

Toronto Community Housing



Vendor Award: Building Envelope Rehabilitation at 575 Adelaide Street West

Item 9B

May 28, 2024

Building Investment, Finance and Audit Committee

Report: BIFAC:2024-48

To: Building Investment, Finance and Audit Committee
("BIFAC")

From: Vice President, Facilities Management

Date: April 25, 2024

PURPOSE:

This report seeks the Building Investment, Finance and Audit Committee's ("BIFAC") approval to award building envelope rehabilitation work at 575 Adelaide Street West (Bathurst Adelaide, Dev. 404) to Trinity Services Ltd. for \$6,776,915.00 (exclusive of taxes) based on the outcome of Request for Proposal (RFP) 23171-PP.

BIFAC approval is required for this award as it exceeds the \$5 million financial approval limit of TCHC's Procurement Award Committee ("PAC").

RECOMMENDATIONS:

It is recommended that the Building Investment, Finance and Audit Committee:

1. approve the award of building envelope rehabilitation work at 575 Adelaide Street West (Bathurst Adelaide, Dev. 404) to Trinity Services Ltd. for \$6,776,915.00 (exclusive of taxes) for based on the outcome of Request for Proposal (RFP) 23171-PP; and
2. authorize the appropriate staff to take all other necessary actions to give effect to the above recommendation.

REASONS FOR RECOMMENDATIONS:

Project Background

Bathurst Adelaide (575 Adelaide Street West) consists of a seven (7) storey apartment building and three (3) four (4) storey apartment buildings totaling 150 units and was built in 1983. Site staff and the Design Manager identified several substantial issues with this building.

The existing electrical baseboard heating system is inadequate and does not function properly. The exterior windows and balcony railings are original to the building and require replacement. Mold was discovered in several areas and the east and west end walls of the building demonstrated heat loss/thermal bridging at every floor. The east and west walls leak water and are poorly insulated as they are exposed poured concrete.

Through this project, TCHC will replace the electrical baseboard heating system with an electrically sourced ducted heating and cooling system for all dwellings, replace the existing windows and balcony railings and install vented and insulated cladding for the east and west facing exterior walls.

The project is expected to take approximately sixteen (16) months, weather permitting. 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.

Procurement Process

TCHC issued a public RFP (RFP 23171) on July 19, 2023. It closed on September 28, 2023. Nine submissions were received. Submissions were evaluated through a three-stage process to determine qualified vendors and pricing. Trinity Services Ltd. submitted the lowest priced qualified submission.

A vendor bid confirmation meeting was held with Trinity Services Ltd. on December 4, 2023 facilitated by Strategic Procurement, and attended by the Design Manager, Architectural, in consultation with Area, Architects Rasch Eckler Associates to confirm their submitted pricing, capacity, timeline and understanding of the scope of work.

Trinity Services Ltd confirmed their understanding of the scope of work, ability and pricing during the confirmation meeting and via confirmation email received on December 7, 2023. The Design Manager, Architectural, in consultation with other Facilities Management staff and Area, Architects

Rasch Eckler Associates Ltd agree that the pricing is reasonable and acceptable for the work.

The recommendation is to award the work to Trinity Services Ltd. for \$6,776,915.00 as the lowest priced qualified submission.

Confidential Attachment 1 provides details on pricing and rated criteria.

IMPLICATIONS AND RISKS:

As this report recommends an award to a proponent secured through a public RFP based the RFP requirements, the risk of a proponent challenging the awarding of the contract is minimized.

Entry into tenant units is required in order to perform this work and key holder services will be engaged. Timely and appropriate notification will be provided to tenants to notify them of planned entry and any disruptions and restrictions during the course of the work.

AREA, Architects Rasch Eckler Associates, 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 this award is within the program budget of the 2024 Capital Budget.

Confidential Attachment 2 provides information on the Source and Use of Funds.

SIGNATURE:

"Allen Murray"

Allen Murray
Vice President, Facilities Management

ATTACHMENTS:

Confidential Attachment 1: Summary of Submissions

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 Attachment 2: Source and Use of Funds

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STAFF CONTACT:

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