



## Q2 2023 Procurement Award Committee (“PAC”) Awards and Revenue Contracts

Item 10

September 8, 2023

Building Investment, Finance and Audit Committee

**Report:** BIFAC:2023-104

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

**From:** General Counsel and Corporate Secretary

**Date:** August 15, 2022

### **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 second quarter of 2023.

### **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 Q2 2023 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 one revenue contracts with a value between \$500,000 and \$5,000,000 in Q2 2023, the details of which are included in Table 1 below.

*Table 1: Revenue Contracts (Q2 2023)*

<b>Lessee:</b>	Toronto Birth Centre Incorporated
<b>Municipal Address:</b>	525 Dundas Street East
<b>Contract Amount:</b>	\$1,811,040.24 (initial five year term) + two optional five-year terms, generating an estimated total of \$5,990,138.56 in Minimum Rent over the next 15 years
<b>Lease Commencement Date:</b>	November 1, 2023

### **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"*

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Darragh Meagher  
General Counsel and Corporate Secretary

**ATTACHMENT:**

1. Q2 2023 Procurement Award Committee Awards

**STAFF CONTACT:**

Darragh Meagher, General Counsel and Corporate Secretary  
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**Attachment 1: Q2 2023 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-Apr-2023	RFP 22339	8	3	\$1,034,523.10	CCTV, intercom, digital signage and elevator camera upgrades	Capital Fire & Security Inc.	30 weeks	200 Wellesley Street East	Facilities Management ("FM")
18-Apr-2023	RFP 22167-PP	5	4	\$2,145,475.00	Window and door replacement	Trinity Services Ltd.	18 months	369 Pape Avenue	FM
18-Apr-2023	RFPQ 22287	3	3	\$981,000.00	Common area accessibility upgrades	Aplus General Contractors Corp.	10 months	2950 Lawrence Avenue East	FM
18-Apr-2023	RFPQ 22287	3	3	\$1,186,800.00	Common area accessibility upgrades	Martinway Contracting Ltd.	18 months	2008 Pharmacy Road	FM
18-Apr-2023	Change Order (3.33%)	n/a	n/a	\$1,445,501.75	Increased costs for contract extension for grounds maintenance and snow clearing services	<ul style="list-style-type: none"> <li>•Federated Building Maintenance Company Inc.;</li> <li>•Humberview Maintenance Group Ltd.;</li> <li>•2218029 Ontario Ltd. dba Pro-Tech Property Maintenance and Construction;</li> <li>•S. McPherson Lawn and Snow Inc.;</li> <li>•Lomco Limited; and</li> <li>•Executive Landscaping Ltd.</li> </ul>	2 years	Various TCHC and TSHC locations	FM
27-Apr-2023	RFP 23003	3	2	\$1,440,825.00	Underground sanitary system replacement	Firenza Plumbing & Heating Ltd.	7 months	790, 800 and 840 Eglinton Avenue West	FM
27-Apr-2023	RFP 22331-PP	8	3	\$780,065.00	Roof replacement	Nortex Roofing Ltd.	5 months	35 Park Home Avenue	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
27-Apr-2023	RFP 22331-PP	8	3	\$785,336.92	Roof replacement	Proteck Roofing & Sheet Metal Inc.	6 months	•20 Boultonbee •30 & 40 Blake Street	FM
27-Apr-2023	RFP 22331-PP	8	3	\$953,362.34	Roof replacement	Proteck Roofing & Sheet Metal Inc.	6 months	155 Sherbourne Street	FM
27-Apr-2023	RFQ 23037-PP	5	5	\$836,746.61	Boiler plant retrofit	Ambient Mechanical Ltd.	7 months	2999 Jane Street	FM
27-Apr-2023	RFQ 23039-PP	4	4	\$825,550.00	Balcony and parking garage repairs	Aplus General Contractors Corp.	12 months	28 Broadway Avenue	FM
15-May-2023	RFQ 23046	3	3	\$898,302.00	Commvault Licensing renewal	CDW Canada Corporation	3 years	n/a	Information Technology Services ("ITS")
15-May-2023	RFQ 23026-PP	7	6	\$1,445,641.00	Parking garage repairs	Riviera Restoration Services Inc.	18 months	150 Dan Leckie Way	FM
15-May-2023	RFQ 23058-PP	4	4	\$1,445,376.00	Garage repairs	Roma Building Restoration Ltd.	To be complete by 2026	10 Humberline Drive	FM
15-May-2023	RFQ 23053-PP	7	7	\$694,458.05	Roof replacement	Trinity Roofing Ltd.	6 months	7-11 Wakunda Place	FM
15-May-2023	RFP 23035	2	2	\$559,000.00	Design-build of rooftop solar photovoltaic panels	Moose Power Inc.	5 months	4175 Lawrence Avenue East	FM
15-May-2023	Change order (10.75%)	n/a	n/a	\$606,400.00	Unforeseeable site conditions requiring envelope repairs, cladding, roofing and window replacement	Trinity Services Ltd.	To be complete by early 2024	2 Brahms Avenue	FM
15-May-2023	RFQ 23070-PP	6	6	\$574,988.00	Roof replacement	Rooftops and Sheetmetal Corp.	6 months	530 Kingston Road	FM
15-May-2023	Change order (9%)	n/a	n/a	\$70,661.87	Unforeseeable site conditions, additional brick removal and electrical conduit replacement	Trinity Services Ltd.	To be complete in June 2023	4110 Lawrence Avenue East	FM

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25-May-2023	RFQ 23082-PP	6	6	\$667,148.50	Roof replacement	Trinity Roofing Ltd.	6 months	<ul style="list-style-type: none"> <li>•Block 2: units 350-374 Bay Mills Boulevard;</li> <li>•Block 3: units 254-278 Bay Mills Boulevard;</li> <li>•Block 7: units 308-318 Bay Mills Boulevard;</li> <li>and</li> <li>•Block 8: units 280-298 Bay Mills Boulevard</li> </ul>	FM
25-May-2023	Change order (15.99%)	n/a	n/a	\$260,125.86	Various unforeseeable site conditions and TCHC-directed changes	Limen Group Const. (2019) Ltd.	To be complete by end of May 2023	51 Parkwoods Village Drive	FM
12-Jun-2023	RFQ 23101-PP	5	5	\$525,000.00	Ramp heating system and isolated garage roof slab repairs	Roma Building Restoration Ltd.	3 months	1400 Bathurst Street	FM
12-Jun-2023	RFQ 23017-PP	3	3	\$825,550.00	Wall opening and access doors installation	Aplus General Contractors Corp.	7 months	190 Woolner Avenue	FM
22-Jun-2023	RFP 22311	9	7	\$1,170,000.00	Comprehensive redesign	Workshop Architecture Inc.	12 months	111 Chestnut Street	FM
22-Jun-2023	RFP 23074-PP	5	4	\$885,704.60	Roof replacement	Trinity Roofing Ltd.	6 months	61 Grenoble Drive	FM
22-Jun-2023	RFPQ 23067	8	8	\$1,627,150.00	Garage and landscape restoration	DanMichael Construction Ltd.	40 months	900 & 1000 Tandridge Crescent	FM
22-Jun-2023	RFQ 23111-PP	5	5	\$2,125,050.00	Parking garage repairs	Restorex Contracting Ltd.	20 months	10 Tree Sparroway	FM
<b>Q2 Total PAC Awards Approved:</b>				<b>\$26,795,741.60</b>	<b>27 awards</b>				

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