



Vendor Award: Rehabilitation of 17 Vacant Units at 50 Torbolton Drive

Item 7E

September 8, 2023

Building Investment, Finance and Audit Committee

Report: BIFAC:2023-97

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

From: Vice President, Facilities Management

Date: July 27, 2023

PURPOSE:

The purpose of this report is to seek the BIFAC's and the Board of Directors' approval to award work to Martinway Contracting Ltd. for \$6,737,810.00 (exclusive of taxes) for rehabilitation of 17 vacant units at 50 Torbolton Drive (Torbolton Drive, Dev. 18) based on the outcome of Request for Proposal ("RFP") 23040-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 Martinway Contracting Ltd. for \$6,737,810.00 (exclusive of taxes) for rehabilitation of 17 vacant units at 50 Torbolton Drive (Torbolton Drive, Dev. 18) based on the outcome of Request for Proposal ("RFP") 23040-PP; and
2. authorize the appropriate staff to take the necessary actions to give effect to the above recommendation.

REASONS FOR RECOMMENDATIONS:

PROJECT BACKGROUND:

Torbolton Drive (50 Torbolton Drive) consists of one block of 2-storey townhouses totaling 17 unit three bedroom units, and was built in 1962.

This building has been vacant for over fifteen years due to water penetration and subsequent mold growth. Over the past five years, staff in Facilities Management (“FM”) have been working to redesign the building to bring it back into use. The current scheme brings back all 17 shuttered units, and will meet the City of Toronto’s stated goal of Net Zero Strategy to reduce community-wide greenhouse gas emissions.

Renovating the existing building is the most productive use of this site and will bring back all 17 three-bedroom units.

The project design significantly improves the energy efficiency of the building stock by designing a building that is compliant with the Passive House standards. The Passive House high-performance building standard is the only internationally recognized, proven, science-based energy standard in construction.

The scope of work will include full renovation of the building, installation of a new façade, windows, doors and roof. These renovations will be done in a manner to meet Passive House standards for energy efficiency. New interior finishes are planned throughout. The foundation will be upgraded to deal with water infiltration issues and solar panels will be installed on the roof to meet the Net Zero emissions strategy.

The project is expected to take approximately 24 months, weather permitting and assuming no delays due to COVID-19. 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 impact the construction schedule.

PROCUREMENT PROCESS:

An RFQ was issued on March 2, 2023 and closed on April 21, 2023. Three submissions were received. Submissions were evaluated through a three stage process to determine qualified vendors and pricing. Martinway Contracting Ltd. submitted the lowest priced qualified submission.

A vendor bid confirmation meeting was held with Martinway Contracting Ltd. on June 20, 2023 facilitated by Strategic Procurement, and attended by the Architectural Design Program Manager and Enform Architects Inc. to confirm their submitted pricing, capacity, timeline and understanding of the scope of work.

Martinway Contracting Ltd. confirmed their understanding of the scope of work, ability and pricing during the confirmation meeting and via confirmation email received on June 23, 2023.

The Architectural Design Program Manager, in consultation with other Facilities Management staff, and Enform Architects Inc. agree that the pricing is reasonable and acceptable for the work.

The recommendation is to award the work Martinway Contracting Ltd. for \$6,737,810.00 as the lowest priced qualified submission.

Confidential Attachment 1 provides details on pricing and rated criteria.

IMPLICATIONS AND RISKS:

An invitational 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.

Upon approval of this award, Strategic Procurement will pursue execution of a Canadian Construction Documents Committee (“CCDC”) 2 Agreement with the recommended proponent. A Performance Bond and Renewable Labour and Material Bond in an amount equal to 50% each of the contract price is required for this award.

Enform 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 2023 Capital Budget. Confidential Attachment 2 provides information on the Source and Use of Funds.

SIGNATURE:

“Allen Murray”

Allen Murray
Vice President, Facilities Management

ATTACHMENTS:

Confidential Summary of Submissions

Attachment 1:

Reason for Third party commercial information supplied in
Confidential confidence and commercial information belonging to
Attachment: TCHC that has monetary value or potential monetary value and whose disclosure could reasonably be expected to be injurious to its financial interests.

Confidential Source and Use of Funds/Budget Allocation

Attachment 2:

Reason for Information related to the security of the property of
Confidential TCHC and commercial and financial information of
Attachment: TCHC that has monetary value or potential monetary value.

STAFF CONTACT:

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