on budget and on time. A third party health and safety monitoring agent will also be retained to conduct health and safety site inspections during construction.

Performance will be evaluated in accordance with TCHC's Vendor Compliance Evaluation System. Results gathered through project reviews can be used to support decisions to remove underperforming vendors from TCHC's rosters and/or future bidding opportunities.

Funding for future years budgets will be requested within the 2023-2025 Capital Budgets. Confidential Attachment 2 provides information on the Source and Use of Funds.

SIGNATURE:

"Allen Murray"

Allen Murray
Vice President, Facilities Management

ATTACHMENTS:

Confidential Summary of Submissions

Attachment 1:

Reason for Confidential Attachment: Third party commercial information supplied in confidence and commercial information belonging to TCHC that has monetary value or potential monetary value and whose disclosure could reasonably be expected to be injurious to its financial interests.

Confidential Source and Use of Funds/Budget Allocation

Attachment 2:

Reason for Confidential Attachment: Information related to the security of the property of TCHC and commercial and financial information of TCHC that has monetary value or potential monetary value.

STAFF CONTACT:

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