



Vendor Award: Window and Façade Reconstruction at 33 Coatsworth Crescent

Item 8D

December 6, 2023

Board of Directors

Report: TCHC:2023-68

To: Board of Directors (the “Board”)

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

Date: November 2, 2023

PURPOSE:

The purpose of this report is to seek the Board of Directors’ approval to award work to Limen Group Const. (2019) Ltd. for \$14,692,845.00 (exclusive of taxes) for window and façade reconstruction at 33 Coatsworth Crescent based on the outcome of Request for Proposal (“RFP”) 23045.

Board of Directors (the “Board”) approval is required as it exceeds the \$5 million financial approval limit of the Building Investment, Finance and Audit Committee (“BIFAC”).

RECOMMENDATIONS:

It is recommended that the Board:

1. approve the award of work to Limen Group Const. (2019) Ltd. \$14,692,845.00 (exclusive of taxes) for window and façade reconstruction at 33 Coatsworth Crescent (Coatsworth Cr., Dev. 364) based on the outcome of Request for Proposal (“RFP”) 23045-PP; and
2. 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 November 2, 2023, and forwarded to the Board without recommendations.

REASONS FOR RECOMMENDATIONS:**PROJECT BACKGROUND:**

Coatsworth Crescent (33 Coatsworth Crescent) consists of a 5-storey building and walk-up apartments totaling 145 units, and was built in 1989.

In response to staff concerns, Facilities Management staff and site staff reviewed the status of the façade of 33 Coatsworth Crescent. Water penetration was noted along the edges of the existing heating units, and the windows were determined to be at the end of their useful life. In-suite ventilation was noted to be in need of an update, and the bricks of the façade were noted to be in generally poor condition.

The scope of work includes full brick façade removal, and installation of new, energy efficient cladding, new windows and doors throughout, with accessibility upgrades to doors wherever possible. Existing heating and ventilation will be removed, and a new system will be installed. Balcony upgrades will be made where identified, and in-suite modifications will be made to increase ventilation.

The project is expected to take approximately 24 months, weather permitting and assuming no delays due to COVID-19. 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 construction schedule.

PROCUREMENT PROCESS:

An RFP was issued on April 3, 2023 and closed on June 3, 2023. Three submissions were received. Submissions were evaluated through a three stage process to determine qualified vendors and pricing. Limen Group Const. (2019) Ltd. submitted the lowest priced qualified submission.

A vendor bid confirmation meeting was held with Limen Group Const. (2019) Ltd. on August 17, 2023, facilitated by Strategic Procurement, and attended by the Design Manager and Enform Architects Inc. to confirm their submitted pricing, capacity, timeline and understanding of the scope of work.

Limen Group Const. (2019) Ltd. confirmed their understanding of the scope of work, ability and pricing during the confirmation meeting and via confirmation email received on September 1, 2023.

The recommendation is to award the work Limen Group Const. (2019) Ltd. for \$14,692,845.00 as the lowest priced qualified submission.

Confidential Attachment 1 provides details on pricing and rated criteria.

IMPLICATIONS AND RISKS:

An invitational RFP was issued and the recommendation is based on awarding the work as per the RFP requirements. Thus, the risk of a proponent challenging the awarding of the contract is minimized.

Entry into tenant units is required. Key holder services will be engaged, and timely and appropriate notification will be provided to tenants to notify them of planned entry and any disruptions and restrictions.

Enform Architects Inc. will provide contract administrative services to ensure the work is delivered in accordance with the design and specifications, 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.

Initial funding for this award is within the program budget of the 2024 Capital Budget and will be included in subsequent year's budgets as required based on project progress. Confidential Attachment 2 provides information on the Source and Use of Funds.

SIGNATURE:

"Allen Murray"

Allen Murray
Vice President, Facilities Management

PUBLIC ATTACHMENT:

1. Briefing Note in response to Public Action Item #7

CONFIDENTIAL ATTACHMENTS:

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.

Confidential Source and Use of Funds/Budget Allocation

Attachment 2:

Reason for Confidential Attachment: Information related to the security of the property of TCHC and commercial and financial information of TCHC that has monetary value or potential monetary value.

STAFF CONTACT:

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Item 8D – Vendor Award: Window and Façade Reconstruction at
33 Coatsworth Crescent
Public Board of Directors Meeting – December 6, 2023
Report #: TCHC:2023-68

Attachment 1

Toronto Community Housing Corporation
931 Yonge Street
Toronto, ON
M4W 2H2



Briefing Note: For Information

To: The Board of Directors (the “Board”)

From: Allen Murray, Vice President of Facilities Management

Date: November 24, 2023

Re: Building Investment, Finance and Audit Committee (“BIFAC”) Meeting of November 2, 2023 – Vendor Award: Window and Façade Reconstruction at 33 Coatsworth Crescent [Report BIFAC:2023-116] (Public Action Item #7 re: Heating Costs and Energy Savings)

PURPOSE:

This attachment is being provided in response to the supplementary information requested at the Building Investment, Finance and Audit Committee meeting held on November 2, 2023 in relation to the Vendor Award for Window and Façade Reconstruction at 33 Coatsworth Crescent.

BACKGROUND:

Coatsworth Crescent (33 Coatsworth Crescent) consists of a 5-storey building and walk-up apartments totaling 145 units and was built in 1989. In response to staff concerns, Facilities Management staff and site staff reviewed the status of the façade of 33 Coatsworth Crescent. Water penetration was noted along the edges of the existing heating units, and the windows were determined to be at the end of their useful life. In-suite ventilation was noted to be in need of an update, and the bricks of the façade were noted to be in generally poor condition.

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upgrades will be made where identified, and in-suite modifications will be made to increase ventilation.

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ENERGY EFFICIENCY

A major part of the TCHC Energy Efficiency Action Plan is capital investment in energy conservation measures. TCHC is committed to reducing energy consumption across its portfolio by 25% by December 31, 2028. The reduction in energy consumption is a requirement of the funding agreement TCHC has with Canada Mortgage and Housing Corporation (“CMHC”) and the National Housing Co-Investment (“NHCI”) Fund. The capital repair work required at 33 Coatsworth Crescent provides an opportunity for TCHC to progress towards achieving our energy efficiency goals.

This project will positively impact tenants by providing improved indoor environment quality and acoustic improvements. Drafts will be eliminated through a new high-efficiency façade. The improved building envelope will also allow for passive survivability during the winter in the case of utility interruption (power outage). Improved thermal performance along with new high-efficiency mechanical systems will provide tenants with a livable residence during extreme heat in the summer months while reducing tenant utility costs. The addition of energy recovery ventilators (“ERV”) will more effectively deliver continuous outdoor air to tenant suites, reduce odor migration between suites, and improve tenant comfort and well-being.

In 2022, a test suite at this building was built to best understand the installation of the new mechanical system. Important information was gleaned to better understand how to efficiently install this system and reduce entry into tenant units whenever possible. After completion, tenants were invited to review the new mechanical system, and appreciate how it will impact their indoor environment. To date, all reports have been overwhelming positive, with tenants eagerly anticipating the start of this project.

Summary of Energy and Greenhouse Gas Emissions Reductions

Tenants at 33 Coatsworth Crescent pay for their own electricity, which includes heating and cooling. As a result, actual utility data is not available. The analysis below is based on an energy simulation of energy unit intensity (“EUI”), which is an estimate of annual energy use per unit area.

Annual Energy Consumption Baseline	Anticipated Annual Energy Consumption of Retrofit	Anticipated Annual Energy Savings of Retrofit
2,161,000 ekWh*	1,296,000 ekWh	865,000 ekWh 40% savings

*equivalent kilowatt hours

Annual Greenhouse Gas Emissions Baseline	Anticipated Annual Greenhouse Gas Emissions of Retrofit	Anticipated Annual Greenhouse Gas Emissions Savings of Retrofit
243 tons	157 tons	86 tons 36% savings

Summary of Utility Cost Savings

The summary below represents the total assumed building utility cost reduction. It should be noted that the majority of savings will be attributed to tenant savings.

Annual Utility Cost Baseline*	Anticipated Annual Utility Cost of Retrofit	Anticipated Annual Utility Cost Savings of Retrofit
\$206,200.00	\$104,600.00	\$101,600.00 49% savings

*The initial utility costs are based on the following average blended rates from 2023 and include carbon pricing:

- Natural Gas: \$0.44/m³
- Electricity: \$0.14/kWh

Utility rates are subject to change and the estimated cost savings for 33 Coatsworth Crescent are underestimated given the increases to utility rates since the 2020 baseline study, established for the purposes of CHMC energy efficiency reporting.