



Contractor Award: Architectural and Mechanical Upgrades at 40 Asquith Avenue (RFQ 21154-PP)

Item 2H

October 7, 2021

Board of Directors

Report: TCHC:2021-57

To: Board of Directors (the “Board”)

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

Date: September 2, 2021

PURPOSE:

The purpose of this report is to seek the Board’s approval to award a contract for a holistic building retrofit at Asquith Park (40 Asquith Avenue) based on the outcome of Request for Quotations (“RFQ”) 21154-PP.

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

RECOMMENDATIONS:

It is recommended that the Board approve following recommendations:

- (a) Approve the award of the work to Trinity Services Ltd. for \$12,104,223.00 (exclusive of taxes) for architectural envelope and mechanical HVAC services at 40 Asquith Avenue based on the outcome of Request for Quotations (“RFQ”) 21154-PP; and
- (b) Authorize the appropriate staff to take the necessary actions to give effect to the above recommendation.

BIFAC

This report was received by the BIFAC on September 2, 2021.

REASONS FOR RECOMMENDATIONS:

40 Asquith Avenue was built in 1984 and consists of a 17-storey building and walk-up apartments totaling 192 suites.

Over the last two years, tenants have complained about a number of issues related to the poor operation and design of the building's heating and cooling system, which features separate, standalone units located in each tenant suite known as a portable terminal air conditioning ("PTAC") unit. Additionally, the existing central ventilation in the building is inadequate, by current standards, due to changes to the architecture over the years. Upgrades are also required to address the deterioration of the brick in localized areas, to address the age of the windows and doors (original to the building), to repair areas where mechanical units would be removed and replaced, and to improve the envelope insulation performance.

The recommended scope of work includes:

- In-suite and corridor PTAC removal and replacement.
- Replacement of all make up air units.
- Addition of ventilation unit on the second floor.
- Associated in-suite lighting replacement with LED lighting.
- Second floor corridor lighting replacement with LED lighting.
- Boiler replacement.
- In-suite bathroom exhaust fan replacement, and kitchen exhaust fan filter replacement.
- All associated service modifications to support new equipment (gas meter and electrical infrastructure modifications).
- Suite and corridor window replacement.
- Door replacement in select areas (balconies, lobby entrance, etc.).
- Localized brick repair.
- Exterior insulation and finish systems ("EIFS") installation in select areas.
- Restoration of openings left in envelope by the removal of the existing mechanical equipment.
- Envelope penetrations required to support mechanical equipment installation.
- Associated interior repair and finishes to support above items.

- All associated hazardous material abatement required to complete the scope of work outlined above.

PROCUREMENT PROCESS:

An RFQ was issued on June 23, 2021 and closed on August 3, 2021. Five submissions were received. The submissions were evaluated to determine the best price. Confidential Attachment 1 provides a summary of the submissions.

Trinity Services Ltd. submitted the lowest price and is recommended for the work. 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.

Trinity Services Ltd. has confirmed understanding that the project duration shall be from 2021 to 2024. Trinity Services Ltd. has agreed to hold the submitted pricing during the entire duration of the project.

The Procurement Award Committee approved the recommendation to award the work to Trinity Services Ltd. at its meeting on August 19, 2021, subject to BIFAC approval. At that time, the Committee took note of the following considerations:

- The award is within reasonable and acceptable range for the scope of work;
- The recommended proponent 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 to address an upgrade to the mechanical systems (heating, cooling, and ventilation) and to the aging envelope. This work is required to address severe tenant comfort issues, address aging infrastructure, and ensure all current building codes are met.

Entry into tenant units is required. Timely and appropriate notification will be provided to tenants to notify them of planned disruptions and restrictions.

TCHC's tenant engagement group has been engaged for this project. Tenants have already been frequently engaged on the design aspects of this project including input on window configurations and the review of full unit mock-ups, which allowed tenants to review and comment on the proposed mechanical solutions prior to a building wide roll-out. The tenant engagement representative will also work to communicate with tenants ahead of and during the construction to ensure that tenants are prepared for suite entry and construction. Security key holder services will be also be engaged to support suite entry. Additionally, the project budget accounts for services to assist tenants with furniture moving and the possible removal and reinstatement of wall mounted items that would interfere with construction scope (shelves, blinds, etc.).

To mitigate risks, staff will continuously and rigorously monitor the performance of the contractor during the course of the project. The engineering firms will provide contract administrative services to ensure the work is delivered in accordance with the design and specifications, and is on budget and on time. A third-party health and safety monitoring agent will also be retained to conduct health and safety site inspections during construction. 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 is confirmed within the 2021 Capital Budget as approved by the TCHC Board (TCHC:2020-88).

SIGNATURE:

"Allen Murray"

Allen Murray
Vice President, Facilities Management

Confidential RFP 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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