



Contract Award: Preventative Maintenance Services and Demand Repairs for Fire Alarm/Suppression Systems (RFP 21125 and RFQ 21247)

Item 8A

November 3, 2021

Building Investment, Finance and Audit Committee

Report: BIFAC:2021-107

To: Building Investment, Finance and Audit Committee
("BIFAC")

From: Vice President, Facilities Management

Date: October 26, 2021

PURPOSE:

The purpose of this report is to seek the BIFAC's approval to award work totaling up to \$50,569,759.75 (exclusive of taxes) to Oak Ridge Building Solutions Inc., Greater Toronto Fire Protection, and Eurotech Safety Inc. for preventative maintenance services and demand repairs for fire alarm/suppression systems at various locations of the TCHC portfolio. The work applies to all TCHC direct managed buildings that have fire alarm suppression systems. The contract is for a five (5) year term based on the outcome of Request for Proposals (RFP 21125) and Request for Quotations (RFQ 21247).

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").

RECOMMENDATIONS:

It is recommended that the BIFAC approve and recommend that the Board approve the following recommendations to:

1. approve the award of the work totaling up to \$50,569,759.75 (exclusive of taxes) to Oak Ridge Building Solutions Inc., Greater Toronto Fire

Protection, and Eurotech Safety Inc. for preventative maintenance services and demand repairs for fire alarm/suppression systems at various locations of the TCHC portfolio for a five (5) year term based on the outcome of Request for Proposals (RFP 21125) and Request for Quotations (RFQ 21247);

Preventative Maintenance (annual and semiannual costs):

- a) up to \$6,341,855.85 (\$2,113,951.95 annually) (exclusive of taxes) for three (3) years of the initial contract;
- b) up to \$4,227,903.90 (\$2,113,951.95 annually) (exclusive of taxes) for two additional one-year terms at TCHC management's discretion;

Demand Services:

- c) up to \$24,000,000.00 (\$8,000,000.00 annually) (exclusive of taxes) for three (3) years of the initial contract;
- d) up to \$16,000,000.00 (\$8,000,000.00 annually) (exclusive of taxes) for two additional one-year terms at TCHC management's discretion;

2. authorize the appropriate staff to take the necessary actions to give effect to the above recommendation.

PROJECT BACKGROUND:

TCHC is required to perform preventive maintenance (specific inspections and tests) on fire alarm and suppressions systems as per the Ontario Fire Code (OFC). Annual and bi-annual inspections and tests are performed by both site staff and contracted services. Monthly inspections and tests will be performed by site staff.

On an **annual basis**, contracted services are required by code to inspect and test the following:

- Fire alarm, voice communication and interconnected systems;
- Sprinkler systems including fire hose cabinets, hoses and valves, and hydrostatic testing (three years);
- Portable fire extinguishers;
- Fire pumps including jockey pumps and air compressors;

- Emergency generators;
- Audible pull stations;
- HVAC, maglocks, smoke control, elevator system integration with the fire alarm/suppression systems;
- Emergency lighting and fire exit signage; and
- Open isolators and grounds are required to be tested on every input and output zone.

On a **semi-annual basis**, contracted services are required by code to inspect and test the following:

- Mechanical waterflow alarm main supply and pressure switches, low pressure alarms, alarm signals at the fire alarm panel;
- Valves, system risers, and pressure; and
- Drip drums

Contracted services are also required to perform demand repairs which are repairs on an as-needed basis when there is equipment failure and/or based on the results of inspections.

REASONS FOR RECOMMENDATIONS:

The existing contract commenced in January of 2019 and was awarded to a group of qualifying vendors for a 5-year term based on the outcome of Request for Proposals (RFP) 18349 for the amount of \$34,839,376.00 for a term of up to five years (three-years, with the possibility of two additional one-year extensions at TCHC management's discretion).

Due to a significant addition of scope of over the years, including new industry regulation requirements, TCHC is electing to tender anew rather than exercise the option to extend the existing contract.

PROCUREMENT PROCESS:

An RFP was issued on June 29, 2021 and closed on July 27th. Four submissions were received. The submissions were evaluated through a five stage process to determine qualified vendors based on rated criteria and pricing. The table below outlines the cumulative ranking and score attained for each vendor during the procurement process.

Cumulative Ranking and Score					
		Total weighted scores of Rated Criteria and Pricing (calculated on the cumulative pricing for all five groups using a relative pricing formula) to determine Final Rank Per Proponent Per Group			
Item	Proponents	Oak Ridge Building Solutions Inc.	T.B.R. Mechanical/ Electrical Inc.	Greater Toronto Fire Protection	Eurotech Safety Inc.
1	OU (G,H,I)	87.45	68.95	71.66	83.98
2	OU (J,K,L,M)	87.45	72.59	74.68	86.62
3	OU (C,D,E,F)	87.45	70.91	73.71	84.75
4	SENIORS EAST OU (A,N)	87.45	69.02	74.11	83.59
5	SENIORS WEST OU (B)	87.45	70.59	73.76	84.39
Total	5	5	5	5	5

¹ T.B.R Mechanical/Electrical Inc. is not awarded any primary or back up groups due to low rank per group, and that the pricing submitted for award is not financially advantageous in comparison to the other bids and ranking scores.

Stage 5: Final Distribution of <u>Primary Vendors</u>					
Item	Proponents	Oak Ridge Building Solutions Inc.	T.B.R. Mechanical/ Electrical Inc. ¹	Greater Toronto Fire Protection	Eurotech Safety Inc.
1	OU (G,H,I)	\$6,668,005.60	\$10,519,939.40	\$9,382,309.09	\$7,174,662.01
2	OU (J,K,L,M)	\$11,704,531.12	\$16,145,214.11	\$14,884,442.07	\$11,756,574.54
3	OU (C,D,E,F)	\$9,181,413.53	\$13,443,758.93	\$12,047,144.60	\$9,677,598.72
4	SENIORS EAST OU (A,N)	\$2,885,297.47	\$4,540,231.05	\$3,737,245.17	\$3,137,217.73
5	SENIORS WEST OU (B)	\$2,774,615.61	\$4,111,001.53	\$3,635,623.31	\$2,952,254.27

Total	5	5	5	5	5
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Stage 5: Final Distribution of <u>Back Up Vendors</u>					
Item	Proponents	Oak Ridge Building Solutions Inc.	T.B.R. Mechanical/ Electrical Inc. ¹	Greater Toronto Fire Protection	Eurotech Safety Inc.
1	OU (G,H,I)	\$6,668,005.60	\$10,519,939.40	\$9,382,309.09	\$7,174,662.01
2	OU (J,K,L,M)	\$11,704,531.12	\$16,145,214.11	\$14,884,442.07	\$11,756,574.54
3	OU (C,D,E,F)	\$9,181,413.53	\$13,443,758.93	\$12,047,144.60	\$9,677,598.72
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Total	5	5	5	5	5

The recommendation is to award the work to the following vendors based on a combination of rank, what is most financially advantageous to TCHC, and based on vendor capacity (confirmed via vendor confirmation meeting):

Primary Vendors:

- Oak Ridge Building Solutions Inc. → Group 1: OU (G,H,I) and Group 3: OU (C,D,E,F)
- Greater Toronto Fire Protection → Group 4: Seniors East OU (A,N)
- Eurotech Safety Inc. → Group 2: OU (J,K,L,M) and Group 5: Seniors West OU (B)

*Please note that Oak Ridge Building Solutions Inc. is a new vendor to TCHC and staff have checked their references.

Back Up Vendors:

- Oak Ridge Building Solutions Inc. → Group 2: OU (J,K,L,M) and Group 4: Seniors East OU (A,N)
- Greater Toronto Fire Protection → Group 5: Seniors West OU (B)
- Eurotech Safety Inc. → Group 1: OU (G,H,I) and Group 3: OU (C,D,E,F)

IMPLICATIONS AND RISKS:

The scope of work is recommended to ensure the health and safety of our tenants. This work is required to maintain fire safety and fire suppression systems and ensure all codes are met.

To mitigate risks, staff will continuously and rigorously monitor the performance of the contractor during the course of the project. The engineering firm 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 for this award will be requested within the program budget of the 2022 Capital Budget. Funding for this award is within the program budget of the 2022 Operating Budget (SLA.5291 and OU Budgets) and 2022 Capital Budget (CO04). Funding beyond 2022 will be included in the annual budget submissions.

SIGNATURE:

"Allen Murray"

Allen Murray
Vice President, Facilities Management

STAFF CONTACT:

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