



## Q1 2024 Procurement Award Committee (“PAC”) Awards and Revenue Contracts

Item 12

May 28, 2024

Building Investment, Finance and Audit Committee

**Report:** BIFAC:2024-54

**To:** Building Investment, Finance & Audit Committee (“BIFAC”)

**From:** General Counsel and Corporate Secretary

**Date:** April 29, 2024

### **PURPOSE:**

This report informs the Building Investment, Finance and Audit Committee of awards by the Procurement Awards Committee and revenue contracts with a value between \$500,000 and \$5,000,000 initiated during the first quarter of 2024.

### **RECOMMENDATIONS:**

It is recommended that the BIFAC receive this report for information.

### **REASONS FOR RECOMMENDATIONS:**

#### **PAC Awards**

In accordance with its Charter, the Procurement Awards Committee (“PAC”) is delegated authority to approve contracts, with the exception of consultant contracts not directly related to capital repair and/or development projects, if all of the following conditions are met:

1. The Senior Director of Procurement has recommended the award as being conducted in a fair and transparent manner and in compliance with the terms of a competitive procurement call, and applicable procurement policies, procedures, and protocols;
2. The award is to the supplier(s) whose response meets the specifications and qualification requirements set out in the solicitation

and whose response represents the best value to TCHC based on the evaluation criteria set out in the solicitation, including price criteria;

3. The term of the contract does not exceed a maximum term of five (5) years, or the projected term of capital funding for a project as approved by the TCHC Board of Directors;
4. The award and resulting commitment is less than or equal to \$2.5 million (exclusive of taxes);
5. The PAC has not received a material written objection to the merits of the award, prior to the decision to award by the PAC.
6. All members of the PAC, present at the meeting when the matter is considered, vote in favour of the award.

The PAC reports, quarterly, all contract awards, approvals and change in accordance with its Charter. The contracts and change orders approved by PAC in Q1 2024 are listed in Attachment 1.

### **Revenue Contracts**

Pursuant to Bylaw No. 3, revenue contracts with a value between \$500,000 and \$5,000,000 are reported to the Board on a quarterly basis.

TCHC entered into nine revenue contracts with a value between \$500,000 and \$5,000,000 in Q1 2024, the details of which are included in Table 1 below.

*Table 1: Revenue Contracts (Q1 2024)*

<b>Lessee #1:</b>	Dr. Mohammed Y Dentistry Professional Corporation – Dundas East Dental
<b>Municipal Address:</b>	537 Dundas Street East
<b>Contract Amount:</b>	\$665,703.30 (initial five-year term) + one optional five-year term
<b>Lease Commencement Date:</b>	February 1, 2024

<b>Lessee #2:</b>	The TDL Group Corp. – Tim Horton's
<b>Municipal Address:</b>	120 Fort York Boulevard
<b>Contract Amount:</b>	\$1,252,100.00 (ten-year term)
<b>Lease Commencement Date:</b>	March 15, 2024
<b>Lessee #3:</b>	Rogers Communications Inc.
<b>Municipal Address:</b>	1615 Dundas Street East
<b>Contract Amount:</b>	\$1,023,076.74 (initial five-year term) + three optional five-year terms
<b>Lease Commencement Date:</b>	April 1, 2024
<b>Lessee #4:</b>	8641404 Canada Incorporated – Bread and Bowl
<b>Municipal Address:</b>	2 Murray Street
<b>Contract Amount:</b>	\$542,908.55 (five year and five months term)
<b>Lease Commencement Date:</b>	April 1, 2024
<b>Lessee #5:</b>	Bell Mobility Inc.
<b>Municipal Address:</b>	3725 Dundas Street West
<b>Contract Amount:</b>	\$634,153.14 (initial five-year term) + three optional five-year terms
<b>Lease Commencement Date:</b>	May 1, 2024
<b>Lessee #6:</b>	Bell Mobility Inc.
<b>Municipal Address:</b>	384 Mount Pleasant Road
<b>Contract Amount:</b>	\$634,153.14 (initial five-year term) + three optional five-year terms
<b>Lease Commencement Date:</b>	May 1, 2024

<b>Lessee #7:</b>	Bell Mobility Inc.
<b>Municipal Address:</b>	3101 Weston Road
<b>Contract Amount:</b>	\$621,381.05 (initial five-year term) + three optional five-year terms
<b>Lease Commencement Date:</b>	July 1, 2024
<b>Lessee #8:</b>	The TDL Group Corp. – Tim Horton’s
<b>Municipal Address:</b>	77 Lower Jarvis Street
<b>Contract Amount:</b>	\$675,000.00 (ten-year term)
<b>Lease Commencement Date:</b>	August 9, 2024
<b>Lessee #9:</b>	The TDL Group Corp. – Tim Horton’s
<b>Municipal Address:</b>	589 King Street East
<b>Contract Amount:</b>	\$809,340.00 (ten-year term)
<b>Lease Commencement Date:</b>	October 23, 2024

**IMPLICATIONS AND RISKS:**

Reporting of PAC awards and revenue contracts on a quarterly basis complies with the PAC Charter and Bylaw No. 3, respectively.

**SIGNATURE:**

*“Darragh Meagher”*

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Darragh Meagher  
General Counsel and Corporate Secretary

**ATTACHMENT:**

1. Q1 2024 Procurement Award Committee Awards

**STAFF CONTACT:**

Darragh Meagher, General Counsel and Corporate Secretary  
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**Attachment 1: Q1 2024 Procurement Award Committee Awards**

Meeting Date	RFX #	# of Bids Submitted	# of Envelopes Opened	Total Value of Selected Bids (excl. taxes)	Procurement Category	Selected Vendor(s)	Contract Term	Location(s)	TCHC Division
18-Jan-2024	RFQ 23198-PP	4	4	\$1,554,000.00	Interior alterations to selected ground floor areas	Aplus General Contractors Corp.	18 months	4205 Lawrence Avenue East	FM
18-Jan-2024	RFQ 23242-PP	7	7	\$904,577.00	Garage repairs	Brook Restoration Ltd.	10 months	2063 & 2067 Islington Avenue	FM
2-Feb-2024	RFQ 23217	1	1	\$1,310,198.44	Supply, delivery, rebuilding and repairing of pumps, seals and couplings	Butt's Pumps & Motors Ltd.	4.5 years	Various locations	FM
2-Feb-2024	Change order	n/a	n/a	\$317,810.00 (148%)	Beam replacement due to unforeseeable site conditions	2SC Contracting Inc.	6-8 weeks	3101 Weston Road	FM
2-Feb-2024	RFQ 23222-PP	4	4	\$1,776,760.00	Interior renovations of common areas	Gablie Construction and Fabrication Inc.	12 months	1901 Weston Road	FM
16-Feb-2024	RFQ 23229	1	1	\$999,751.82	Zscaler and Avast AntiVirus Renewal	Axanto Group Inc.	•3 years (Zscaler) •1 year (Avast AntiVirus renewal)	n/a	ITS
16-Feb-2024	RFP 23206-PP	2	2	\$1,369,700.00	Fire alarm system upgrades	Zerem Electrical Services Ltd.	10 months	1021 Birchmount Road	FM
16-Feb-2024	RFQ 23238-PP	8	8	\$597,576.50	Garage repairs	Mekker Construction Ltd.	5 months	1 Ardwick Boulevard	FM
16-Feb-2024	Change order	n/a	n/a	\$19,963.94 (58%)	Architectural fees for Phase 5 due to percentage-based fee adjustment	Architecture Counsel Inc.	18 months	330 Gerrard Street East	FM
16-Feb-2024	RFP 23059	3	2	\$4,082,200.53	Preventive maintenance and demand services for fire/alarm suppression systems and fire hydrant testing, inspection and maintenance services	Oak Ridge Building Solutions Inc.	4 years, 9 months	TSHC Seniors North East and South East Regions (Operating Units N and P)	FM
16-Feb-2024	RFQ 23252-PP	8	8	\$996,075.00	Garage repairs	Restorex Contracting Ltd.	12 months	1286 Wilson Avenue	FM
5-Mar-2024	RFQ 23221	6	5	\$4,243,900.00	Maintenance of 129 elevators	Elcan Industries Inc. o/a Elcan Elevator Ltd.	Up to 60 months	Various locations	FM

*Note: This report only includes contract awards approved by the Procurement Award Committee pursuant to its delegated authority in accordance with the PAC Charter. PAC also approves contracts above their approval authority limit for recommendation to BIFAC or the Board for final approval. Those awards are not included in this table.*

Meeting Date	RFX #	# of Bids Submitted	# of Envelopes Opened	Total Value of Selected Bids (excl. taxes)	Procurement Category	Selected Vendor(s)	Contract Term	Location(s)	TCHC Division
5-Mar-2024	RFQ 23221	5	4	\$4,889,900.00	Maintenance of 114 elevators	TK Elevator (Canada) Limited	Up to 60 months	Various locations	FM
5-Mar-2024	RFP 23159	8	7	\$640,000.00	Accessibility upgrades	Workshop Architecture Inc.	12 months	1021 Birchmount Road	FM
5-Mar-2024	RFQ 23260-PP	6	6	\$1,620,202.00	Garage and podium deck landscaping repairs	Riviera Restoration Services Ltd.	12 months	111 Chestnut Street	FM
15-Mar-2024	RFQ 23221	6	5	\$3,334,500.00	Maintenance of 98 elevators	Elcan Industries Inc. o/a Elcan Elevator Ltd.	Up to 60 months	Various locations	FM
15-Mar-2024	RFP 23236-PP	3	1	\$964,500.00	Design and build of solar carports	Moose Power Inc.	9 months	31 Gilder Drive	FM
15-Mar-2024	RFP 23236-PP	3	1	\$1,020,970.00	Design and build of solar carports	Moose Power Inc.	9 months	1025 Scarlett Road	FM
15-Mar-2024	Change order	n/a	n/a	\$44,162.32 (11.32%)	To address various TCHC directed items for the building envelope project	Trinity Services Ltd.	9 months	2 Brahms Avenue	FM
<b>Q1 Total PAC Awards Approved:</b>				<b>\$30,686,747.55</b>	<b>19 awards</b>				

Item 12 - BIFAC:2024-54 - Attachment 1

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