



Contractor Award: Garage Restoration Services at Trimbee Court (30 Denarda Street) (RFQ 20288-PP)

Item 7

May 18, 2021

Building Investment, Finance and Audit Committee

Report: BIFAC:2021-47

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

From: Vice President, Facilities Management

Date: April 22, 2021

PURPOSE:

The purpose of this report is to seek the BIFAC's approval to award a contract for garage restoration services at Trimbee Court (30 Denarda Street) based on the outcome of Request for Quotations ("RFQ") 20288-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 DanMichael Construction Ltd. for \$3,029,525.00 (exclusive of taxes) for garage restoration services at Trimbee Court based on the outcome of Request for Quotations (RFQ) 20288-PP as follows:
 - \$602,675.00 for phase one in 2021;
 - \$1,450,850.00 for phase two in 2022;
 - \$976,000.00 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:

Trimbee Court (30 Denarda Street) consists of a 15-storey building with 255 units. The garage was built in 1983 and has two levels at the north side and three levels at the south side of the building. There are a total of 281 parking stalls inside the garage. There is also a childcare center with a playground above the garage.

Part of the garage was closed and temporary structural supports were installed in January 2020. In response to concerns regarding the condition of the garage, an engineering firm was retained and conducted an investigation, noting concrete deterioration and structural damage. The firm also provided recommendations, specifications and the scope of work based on the results of the investigation.

The recommended scope of work includes drainage improvement, partial slab replacement and localized concrete repair to prevent further deterioration of the structural components. Garage restoration will be delivered under a phased approach, with phase one taking place in 2021, phase two in 2022, and phase three in 2023.

PROCUREMENT PROCESS:

An RFQ was issued on November 5, 2020 and closed on December 7, 2020. Seven submissions were received. The submissions were evaluated to determine the best price. The Confidential Attachment provides a summary of the submissions.

DanMichael Construction Ltd. submitted the lowest price and is recommended for the work. Overall, DanMichael Construction 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 RFQ requirements.

DanMichael Construction 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. DanMichael Construction Ltd. has agreed to hold the submitted pricing during the entire duration of the project.

Originally, the BIFAC approved the award of the work to Roma Building Restoration Ltd. at its March 11, 2021 meeting (BIFAC:2021-22). Roma Building Restoration Ltd. submitted the lowest bid, however was later disqualified after refusing to comply with the RFQ requirement to hold the submitted bid price throughout all three phases of the project.

The Procurement Award Committee approved the recommendation to award the work to DanMichael Construction Ltd. at its meeting on April 29, 2021, subject to BIFAC approval. At that time, the Committee took note of the following considerations:

- The award is within reasonable and acceptable range for the scope of work;
- The recommended proponent has performed similar work for TCHC with satisfactory results; and
- The recommended proponent has confirmed they have the capability and capacity to deliver the scope of work.

IMPLICATIONS AND RISKS:

The scope of work is recommended to address structural damage and concrete deterioration of the parking garage. This work is required to maintain its structural integrity and ensure all building codes are met.

Parking relocation of 50 tenant vehicles during each of the construction phases within the existing garage is required. The garage has a sufficient number of parking stalls to accommodate the closure of 50 stalls. Timely and appropriate notification will be provided to tenants to notify them of planned parking relocations.

To mitigate risks, staff will continuously and rigorously monitor the performance of the contractor during the course of the project. The engineering firm will provide contract administrative services to ensure the work is delivered in accordance with the design and specifications, and is 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 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

Attachment 1: RFP Submissions

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