



Contractor Award: Comprehensive Retrofit Construction – Envelope, Mechanical and Electrical at 4100 & 4110 Lawrence Avenue East (RFQ 20317 PP)

Item 2E

July 22, 2021

Board of Directors

Report: TCHC:2021-43

To: Board of Directors (the “Board”)

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

Date: June 23, 2021

PURPOSE:

The purpose of this report is to seek the Board’s approval to award a contract for comprehensive retrofit construction to the building envelope, mechanical and electrical at 4100 and 4110 Lawrence Avenue East to Trinity Services Ltd. based on Request for Quotations (“RFQ”) 20137-PP.

Board approval is required for this contractor award as it exceeds the \$2.5M financial approval limit of TCHC’s Procurement Award Committee (“PAC”) and the \$5M financial approval limit of the Building Investment, Finance and Audit Committee (“BIFAC”).

RECOMMENDATIONS:

It is recommended that the Board approve the following recommendations:

- (a) approve the award for the work to Trinity Services Ltd. for \$7,725,060.00 (exclusive of taxes) for comprehensive retrofit construction to the building envelope, mechanical and electrical at 4100 Lawrence Avenue East;

- (b) approve the award for the work to Trinity Services Ltd. for \$7,936,875.00 (exclusive of taxes) for comprehensive retrofit construction to the building envelope, mechanical and electrical at 4110 Lawrence Avenue East; and
- (c) authorize the appropriate staff to take the necessary actions to give effect to the above recommendation.

BIFAC

This report was approved by the BIFAC on June 23, 2021.

REASONS FOR RECOMMENDATIONS:

The building envelope and associated elements (walls, windows, balcony doors, and balcony slabs) at 4100 and 4110 Lawrence Avenue East – both 11-storey multi-unit residential buildings with 185 units constructed in 1972 – are in poor condition. They need upgrading due to extensive water penetration into tenant units.

TCHC retained LGA Architectural Partners (“the Consultant”) as the consultant to provide recommendations, determine the scope of work, and provide contract administration services. The scope of work consists of comprehensive retrofit construction envelope, mechanical and electrical repairs and replacements at the site.

The work will begin in August 2021 and conclude in August 2023, weather permitting. Staff and tenants impacted by the construction will be notified. Since entry into tenant units is required, key holder services will be engaged. Timely and appropriate notification will be provided to tenants to notify them of entry, planned disruptions, and restrictions.

PROCUREMENT PROCESS:

An RFQ was issued on December 21, 2020 and closed on March 22, 2021. Six submissions were received by the closing period. The submissions were evaluated to determine the best price. The Confidential Attachment provides a summary of the submissions.

Trinity Services Ltd. submitted the lowest price and is recommended for the work. Overall, Trinity Services Ltd.'s submission satisfied all mandatory requirements and surpassed the standard required to permit consideration of its pricing proposal. The recommendation is based on awarding the work as per the RFQ requirements.

For procurement efficiencies, two locations (4100 and 4110 Lawrence Avenue East) were included in the RFQ due to timing and similarities of the work. Proponents could make a submission for one or both locations, which were evaluated and awarded separately.

The Procurement Award Committee ("PAC") approved the recommendation to award the work to Trinity Services Ltd. at its meeting on May 27, 2021, subject to BIFAC and Board approval. At that time, the PAC took note of the following considerations:

- The award is within reasonable and acceptable range for the scope of work;
- The recommended proponent, a pre-qualified vendor, has performed similar work for TCHC with satisfactory results; and
- The recommended proponent has confirmed they have the capability and capacity to deliver the scope of work.

IMPLICATIONS AND RISKS:

The scope of work is recommended for comprehensive retrofit construction envelope, mechanical and electrical at 4100 and 4110 Lawrence Avenue East due to extensive water penetration into tenant units.

An RFQ was issued and the recommendation is based on awarding the work as per the RFQ requirements. This minimizes the risk of an unsuccessful proponent challenging the awarding of the contract. Once awarded, a Letter of Intent will be issued to Trinity Services Ltd. to help mitigate the risk of increasing supply costs. Trinity Services Ltd. also provided a staffing plan showing distinct key personnel for each location along with resumes and credentials.

As a pre-qualified vendor, Trinity Services Ltd. has performed similar work for TCHC with satisfactory results. To mitigate operational risk, staff will continuously and rigorously monitor the performance of the vendor during

the course of the project. The Consultant will provide contract administrative services to ensure the work is delivered in accordance with the design and specifications, on budget and on time. To maintain rigorous oversight of the work quality, it is proposed to increase the Consultant's current contract administration scope of work to include additional site reviews and increased project management responsibilities.

A third-party health and safety monitoring agent will conduct site inspections during construction. Performance will be evaluated in accordance with TCHC's Vendor Compliance Evaluation System. Results may 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 2021 Capital Budget.

SIGNATURE:

"Allen Murray"

Allen Murray
Vice President, Facilities Management

Attachment 1: RFP 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

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