



Q4 2024 Procurement Award Committee (“PAC”) Awards and Revenue Contracts

Item 12

March 17, 2025

Building Investment, Finance and Audit Committee

Report: BIFAC: 2025-20

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

From: General Counsel and Corporate Secretary

Date: February 19, 2025

PURPOSE:

The purpose of this report is to notify the BIFAC of awards by the Procurement Awards Committee and revenue contracts with a value between \$500,000 and \$5,000,000 initiated during the third 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 Q4 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 one revenue contract with a value between \$500,000 and \$5,000,000 in Q4 2024, the details of which are included in Table 1 below.

Table 1: Revenue Contract (Q4 2024)

Lessee #1:	Rogers Communications Inc.
Municipal Address:	18 Davenport Road
Contract Amount:	\$134,654.31 – (initial five-year term) + three optional five-year terms generating a total of \$654,391.65 in revenue over the next 15 years
Lease Commencement Date:	August 8, 2024
Lease Executed Date:	December, 10, 2024
Lessee #2:	Rogers Communications Inc.
Municipal Address:	7 Arleta Avenue
Contract Amount:	\$169,138.09 – (initial five-year term) + three optional five-year terms generating a total of \$821,975.78 in revenue over the next 15 years
Lease Commencement Date:	August 8, 2024
Lease Executed Date:	December 10, 2024
Lessee #3:	Rogers Communications Inc.

Municipal Address:	4205 Lawrence Avenue E
Contract Amount:	\$169,138.09 – (initial five-year term) + three optional five-year terms generating a total of \$821,975.78 in revenue over the next 15 years
Lease Commencement Date:	May 1, 2024
Lease Executed Date:	December 10, 2024

IMPLICATIONS AND RISKS:

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

SIGNATURE:

“Darragh Meagher”

Darragh Meagher
General Counsel and Corporate Secretary

ATTACHMENT:

1. Q4 2024 Procurement Award Committee Awards

STAFF CONTACT:

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Attachment 1: Q4 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
3-Sep-2024	RFQ 24103	3	3	\$1,344,527.39	Cisco Smartnet Renewal	Onx Enterprise Solutions Ltd.	September 1, 2024 to August 31, 2027	N/A	ITS
3-Sep-2024	RFQ 24019	2	2	\$1,088,025.00	Demand Maintenance Services for Catch Basin and Sump Pump Pit Cleaning Services	Firenza Plumbing and Heating Ltd.	5 years	Various locations	FM
3-Sep-2024	RFQ-24063-PP	7	4	\$1,169,057.20	CCTV Upgrade and Intercom System	Capital Fire & Security Inc.	6 months	7 Capri Road 44 Willowridge Road	FM
3-Sep-2024	RFQ-24069-PP	7	3	\$932,505.85	CCTV Upgrade and Intercom System	<ul style="list-style-type: none"> Capital Fire & Security Inc. Paladin Technologies Inc. 	24 weeks	120 Town Haven Place 133 Merrill Ave. East 341 Bloor Street West 2063 Islington Avenue	FM
3-Sep-2024	RFQ-24072-PP	7	4	\$2,000,009.81	CCTV Upgrade and Intercom System	<ul style="list-style-type: none"> Paladin Technologies Inc. ABC Security Access Systems 	24 weeks	5005 Dundas Street West 369 Pape Avenue 4301 Kingston Road 1570 Jane Street 2999 Jane Street	FM
19-Sep-2024	change order (38.00%)	N/A	N/A	\$85,948.52	Hitachi Virtual Storage Platform “VSP” Product	OnX Enterprise Solutions Ltd.	7 Months	Information Technology Services “ITS” Data Centres.	ITS
19-Sep-2024	RFP 23262 - PP	4	4	\$2,952,575.00	Site Service Retrofit	Firenza Plumbing and Heating Ltd.	18 months	410 McCowan Road	FM
15-Oct-2024	Change order (40.06%)	N/A	N/A	\$12,000.00	Communications consulting to develop an executive thought leadership strategy for TCHC	GCI Communications Inc.	12 months	Off-site work from offices of GCI Communications Inc.	SPC
15-Oct-2024	Change order (65%)	N/A	N/A	\$750,000.00	Demand repair services to the elevator maintenance contract for 62 elevators (Group B) at 29 buildings	TK Elevator (Canada) Limited	60 months	29 buildings	FM
15-Oct-2024	RFP 24017-PP	22	2	\$1,463,926.00	Roof replacement and repairs	Trinity Roofing Ltd.	9 months	3181 Eglinton Avenue East	FM

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
15-Oct-2024	Change order (62.7%)	N/A	N/A	\$126,721.54	Contract administration services	Enform Architects Inc.	42 months	828 Kingston Road (Glen Stewart Acres)	FM
15-Oct-2024	RFPQ 24080-PP	10	7	\$927,492.39	Roof replacement	iTeck Roofing Inc.	4 months	193 Wilson Avenue (Marjory Cartons Apartments, Dev. 163)	FM
15-Oct-2024	RFP 24091-PP	18	3	\$1,567,700.00	Natural gas generator Installation	Zerem Electrical Services Limited	15 months	10 Boulton Avenue (Blake/Boulton, Dev. 33,)	FM
7-Nov-2024	Change Order (31.79%)	N/A	N/A	\$128,340.00	IT Security Project Manager temp resource	Randstad Interim Inc.	6 months	remote or at 729 Petrolia Road, Toronto and/or other ITS locations.	ITS
21-Nov-2024	RFP 24058	2	1	\$1,036,700.00	Fire Hydrant and Winterization - Preventive Maintenance Program Services	Oak Ridge Building Solutions Inc.	3 years + 2 optional years	Various Locations	FM
11-Dec-2024	Change Order (43.55%)	N/A	N/A	\$980,000.00	provision of health and safety construction site inspections	<ul style="list-style-type: none"> Thompson Roach and Hughes Consulting Inc. Safety Design Strategies Inc. 	3 years + 2 optional years	Various Locations	FM
19-Dec-2024	RFP 24108	4	3	\$1,665,160.24	supply and delivery of office furniture and office services	Active Office Solutions Inc o/a Active Office Movers Inc	3 years + 2 optional years	Various Locations	FM
19-Dec-2024	RFP 24085	12	12	\$812,150.70	implementation of the contract lifecycle management (CLM)	IntelAgree LLC	3 years + 2 optional years	N/A	ITS
Q4 Total PAC Awards Approved:				\$19,042,839.64	18 awards				

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.