



Contractor Award: Balcony Restoration and Railing Replacement at 200 Wellesley Street East (RFPQ 21166)

Item 6D

September 2, 2021

Building Investment, Finance and Audit Committee

Report: BIFAC:2021-88

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

From: Vice President, Facilities Management

Date: August 13, 2021

PURPOSE:

The purpose of this report is to seek the BIFAC's approval to award a contract for balcony restoration and railing replacement services at 200 Wellesley Street East based on the outcome of Request for Pre-Qualification ("RFPQ") 21166-PP.

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 the following recommendations:

- (a) Approve the award of the work to Adco Building Restoration Ltd. for \$3,653,235.00 (exclusive of taxes) for balcony restoration and railing replacement services at 200 Wellesley Street East based on the outcome of Request for Quotations (RFPQ) 21166-PP as follows:
 - \$210,045.00 for phase one in 2021;

- \$1,544,250.00 for phase two in 2022;
 - \$1,898,940.00 for phase three in 2023; and
- (b) Authorize the appropriate staff to take the necessary actions to give effect to the above recommendation.

REASONS FOR RECOMMENDATIONS:

200 Wellesley Street East is a 29-storey high-rise building with 719 units, built in 1970. It has been identified by TCHC's Design and Engineering team that the building's balconies require restoration to address structural damage including extensive broken balconies' slab edges and corroded balcony rail guards with corroded baseplates and anchors. Performing these repairs will improve the building's structural integrity and in turn extend the life span of the building.

The recommended scope of work includes full balcony suspended slab edge replacement, deteriorated concrete repair, waterproofing traffic coating applications, new rail guard and new bird net replacement, and structural repair of three canopies.

PROCUREMENT PROCESS:

An RFPQ was issued on June 28, 2021 and closed on July 27, 2021. Seven submissions were received. The submissions were evaluated to determine the best price. Confidential Attachment 1 provides a summary of the submissions.

Adco Building Restoration Ltd. submitted the lowest price and is recommended for the work. Overall, Adco Building Restoration Ltd.'s submission satisfied all mandatory requirements and surpassed the standard required to permit consideration of its pricing proposal. The recommendation is based on awarding the work as per the RFPQ requirements.

Adco Building Restoration Ltd. has confirmed understanding that phase one will be awarded in 2021, and that the awards for phase two and three will be awarded in 2022 and 2023, respectively, depending on budget and performance. Adco Building Restoration Ltd. has agreed to hold the submitted pricing during the entire duration of the project.

IMPLICATIONS AND RISKS:

The scope of work is recommended to address structural damage and concrete deterioration of the balconies. This work is required to maintain the building's structural integrity.

Tenant balcony doors will be closed during each of the construction phases. Timely and appropriate notification will be provided to notify tenants of each planned balcony closing. During the concrete removal activities, there will be a high level of noise, thus the contractor will provide ear plugs to tenants and recreation rooms will be opened for tenant use subject to any applicable COVID-19 protocols.

To mitigate risks, staff will continuously and rigorously monitor the performance of the contractor during the course of the project. The consultant will provide contract administrative services to ensure the work is delivered in accordance with the design and specifications, and is on budget and on schedule. 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 phase 1 is confirmed within the 2021 Capital Budget as approved by the TCHC Board (TCHC:2020-88). Phase two and three will be awarded upon availability of funding and general contractor performance.

SIGNATURE:

“Allen Murray”

Allen Murray
Vice President, Facilities Management

Confidential RFP 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

STAFF CONTACT:

Allen Murray, Vice President, Facilities Management
416-981-6955
Allen.Murray@torontohousing.ca