



Vendor Award: Underground Garage Repairs Phase 2, 3 and 4 at 6 Glamorgan Avenue

Item 7H

September 8, 2023

Building Investment, Finance and Audit Committee

Report: BIFAC:2023-93

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 approval to award work to Riviera Restoration Services Ltd. for \$2,749,014.00 (exclusive of taxes) for underground garage repairs for Phases 2, 3 and 4 at 6 Glamorgan Avenue (Kennedy Glamorgan, Dev. 9) based on the outcome of Request for Quotations ("RFQ") 23151-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").

RECOMMENDATIONS:

It is recommended that the BIFAC:

1. approve the award of work to Riviera Restoration Services Ltd. for \$2,749,014.00 (exclusive of taxes) for underground garage repairs for Phases 2, 3 and 4 at 6 Glamorgan Avenue (Kennedy Glamorgan, Dev. 9); and
2. authorize the appropriate staff to take the necessary actions to give effect to the above recommendation.

REASONS FOR RECOMMENDATIONS:

PROJECT BACKGROUND:

Kennedy Glamorgan (6 Glamorgan Avenue) consists of a 12-storey apartment building totaling 184 units, and was built in 1971.

Site building staff requested Facilities Management – Design and Engineering (“FM – D&E”) staff to review the slab condition under the entrance for an upcoming accessibility project that will improve accessibility at the building entrance. FM – D&E conducted a site visit and determined that the entire garage requires capital repair work.

Pancon Engineering Inc. was retained through RFQ 22028 to investigate, provide recommendations, prepare specifications, scope of work and RFQ documents, and provide contract administration services

During the site visit, the following was observed:

- isolated concrete deteriorations and peeling on the garage soffits and foundation walls;
- active water leaks from the garage foundation walls;
- deteriorated garage exit concrete stairs; and
- deteriorated garage roof and floor drains.

Extensive and isolated concrete deteriorations indicate that the garage roof slab waterproofing has reached the end of its service life and requires replacement.

The scope of work includes complete garage podium slab concrete repair, wholesale waterproofing replacement over the garage podium slab, and foundation wall repair to address water leaks.

The project is expected to take approximately 24 months, weather permitting. 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 June 22, 2023 and closed on July 20, 2023. Eight submissions were received. Submissions were evaluated through a two stage process to determine qualified vendors and pricing. Riviera Restoration Services Ltd. submitted the lowest priced qualified submission.

A vendor bid confirmation meeting was held with Riviera Restoration Services Ltd. on July 26, 2023 facilitated by Strategic Procurement, and attended by the Design Program Manager, Structural, Consultant - Pancon Engineering Ltd., and Construction and Preservation Program Manager and Program Supervisor to confirm their submitted pricing, capacity, timeline and understanding of the scope of work.

Riviera Restoration Services Ltd. confirmed their understanding of the scope of work, ability and pricing at the confirmation meeting and via confirmation email received on July 28, 2023.

The recommendation is to award the work to Riviera Restoration Services Ltd. for \$2,749,014.00 as the lowest priced qualified submission.

Confidential Attachment 1 provides details on pricing and rated criteria.

IMPLICATIONS AND RISKS:

An invitational RFQ was issued and the recommendation is based on awarding the work as per the RFQ requirements. Thus, the risk of a proponent challenging the awarding of the contract is minimized.

Pancon Engineering Inc. will provide contract administrative services to ensure the work is delivered in accordance with the design and specifications, 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 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 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 Source and Use of Funds/Budget Allocation

Attachment 2:

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:

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