



Contractor Award: Comprehensive Retrofit – Envelope, Mechanical and Electrical at 330 Gerrard Street East (RFQ 22261-PP/VAC 22619)

Item 8C

January 27, 2023

Building Investment, Finance and Audit Committee

Report: BIFAC:2023-15

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

From: Vice President, Facilities Management

Date: January 3, 2023

PURPOSE:

The purpose of this report is to seek the BIFAC's approval to award work totaling up to \$9,449,693.00 (exclusive of taxes) to Brook Restoration Ltd. for comprehensive retrofit, envelope, mechanical and electrical at 330 Gerrard Street East (Donvale Manor, Dev. 170) based on the outcome of Request for Quotations ("RFQ") 22261-PP.

BIFAC approval is required for this award as it exceeds the \$2.5 million financial approval limit of TCHC's Procurement Award Committee ("PAC"), and Board of Directors (the "Board") approval is required as it exceeds the \$5 million financial approval limit of the BIFAC.

RECOMMENDATIONS:

It is recommended that the BIFAC approve and recommend that the Board:

1. approve the award of work to Brook Restoration for \$9,449,693.00 (exclusive of taxes) for comprehensive retrofit, envelope, mechanical and electrical at Donvale Manor; and

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

PROJECT BACKGROUND:

Donvale Manor (330 Gerrard Street East) consists of a 7-storey apartment building totaling 81 units and was built in 1976.

330 Gerrard Street East has been identified as requiring comprehensive retrofits due to high capital need and high energy consumption.

The project is expected to take approximately 24 months. Any significant delays in issuing the purchase order will have an impact on the construction schedule.

REASONS FOR RECOMMENDATIONS:

Under RFQ 20284, Architecture Counsel Inc. was retained to investigate, provide recommendations, prepare specifications, scope of work and RFx documents, and provide contract administration services. Architecture Counsel Inc. determined the scope of work required is as follows:

- structural and masonry repairs, including balcony slab;
- existing face-brick demolition, preparation of the building envelope for new insulation and over cladding;
- supply and installation of new insulation and over cladding;
- replacement of windows, balcony doors, exterior doors, exterior stairs, railings, canopies, and balcony guardrails;
- replacement of natural gas boilers and in-suite radiators with electrical Variable Refrigerant Flow (“VRF”) heat pump systems with in-suite air-conditioning units allowing better temperature control; and
- replacement of natural gas based boilers with new energy-efficient natural gas based boilers for domestic hot water with integrated storage tank.

Altus Group Limited was retained directly by TCHC as the cost consultant for this project to establish the project budget and develop cost estimates throughout the course of design in close co-ordination with Architecture Counsel Inc. Architecture Counsel Inc. reviewed and confirmed the cost estimate and bid analysis prepared by Altus Group Limited.

PROCUREMENT PROCESS:

RFQ 22261 was issued on August 24, 2022 and closed on October 7, 2022. Five submissions were received. The submissions were evaluated through a two stage process to determine qualified vendors based on mandatory requirements and pricing. Three submissions met the requirements of both stages.

Brook Restoration submitted the lowest priced qualified submission. A bid confirmation meeting was held on November 8, 2022 facilitated between Strategic Procurement, Design & Engineering staff, Construction & Preservation staff, both consultants, and Brook Restoration.

During the meeting, Brook Restoration confirmed their understanding of the scope of the work and confirmed that they have adequate staffing to complete the work within the stipulated timelines. Brook Restoration Ltd. also confirmed that their bid price is accurate and reflective of the current state of the market.

The Design Program Manager, in consultation with other Facilities Management staff, Architecture Counsel Inc. and Altus Group Limited agree that the pricing is reasonable and acceptable for the work.

The recommendation is to award the work to Brook Restoration Ltd. as the lowest priced qualified submission. See Confidential Attachment 1 for a Summary of Submissions.

IMPLICATIONS AND RISKS:

A public RFQ was issued and the recommendation is based on awarding the work as per the RFQ requirements. Thus, the risk of a proponent challenging the awarding of the contract is minimized.

Architecture Counsel 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.

Funding for this award is within the program budget of the 2022 Capital Budget. Funding for future years budgets will be requested within the 2023-2025 Capital Budgets. Confidential Attachment 2 provides information on Source and Use of Funds.

SIGNATURE:

“Allen Murray”

Allen Murray
Vice President, Facilities Management

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 Attachment 2: Source and Use of Funds/Budget Allocation

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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