



Q4 2022 Procurement Award Committee (“PAC”) Awards and Revenue Contracts

Item 6

March 6, 2023

Building Investment, Finance and Audit Committee

Report: BIFAC:2023-27

To: Building Investment, Finance & Audit Committee (“BIFAC”)

From: General Counsel and Corporate Secretary

Date: February 3, 2022

PURPOSE:

The purpose of this report is to notify the BIFAC of awards by the Procurement Awards Committee and revenue contracts with a value between \$500,000 and \$5,000,000 initiated during the fourth quarter of 2022.

RECOMMENDATIONS:

It is recommended that the BIFAC receive this report for information.

REASONS FOR RECOMMENDATIONS:

PAC Awards

In accordance with its Charter, the Procurement Awards Committee (“PAC”) is delegated authority to approve contracts, with the exception of consultant contracts not directly related to capital repair and/or development projects, if all of the following conditions are met:

1. The Senior Director of Procurement has recommended the award as being conducted in a fair and transparent manner and in compliance with the terms of a competitive procurement call, and applicable procurement policies, procedures, and protocols;

2. The award is to the supplier(s) whose response meets the specifications and qualification requirements set out in the solicitation and whose response represents the best value to TCHC based on the evaluation criteria set out in the solicitation, including price criteria;
3. The term of the contract does not exceed a maximum term of five (5) years, or the projected term of capital funding for a project as approved by the TCHC Board of Directors;
4. The award and resulting commitment is less than or equal to \$2.5 million (exclusive of taxes);
5. The PAC has not received a material written objection to the merits of the award, prior to the decision to award by the PAC.
6. All members of the PAC, present at the meeting when the matter is considered, vote in favour of the award.

The PAC reports, quarterly, all contract awards, approvals and change in accordance with its Charter. The contracts and change orders approved by PAC in Q4 2022 are listed in Attachment 1.

Revenue Contracts

Pursuant to Bylaw No. 3, revenue contracts with a value between \$500,000 and \$5,000,000 are reported to the Board on a quarterly basis.

TCHC entered into one revenue contracts with a value between \$500,000 and \$5,000,000 in Q4 2022, the details of which are included in Table 1 below.

Table 1: Revenue Contracts (Q4 2022)

Lessee:	280281 Ontario Inc.
Municipal Address:	36 Baldwin Street
Contract Amount:	\$542,136.95
Lease Commencement Date:	June 1, 2023

IMPLICATIONS AND RISKS:

Reporting of PAC awards and revenue contracts on a quarterly basis is in compliance with the PAC Charter and Bylaw No. 3, respectively.

SIGNATURE:

"Darragh Meagher"

Darragh Meagher
General Counsel and Corporate Secretary

ATTACHMENT:

1. Q4 2022 Procurement Award Committee Awards

STAFF CONTACT:

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Attachment 1: Q4 2022 Procurement Awards Committee Awards

Meeting Date	RFX #	# of Bids Submitted	# of Envelopes Opened	Total Value of Selected Bids (excl. taxes)	Procurement Category	Selected Vendor(s)	Contract Term	Location(s)	TCHC Division
3-Oct-2022	RFP 22213-PP	9	3	\$625,323.00	Boiler and Make-up Air Unit Replacement	Ainsworth Inc.	11 months	1615 Dundas Street East	Facilities Management ("FM")
3-Oct-2022	RFP 22213-PP	9	2	\$1,659,300.00	Boiler and Make-up Air Unit Replacement	Bomben Plumbing & Heating Ltd.	11 months	1525 Dundas Street West	FM
3-Oct-2022	RFP 22170-PP	8	3	\$651,985.00	Common Area Accessibility Upgrades	APlus General Contractors Corp.	12 months	310 Dundas Street East	FM
3-Oct-2022	RFP 22170-PP	8	3	\$1,588,800.00	Common Area Accessibility Upgrades	Martinway Contracting Ltd.	10 months	31, 47-51, 81-85 Gilder Drive	FM
13-Oct-2022	RFP 22226-PP	6	3	\$749,287.00	Roof Replacement	Eileen Roofing Inc.	8 months	25 Henry Lane Terrace	FM
13-Oct-2022	RFQ 22255-PP	2	2	\$523,200.00	Hydro Vault Repairs	Joe Pace & Sons Contracting Inc.	7 months	285 & 295 Shuter Street	FM
27-Oct-2022	RFP 22063	8	4	\$995,000.00	Holistic Redesign	Enform Architects Inc.	12 months	600 Rogers Road	FM
27-Oct-2022	RFP 22064	3	3	\$761,000.00	Rehabilitation of Five Gymnasiums	AXIA Design Associates Inc.	18 months	<ul style="list-style-type: none"> •5005 Dundas Street West, 57 Mabelle Avenue; •4020 Dundas Street West; •2765 Islington Avenue; •30 Denarda Street; and •3101 Weston Road 	FM
27-Oct-2022	RFP 22207	3	1	\$1,028,750.34	TCHC Corporate and Commercial HVAC Equipment Preventative	SNL Techlink (2450419 Ontario Inc.)	5 years	Various locations	FM

Note: This report only includes contract awards approved by the Procurement Award Committee pursuant to its delegated authority in accordance with the PAC Charter. PAC also approves contracts above their approval authority limit for recommendation to BIFAC or the Board for final approval. Those awards are not included in this table.

Meeting Date	RFX #	# of Bids Submitted	# of Envelopes Opened	Total Value of Selected Bids (excl. taxes)	Procurement Category	Selected Vendor(s)	Contract Term	Location(s)	TCHC Division
					Maintenance and Demand Repairs				
15-Nov-2022	Change Order (11.15%)	n/a	n/a	\$112,083.94	Addition to Contract due to Various Site Conditions in Phase 3 of Garage Repairs	Roma Building Restoration Ltd.	End of November 2022	275, 325 & 375 Bleecker Street	FM
15-Nov-2022	Change Order (6.4%)	n/a	n/a	\$56,022.51	Addition to Contract due to Various Unforeseeable Site Conditions and TCHC Direction for the Holistic Retrofit Project	Trinity Services Ltd.	End of February 2023	4110 Lawrence Avenue East	FM
15-Nov-2022	RFQ 22227-PP	4	4	\$1,644,585.00	Common Area Interior Renovations	Gablie Construction and Fabrication Inc.	12 months	2180 Ellesmere Road	FM
15-Nov-2022	RFQ 22227-PP	4	4	\$1,605,962.17	Common Area Interior Renovations	Richview Renovations and Restorations Ltd.	12 months	2190 Ellesmere Road	FM
15-Nov-2022	RFP 22237-PP	2	2	\$1,980,000.00	Fire Alarm System Upgrade and Wiring Investigations	Zerem Electrical Services Ltd.	18 months	900-910 Queen's Plate Drive	FM
15-Nov-2022	RFP 22232	3	2	\$2,338,800.00	Preventative Maintenance and Thermography of Electrical Systems on TCHC Properties	Pegasus Electric Company Ltd.	Three year term, beginning January 1, 2023, with one optional additional three-year extension term	Various locations	FM
15-Nov-2022	RFP 22144	6	4	\$940,000.00	Modernization	LGA Architectural Partners Ltd.	12 months	1 Arbordell Road	FM
24-Nov-2022	RFQ 22274-PP	2	2	\$723,075.71	Commercial HVAC Upgrade	Ambient Mechanical Ltd.	8 months	112 Elizabeth Street	FM
30-Nov-2022	RFP 22048	4	3	\$996,848.30	Employee and Family Assistance Program (EFAP) Services	Lifeworks (Canada) Limited	5 years	n/a	Human Resources ("HR")

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9-Dec-2022	RFP 22004	3	1	\$685,000.00	Building Envelope and Window Upgrades	Enform Architects Inc.	12 months	200-374 Bay Mills Boulevard	FM
9-Dec-2022	RFQ 22288-PP	5	5	\$1,086,251.00	Parking Garage Repairs	Roma Building Restoration Ltd.	40 weeks	121 Humber Boulevard	FM
9-Dec-2022	RFP 22211	7	5	\$895,000.00	Food Hub and Common Area Accessibility Upgrades	Bortolotto Design Architect Inc.	12 months	200 Wellesley Street East	FM
22-Dec-2022	RFP 22280-PP	9	7	\$699,685.00	Boiler Replacement	Firenza Plumbing & Heating Ltd.	6 months	1 Church Street	FM
22-Dec-2022	RFP 22145	2	1	\$650,000.00	Building Envelope and Window Upgrades	Enform Architects Inc.	12 months	25 Bishop Tutu Boulevard	FM
22-Dec-2022	RFQ 22279-PP	4	4	\$1,903,845.00	Common Area Interior Renovations	Richview Renovations and Restorations Ltd.	12 months	6 Glamorgan Avenue	FM
22-Dec-2022	RFQ 22292-PP	4	4	\$1,040,820.00	Engineering, Procurement and Construction of Solar Photovoltaic Carport System	Moose Power Inc.	8 months	75 Tandridge Crescent	FM
22-Dec-2022	RFQ 22292-PP	4	4	\$1,148,320.00	Engineering, Procurement and Construction of Solar Photovoltaic Carport System	Moose Power Inc.	8 months	90 Parma Court	FM
Q4 Total PAC Committee Awards Approved:				\$27,088,943.97	26 awards				

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