

Toronto Community Housing



## **Contractor Award: Over Cladding, Window and Roof Replacement, Landscape and Mechanical Upgrades at 2195 Jane Street (RFP 22114-PP/VAC 22562)**

Item 8D

January 27, 2023

Building Investment, Finance and Audit Committee

<b>Report:</b>	<b>BIFAC:2023-16</b>
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To:	Building Investment, Finance and Audit Committee ("BIFAC")
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From:	Vice President, Facilities Management
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Date:	December 14, 2022
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### **PURPOSE:**

The purpose of this report is to seek the BIFAC's approval to award work totaling up to \$12,988,312.00 (exclusive of taxes) to Trinity Services Ltd. ("Trinity") for over cladding, window and roof replacement, landscape and mechanical upgrades at 2195 Jane Street based on the outcome of Request for Proposal ("RFP") 22114-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 Trinity for \$12,988,312.00 (exclusive of taxes) for over cladding, window and roof replacement, landscape and mechanical upgrades at 2195 Jane Street (Downsview Acres, Dev. 116) based on the outcome of RFP 22114-PP: and

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

**PROJECT BACKGROUND:**

Downsview Acres (2195 Jane Street) consists of an 11-storey apartment building totaling 294 units and was built in 1966.

In June of 2019, RPL Architects Inc. was retained (RFP 19086) to investigate, provide recommendations, prepare specifications, scope of work and RFP documents, and to provide contract administration services.

The scope of work conducted by the consultant included over cladding of the building, windows and exterior door replacement, reconfiguration of the vestibule and lobby on the ground floor, new exterior building signage, mechanical upgrades to ventilation of the apartments, and addition of thermostats to the radiators in the units and in the common areas of the building. Lastly, an expanded drop-off area is to be built to facilitate the parking of two wheel-trans vehicles at the same time.

**REASONS FOR RECOMMENDATIONS:**

The windows are original to the building and are showing signs of sealant failure and causing leaks, which are visible on the interior walls. Multiple areas on the envelope were observed to have stained and spalled bricks, with signs of previous localized repairs. The roof does not have enough slope, causing water to pond throughout areas of the roof, thereby contributing to an accelerated deterioration of the roof membrane.

Additionally, accessibility upgrades are required at the main entrance and control valves are required inside tenant units to allow tenants to adjust the temperature inside their units, which will contribute to energy savings and improve tenant comfort.

The project is expected to take approximately 36 months. Work will not commence until this award has been approved, a contract has been executed and the purchase order issued. Any significant delays in issuing the purchase order will have an impact on the construction schedule.

**PROCUREMENT PROCESS:**

RFP 22114 was issued on April 12, 2022. The RFP included work at two locations (855 Roselawn Avenue and 2195 Jane Street), allowing proponents to bid on one or both locations. This report is to recommend a contract award for 2195 Jane Street. An award for 855 Roselawn Avenue was approved by the Board on December 8, 2022.

The RFP closed on June 7, 2022. Six submissions were received. The submissions were evaluated through a four stage process to determine qualified vendors based on technical requirements, rated criteria and pricing. Four submissions met the requirements of all four stages.

Trinity submitted the lowest priced qualified submission. A bid confirmation meeting was held on July 12, 2022 and August 5, 2022 facilitated between Strategic Procurement, the Design Manager, RPL Architects Ltd., the Construction and Preservation team, and Trinity to confirm their submitted lump sum pricing, capacity, timeline and understanding of the scope of work. Trinity confirmed their understanding of the tendered scope of work, their capacity and pricing submission at both meetings and via a confirmation e-mail on August 24, 2022.

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

**IMPLICATIONS AND RISKS:**

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

Entry into tenant units is required for the mechanical and for the window replacement portion of the work. Key Holder services will be engaged for entry into tenant units. Timely and appropriate notification will be provided to tenants to notify them of entry into their units and any planned disruptions and restrictions.

RPL Architects Inc. will provide contract administrative services to ensure the work is delivered in accordance with the design and specifications, on budget and on time.

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 to 2025 Capital Budgets. Confidential Attachment 2 provides information on Source and Use of Funds.

**SIGNATURE:**

*"Allen Murray"*

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Allen Murray  
Vice President, Facilities Management

**ATTACHMENTS:**

**Confidential Attachment 1:** Summary of 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.

**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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