



May 3, 2007

Toronto Community Housing Corporation invites sealed submissions for:

**RFPQ 02/07**  
**Pre-Qualification for Electrical and Mechanical Contractors**  
**Regent Park Redevelopment, Toronto**  
**Dundas Street Community Energy Distribution Piping**

Enclosed, please find copies of the Request for Pre-Qualification RFPQ 02/07.

One (1) original copy and four (4) copies of the written responses must be received at the Head Office of the Toronto Community Housing Corporation, 931 Yonge Street, Main Floor, Toronto, Ontario, Canada M4W 2H2 to the attention of the Manager, Strategic Procurement, **no later than 11:00:00 a.m. local time, Thursday, May 17, 2007.**

Any inquiries related to this RFPQ may be directed to Philip Jeung, Manager, Energy Management , telephone (416) 981-4373, email: [philip.jeung@torontohousing.ca](mailto:philip.jeung@torontohousing.ca).

TCHC may accept questions and clarifications from contractors until Friday, May 11, 2007, 4:00 p.m., local time. Responses to received questions will be posted as addenda to the RFPQ.

Please ensure that all responses are clearly marked: ‘TCHC RFPQ 02/07 – Pre-qualification for Electrical and Mechanical Contractors – Dundas Street Community Energy Distribution Piping’ and are enclosed in an envelope using the pre-printed address label included with this RFPQ.

Bidders who download bid opportunities are advised to check the website often for any changes or addenda. It is the bidder’s responsibility to access changes or addenda.

Toronto Community Housing Corporation reserves the right to accept any bid in whole or in part, whether the price or prices is the lowest or not and may reject any or all bid submissions at its discretion.

Yours truly,

Vivian Valenzuela  
Acting Manager  
Strategic Procurement

Current bid opportunities can be viewed at [www.torontohousing.ca/business\\_opportunities](http://www.torontohousing.ca/business_opportunities).

Please firmly affix this address label to your own envelope containing your submission.

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**TORONTO COMMUNITY  
HOUSING CORPORATION**

**Reference No.: RFPQ 02/07 – Pre-qualification of Electrical  
and Mechanical Contractors – Dundas St.  
Community Energy Distribution Piping**

**Bidder's Name** \_\_\_\_\_

**BID SUBMISSION  
DOCUMENTS ENCLOSED**

**Closing date: Thursday, May 17, 2007, 11:00:00 a.m. Local Time**

**Strategic Procurement  
Toronto Community Housing Corporation  
931 Yonge Street, Main Floor  
Toronto, Ontario, Canada M4W 2H2**

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**Note:**

Should you decide to address your own return envelope in lieu of the label provided above, the front of your envelope must indicate ALL of the information shown on the above label.

Strategic Procurement can not be held responsible for documents submitted in envelopes that are not labelled in accordance with the above instructions.

**Toronto Community  
Housing Corporation**  
Development Division  
931 Yonge Street, 6<sup>th</sup> Floor  
Toronto, Ontario  
M4W 2H2

Tel: 416-981-4373  
Fax: 416 981-4383  
E-mail: philip.jeung@torontohousing.ca



**Toronto  
Community  
Housing**

May 1, 2007

**RE: Pre-Qualification of Electrical & Mechanical Contractors,  
Regent Park Redevelopment , Toronto  
Dundas Street Community Energy Distribution Piping**

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## **REQUEST FOR PRE-QUALIFICATION SUBMISSIONS**

Toronto Community Housing Corporation (“TCHC”) is planning to construct a new Community Energy System (District Heating and Cooling Central Plant – the CES ) to provide central heating, cooling, and domestic hot water supply to all of the buildings that will be built as part of the Regent Park Revitalization initiative. The new CES will be located in the basement level of the 22-storey apartment building that is currently under construction at the corner of Dundas Street East and Sackville Street (the Dundas/Sackville building). The construction of the CES will consist of high-efficiency boilers, electric chillers, and associated pumping, electrical system, building automation system and extensive distribution piping inside the central plant and outside the buildings .

The purpose of this Request for Pre-Qualifications is to select up to seven qualified proponents to participate in the bidding process on the installation of heating and cooling distribution piping along the Dundas Street East between Regent Street and Sumach Street.

### **1. Background**

The first of six phases of the Regent Park Revitalization project is underway. Phase 1 will consist of approximately 900 residential units and commercial uses on the lower floors. Upon completion of the revitalization initiative, the existing 2083 housing units at Regent Park will be replaced with approximately 5,100 units of mixed private market and affordable rental housing with a projected population of 12,500.

An integral part of the Regent Park Revitalization Plan is the installation of a Central Energy System (CES). The system is to provide hot / cold water for space heating and domestic water to all new units at Regent Park, as well as additional TCHC and public facilities in the neighbourhood. The Community Energy System will consist of a central energy plant located in the basement of the 22-storey residential apartment building that is being constructed by Daniels Construction Corporation. The CES construction has multiple energy efficient hot water gas-fired boilers and electric central chillers that will be installed as the main energy source for providing heating and cooling to all new buildings, starting in Phase 1. The CES implementation includes the construction of a water distribution system throughout Regent Park. This system is to be built in phases as the redevelopment takes place.

The Project Assignment consists of civil municipal, electrical and mechanical works relating to the supply and installation of heating and cooling distribution piping along the Dundas Street E. section between Regent Street and Sumach Street. The completed portion of the distribution piping will serve the subsequent phases of Regent Park Redevelopment. Proponents should also note that the successful bidder in the subsequent tender process may have to work closely with the nominated contractors from Toronto Transit Commission (TTC), Toronto Hydro and the City of Toronto in conjunction with the refurbishment of the TTC streetcar tracks and municipal servicing reinstatement works. Toronto Hydro is also seeking to install infrastructure in the north lane of the Dundas Street corridor, which will require some level of coordination

The purpose of this Request for Pre-Qualification proposal call (“RFPQ”) is for TCHC to pre-qualify up to seven (7) electrical and mechanical contractors. The successful proponents of this pre-qualification process will be invited to participate in the construction tender process for the CES piping on Dundas Street between Regent and Sumach Streets; the successful bidder in the tender process will enter into a contract with TCHC for its services.

## **2. Scope of Work**

The scope of work to be undertaken under this RFPQ includes:

- Supply and installation approximately 550m of district energy distribution piping in Dundas Street East between Regent Street to approximately 100m east of Sumach Street. The piping system will consist of two 300mm (12”) steel cooling pipes and two 200mm (8”) heating pipes that are direct buried in fully compacted sand bedding. The Work will include installation of isolation valves and related chambers at strategic locations along the piping system. Additional Work will include the road reinstatement.

Cooling system: The cooling pipes will be Schedule 40 epoxy coated steel pipes with an associated cathodic protection system.

Heating system: The two heating pipes will be pre-insulated thin-wall carbon steel pipes complete with polyurethane foam insulation (PUR), a High-Density Polyethylene (HDPE) outer jacket, and leak detection system embedded in the insulation. The heating material will meet the EN253 European District Energy Standard, and will be constructed to meet the requirements of the ANSI B31.1 Power Piping code as a fully welded system.

### **3. Timeline**

The TTC will be reconstructing the streetcar tracks along Dundas Street during the summer of 2007 and will be shutting down the streetcar service until early November. This project presents an opportunity to install district energy distribution piping on Dundas Street to serve future phases of the Regent Park Revitalization Project and to coordinate the work with Toronto Hydro, City of Toronto, and the Toronto Transit Commission. Once the street car service is returned to normal there would be insufficient working space to install distribution piping with the street service in operation..

The project will be completed in two phases during 2007.

*Phase 1:* In mid-summer the Contractor will install approximately four crossings underneath the existing TTC track system. These crossings will be installed using an 'open-cut' procedure that will be possible because of the TTC track repair, and subsequent track closure, in this area.

*Phase 2:* Construction for the remainder of the project will commence on approximately September 10<sup>th</sup>, 2007 when the TTC construction has been completed in the specified area. All district energy construction within Dundas will be complete in time to allow for late-fall road paving."

### **4. Submission Requirements**

In no more than 5 pages, exclusive of any attached résumés and CCDC-11 Form, proponents are requested to provide the following (the "Proposal"):

1. Provide relevant information demonstrating how the proponent has previously completed projects of similar nature within the Greater Toronto Area or in Ontario. Specifically address where possible experience with district heating and cooling installation projects or projects with combined heat and power (CHP) and

- large infrastructure site servicing works. Select at least three (3) relevant projects that have been completed within the last 5 years;
2. Provide a project schedule outlining the steps and associated time frames specific to the trade(s) of this RFPQ necessary to facilitate the completion of the project and ready for testing and commissioning on or about January 15,2008;
  3. Demonstrate that the proponent has a clear understanding of the approach and scope of the assignment, and a commitment to quality results and maintaining the schedule;
  4. Show that the project will be staffed with qualified and experienced workers to ensure that the required work will be carried out in a well-planned, organized, and coordinated fashion and that the proponent has a clear understanding of the approach and methodology required to meet the project schedule. Include resumes as deemed appropriate;
  5. Provide at least three (3) references for projects of similar scope and complexity. All references must include the names and current telephone numbers and e-mail addresses of contact persons. It is understood that in supplying references, the proponent allows TCHC to contact the named persons without any additional authorization or permission; and
  6. Submit a completed CCDC-11 Form, 1996: CONTRACTORS QUALIFICATION STATEMENT.

## **5. Selection Criteria**

Proposals will be reviewed for their completeness and match to requirements. The evaluation of Proposal will be based on the following criteria:

- a. Understanding of the assignment as demonstrated by the proponent's description of the issues in the assignment, and by the stated approach and methodology in addressing and resolving those issues;
- b. Quality of completed projects, attention to details, and the experience, qualifications and expertise of the major team members, construction crew, particularly in the scope of previous experience with projects of similar nature;
- c. Commitment and ability to complete tasks as demonstrated by the level of detail in and the rigor of the schedule and in the experience of the project team and construction crew; and
- d. References from previous owners of similar undertaking.

**TCHC may elect in its sole and absolute discretion to interview any or all of the proponents of this RFPQ. Those selected for an interview will be notified within ten (10) business days of closing of this RFPQ.**

## **6. Submission of Proposals**

Proposals, including supporting materials, shall be submitted in one (1) original copy and four (4) copies to:

Toronto Community Housing Corporation  
Strategic Procurement Unit  
931 Yonge St., Main Floor Reception  
Toronto, Ontario  
M4W 2H2

Proposals will be received up until 11:00:00 a.m., local time, Thursday, May 17, 2007. Late or misdirected proposals will not be accepted.

## **7. Contacts**

For the purpose of this RFPQ, please direct proposal questions by 4:00 p.m. on Friday May 11, 2007 to:

Philip Jeung  
Manager, Energy Management  
Asset Management Division  
Telephone: 416-981-4373  
E-mail: philip.jeung@torontohousing.ca

For the process questions please direct questions to:

Carroll Duff  
Senior Purchasing Agent, Strategic Procurement  
Telephone: 416-981-4108  
E-mail: carroll.duff@torontohousing.ca

## **8. Project Timeline**

TCHC has established the following timelines for the RFPQ process:

RFPQ Issue Date	–	Thursday, May 3, 2007
Deadline for questions respecting this RFPQ	–	Friday, May 11, 2007, 4:00 pm
Closing Date for RFPQ Submission	–	Thursday, May 17, 2007, 11:00 am
Interviews (if any)	–	Week of May 21, 2007
Selection of Successful Proponents of this RFPQ	–	Friday, June 1, 2007