

Toronto Community
Housing Corporation
931 Yonge Street
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Briefing Note

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

From: Allen Murray, Vice-President, Facilities Management

Date: July 8, 2024

Re: Update on Preventive Maintenance/Demand Services for Fire/Alarm
Suppression Systems and Fire Hydrant Testing, Inspection and
Maintenance Services

PURPOSE:

At the November 2, 2023, meeting BIFAC:2023-119 was approved and forwarded to the Board of Directors (the “Board”) for Preventive Maintenance/Demand Services for Fire/Alarm Suppression Systems and Fire Hydrant Testing, Inspection and Maintenance Services to Oak Ridge Building Solutions Inc. The Board approved the award December 6, 2023.

At the time of the BIFAC meeting, a request was made that prior to proceeding with the two optional one-year extensions management would report back to the BIFAC with their recommendation as to whether to proceed with the optional extension years or to undertake a new RFP for these services.

This report is in response to that request.

BACKGROUND

TCHC is required to perform preventive maintenance (specific inspections and tests) on fire alarm and suppressions systems as per the Ontario Fire Code. Annual and bi-annual inspections and tests are performed by both site staff and contracted services. Monthly inspections and tests are performed by site staff. Contracted services are also required to perform demand repairs which are repairs on an as-needed basis when there is equipment failure and/or based on the results of inspections.

Oak Ridge Building Solutions Inc. was awarded up to \$19,290,253.53 (exclusive of taxes) for preventive maintenance services and demand repairs for fire/alarm suppression systems and fire hydrant testing, inspection and maintenance services in buildings in TCHC East Region under VAC 23463. The contract is for a five (5) year term based on the outcome of Request for Proposals (“RFP”) 23059. The contract for this program is for three years, commencing on January 1, 2024 to December 31, 2026 with the option of two additional 1-year terms at TCHC management’s discretion.

CURRENT STATUS

To ensure the program continues to remain competitive and demonstrates value for spend, TCHC Facilities Management staff have made the decision that the two additional optional one-year extensions will not be exercised.

Prior to December 31, 2026, a public RFP for the entire program will be issued.

STAFF CONTACT:

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