



Contract Award: Site Building Repairs and Retrofit at 3943 to 3945 Lawrence Avenue East (VAC 21505/RFP 21129-PP)

Item 6B

January 27, 2022

Building Investment, Finance and Audit Committee

Report: BIFAC:2022-19

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

From: Vice President, Facilities Management

Date: January 10, 2022

PURPOSE:

The purpose of this report is to seek the BIFAC's approval to award work to Trinity Services Ltd. (Trinity) for \$7,896,482.00 (exclusive of taxes) for site building repairs and retrofit services at 3943 to 3945 Lawrence Avenue East (Lawrence Orton, Dev. 080) based on the outcome of Request for Proposals (RFP) 21129-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"), and Board of Directors (the "Board") approval is required as it exceeds the \$5M financial approval limit of the BIFAC.

RECOMMENDATIONS:

It is recommended that the BIFAC approve and recommend that the Board approve the following recommendations to:

1. approve the award of the work to Trinity Services Ltd. for \$7,896,482.00 (exclusive of taxes) for site building repairs and retrofit services at Lawrence Orton, Dev. 080 based on the outcome of Request for Proposals (RFP) 21129-PP; and

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

PROJECT BACKGROUND:

Lawrence Orton, Dev. 080 consists of a 19-storey building and four-storey blocks of low-rises, totaling 337 units and built in 1970.

In 2019, a set of schematic design and reports were submitted by the consultant team LGA Architectural Partners (LGA) in order to provide an assessment of the condition of the buildings, its systems and site. It was determined that these buildings would benefit from repair and retrofit work with the goals of:

- Maximizing energy performance;
- Enhancing tenants quality of living and comfort;
- Restoring building conditions

LGA was retained (RFP 19429) to investigate, provide recommendations, prepare specifications, scope of work and RFX documents, and provide contract administration services.

The scope includes a comprehensive retrofit of the interior and exterior work to two low rise blocks (3943 and 3945 Lawrence Avenue) as well as the surrounding landscaped area.

REASONS FOR RECOMMENDATIONS:

The recommendation is to award the work to Trinity Services Ltd. for \$7,896,482.00 as the lowest priced qualified submission.

The project is expected to take approximately 26 months, weather permitting and no delays due to Covid-19. Work will not commence until this award has been approved, a contract has been executed (if required), and the purchase order issued. Any significant delays in issuing the purchase order will impact the construction schedule.

PROCUREMENT PROCESS:

An RFP was issued on June 4, 2021 and closed on July 20, 2021. Four submissions were received. The submissions were evaluated through a three stage process to determine qualified vendors based on rated criteria and pricing.

- **Stage 1** – Mandatory requirements: Strategic Procurement staff reviewed the submissions for mandatory requirements. 4 proponents met the mandatory requirements.
- **Stage 2** – Rated Criteria: On August 3, 2021, an evaluation team (Asset Management and Facilities Management) evaluated submissions based on the Rated Criteria in the RFP documents. Only those proponents who received a minimum score of 70 points were considered for further evaluation. Two proponents received the minimum score.
- **Stage 3** – Pricing: Submitted pricing was evaluated to determine the lowest price.

See **Confidential Attachment 1: VAC 21505/RFP 21129-PP Procurement Process** for tables detailing the outcomes of each stage of the evaluation process.

Trinity was one of two qualified bidders and submitted a bid price lower than the estimate and lower than the next qualified bidder. A bid confirmation meeting was held on August 11, 2021, facilitated by Strategic Procurement and attended by the Architectural Design Manager, Construction Manager, LGA and Trinity to confirm Trinity's understanding of the tendered scope of work, their capacity and pricing submission. The Architectural Design Manager and LGA have determined that the pricing is low, however there is no basis under current procurement policies to not proceed with the award.

As at the date of this report, the Procurement Award Committee ("PAC") has not considered the recommendation to award the work to Trinity Services Ltd. A PAC meeting will be scheduled to consider this matter, prior to the BIFAC meeting of January 27 and the outcome of PAC's consideration of the matter will be reported to BIFAC in conjunction with this matter.

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. Trinity have performed similar work for the TCHC and received passing performance evaluation scores with an average of 2.98/5 for 6 similar projects in 2020.

Facilities Management (FM) staff has determined that the recommended proponent has the capability and capacity to deliver the work within the timeline. To mitigate risks, staff will continuously and rigorously monitor the performance of the contractor during the course of the project. A third party health and safety monitoring agent will also be retained to conduct health and safety site inspections during construction. LGA will provide contract administrative services, which in conjunction with FM Project Management staff will ensure the work is delivered in accordance with the design and specifications. 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 2021 Capital Budget. Funding for 2022, 2023 and 2024 will be requested within the 2022-2024 Capital Budgets. Confidential Attachment 2 provides information on source and use of funds.

SIGNATURE:

"Allen Murray"

Allen Murray
Vice President, Facilities Management

STAFF CONTACT:

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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.