



Contractor Award: State of Good Repair Program Roster

Item 7C

June 27, 2023

Board of Directors

Report: TCHC:2023-31

To: Board of Directors (the “Board”)

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

Date: June 19, 2023

PURPOSE:

The purpose of this report is to seek the Board of Directors’ (the “Board”) approval for the establishment of a roster of pre-qualified vendors for the State of Good Repair Program for up to \$15,000,000.00 (exclusive of taxes) for a three year term.

Board of Directors (the “Board”) approval is required as this contract award exceeds the \$5M financial approval limit of the BIFAC.

RECOMMENDATIONS:

It is recommended that the Board:

1. approve the establishment of the following vendor roster for the State of Good Repair Program with the following three (3) pre-qualified vendors at the rates established based on the outcome of Request for Vendor Qualification (RFVQ 23004) for a term of three (3) years:
 - a. C2C Construction Ltd.;
 - b. Joe Pace & Sons Contracting Inc.;
 - c. Universal Cleaning & Painting Ltd.;
2. authorize the appropriate staff to take all other necessary actions to give effect to the above recommendations.

BIFAC:

This report will be considered by the BIFAC on June 23, 2023.

PROJECT BACKGROUND:

The program was initially developed in 2013 to address a high volume of required in-suite repairs in buildings. To deliver the work under previous years of the program, a roster of pre-qualified contractors was established, including unit rate pricing for various standardized repair items.

The purpose of this award is to establish an updated roster of qualified contractors.

REASONS FOR RECOMMENDATIONS:

The State of Good Repair Program is an in-suite refurbishment program, designed to efficiently address various required repairs in bulk at buildings throughout the portfolio. Buildings are selected for inclusion in the program based on a number of factors including Annual Unit Inspection data, work order data, feedback from staff and tenants, and data from Capital Planning.

The scope of work for each unit in the program is developed in consultation with tenants. The scope may include the following: kitchen cabinet repairs/replacement, bathroom repairs/renovation, plumbing fixture replacements, shut-off valve replacements, door repairs/replacements, flooring upgrades, wall repairs and painting, and minor electrical repairs/replacements.

Establishing a roster for the above scope of work ensures a formalized process to efficiently and effectively deliver the State of Good Repair Program. This includes consistency in pricing, and accordance with both standard specifications and accountabilities and performance expectations.

PROCUREMENT PROCESS:

RFVQ 23004 was issued on January 31, 2023 and closed on March 8, 2023. Fourteen submissions were received. The submissions were evaluated through a three-stage process to determine qualified vendors based on mandatory requirements, rated criteria and pricing. Three submissions met the requirements of the first two stages. The top three ranking proponents qualified for the roster.

The overall ranking of the top three proponents will be used for the purpose of determining the order in which proponents will be offered and awarded project agreements.

The roster will be in effect for three years (no extension years) with an approximate start date of July 1, 2023. 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 schedule.

Confidential Attachment 1 provides details on pricing and rated criteria.

IMPLICATIONS AND RISKS:

A public RFVQ was issued and the recommendation in this report is based on awarding the work as per the RFVQ requirements, thus the risk of a proponent challenging the awarding of the contract is minimized.

The Manager, Architectural Special Programs, in consultation with other Construction & Preservation staff, agree that the pricing is reasonable and acceptable for the work. At TCHC's sole and absolute discretion, the unit rate price list for years 2 and 3 may be adjusted by TCHC on an annualized basis to reflect inflation based on the change (increase or decrease) in the Consumer Price Index provided that in no event shall any such price adjustment exceed five percent.

Entry into tenant units is required. Timely and appropriate notification will be provided to tenants to notify them of planned disruptions and restrictions. There is no anticipated disruption to staff.

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 2023 Capital Budget. Funding for future years budgets will be requested within the 2024-2025 Capital Budgets.

SIGNATURE:

“Allen Murray”

Allen Murray
Vice President, Facilities Management

ATTACHMENT:

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.

STAFF CONTACT:

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