



Q4 2023 Procurement Award Committee (“PAC”) Awards and Revenue Contracts

Item 10

March 18, 2024

Building Investment, Finance and Audit Committee

Report: BIFAC:2024-34

To: Building Investment, Finance & Audit Committee (“BIFAC”)

From: General Counsel and Corporate Secretary

Date: February 14, 2024

PURPOSE:

The purpose of this report is to notify the BIFAC of awards by the Procurement Awards Committee and revenue contracts with a value between \$500,000 and \$5,000,000 initiated during the fourth quarter of 2023.

RECOMMENDATIONS:

It is recommended that the BIFAC receive this report for information.

REASONS FOR RECOMMENDATIONS:

PAC Awards

In accordance with its Charter, the Procurement Awards Committee (“PAC”) is delegated authority to approve contracts, with the exception of consultant contracts not directly related to capital repair and/or development projects, if all of the following conditions are met:

1. The Senior Director of Procurement has recommended the award as being conducted in a fair and transparent manner and in compliance with the terms of a competitive procurement call, and applicable procurement policies, procedures, and protocols;
2. The award is to the supplier(s) whose response meets the specifications and qualification requirements set out in the solicitation and whose response represents the best value to TCHC based on the evaluation criteria set out in the solicitation, including price criteria;

3. The term of the contract does not exceed a maximum term of five (5) years, or the projected term of capital funding for a project as approved by the TCHC Board of Directors;
4. The award and resulting commitment is less than or equal to \$2.5 million (exclusive of taxes);
5. The PAC has not received a material written objection to the merits of the award, prior to the decision to award by the PAC.
6. All members of the PAC, present at the meeting when the matter is considered, vote in favour of the award.

The PAC reports, quarterly, all contract awards, approvals and change in accordance with its Charter. The contracts and change orders approved by PAC in Q4 2023 are listed in Attachment 1.

Revenue Contracts

Pursuant to Bylaw No. 3, revenue contracts with a value between \$500,000 and \$5,000,000 are reported to the Board on a quarterly basis.

TCHC entered into four revenue contracts with a value between \$500,000 and \$5,000,000 in Q4 2023, the details of which are included in Table 1 below.

Table 1: Revenue Contracts (Q4 2023)

Lessee #1:	Rogers Communications Inc.
Municipal Address:	341 Bloor Street West
Contract Amount:	\$182,931.63 (initial five-year term) + three optional five-year terms, generating an estimated total of \$889,009.65 in revenue over the next 15 years
Lease Commencement Date:	January 1, 2024
Lessee #2:	Rogers Communications Inc.
Municipal Address:	70 Dunfield Avenue
Contract Amount:	\$182,931.63 (initial five-year term) + three optional five-year terms, generating an estimated total of \$889,009.65 in revenue over the next 15 years
Lease Commencement Date:	January 1, 2024

Lessee #3:	Rogers Communications Inc.
Municipal Address:	1080 Eastern Avenue
Contract Amount:	\$182,931.63 (initial five-year term) + three optional five-year terms, generating an estimated total of \$889,009.65 in revenue over the next 15 years
Lease Commencement Date:	January 1, 2024
Lessee #4:	Rogers Communications Inc.
Municipal Address:	828 Kingston Road
Contract Amount:	\$196,725.10 (initial five-year term) + three optional five-year terms, generating an estimated total of \$956,042.83 in revenue over the next 15 years
Lease Commencement Date:	January 1, 2024

IMPLICATIONS AND RISKS:

Reporting of PAC awards and revenue contracts on a quarterly basis is in compliance with the PAC Charter and Bylaw No. 3, respectively.

SIGNATURE:

"Darragh Meagher"

Darragh Meagher
General Counsel and Corporate Secretary

ATTACHMENT:

1. Q4 2023 Procurement Award Committee Awards

STAFF CONTACT:

Darragh Meagher, General Counsel and Corporate Secretary
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Attachment 1: Q4 2023 Procurement Award Committee Awards

Meeting Date	RFX #	# of Bids Submitted	# of Envelopes Opened	Total Value of Selected Bids (excl. taxes)	Procurement Category	Selected Vendor(s)	Contract Term	Location(s)	TCHC Division
13-Oct-2023	RFP 23019-PP	7	4	\$537,450.00	Interior renovation and ventilation of 47 bathrooms	Joe Pace & Sons Contracting Inc.	5 months	•1-3 Sanagan Road •33-83 Lightwood Drive	FM
26-Oct-2023	RFP 23059	3	3	\$2,202,698.25	Fire/alarm suppression systems and fire hydrant testing, inspection and maintenance services	Greater Toronto Fire Protection Services	3 years with two optional 1-year extensions	Various locations	FM
23-Nov-2023	RFQ 23199-PP	4	4	\$562,082.66	CCTV and intercom upgrade	ABC Security Access Systems	7 months	2195 Jane Street	FM
23-Nov-2023	RFQ 23218-PP	4	4	\$784,875.00	Parking garage repairs	Roma Building Restoration Ltd.	9 months	2 Antler Street	FM
7-Dec-2023	RFP 23115	5	2	\$510,798.24	Corporate and commercial janitorial services	SQM Janitorial Cleaning & Painting Ltd.	3 years with two optional 1-year extensions	<u>Corporate:</u> •49 Henry Lane Terrace •375 Bleecker Street •249 Sherbourne Street •415-417 Gerrard Street East <u>Commercial:</u> •112 Elizabeth Street •339 Bloor Street West	FM
7-Dec-2023	RFP 23115	5	2	\$740,477.52	Corporate and commercial janitorial services	SQM Janitorial Cleaning & Painting Ltd.	3 years with two optional 1-year extensions	<u>Corporate:</u> •729 Petrolia Road •35 Carl Hall (units 1, 3, & 4) •90 Wildcat Road •100 Wildcat Road (unit 4) <u>Commercial:</u> •1901 Weston Road (commercial mall) •385-405 Driftwood Avenue •3036 Bathurst Street	FM
7-Dec-2023	RFP 23123-PP	5	2	\$674,585.76	Garage dry sprinkler system replacement	Eurotech Safety Inc.	6 months	30 Denarda Street	FM
7-Dec-2023	RFQ 23181-PP	4	4	\$837,400.00	Common area accessibility renovations	Joe Pace & Sons Contracting Inc.	8 months	1884 Davenport Road	FM

Note: This report only includes contract awards approved by the Procurement Award Committee pursuant to its delegated authority in accordance with the PAC Charter. PAC also approves contracts above their approval authority limit for recommendation to BIFAC or the Board for final approval. Those awards are not included in this table.

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21-Dec-2023	RFP 23112	1	1	\$1,737,862.00	Cybersecurity services, including acquisition of 'Managed Security Services Provider' subscription	iSecurity Inc.	3 years	n/a	ITS
Q4 Total PAC Awards Approved:				\$9,373,104.43	10 awards				

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