



Vendor Award: Comprehensive Retrofit at 40 Teesdale Place

Item 7B

July 26, 2023

Board of Directors

Report: TCHC:2023-44

To: Board of Directors (the “Board”)

From: Building Investment, Finance and Audit Committee
 (“BIFAC”)

Date: July 17, 2023

PURPOSE:

The purpose of this report is to seek the Board’s approval to award work to Limen Group Const. (2019) Ltd. for \$17,529,400.00 (exclusive of taxes) for comprehensive retrofit construction including over cladding, window replacement, roof replacement and mechanical upgrades at 40 Teesdale Place based on the outcome of Request for Quotations (“RFQ”) 23100-PP.

Board approval is required for this award as it exceeds the \$5 million financial approval limit of the BIFAC.

RECOMMENDATIONS:

It is recommended that the Board:

1. approve the award of work to Limen Group Const. (2019) Ltd. for \$17,529,400 (exclusive of taxes) for comprehensive retrofit construction including over cladding, window replacement, roof replacement and mechanical upgrades at 40 Teesdale Place based on the outcome of RFQ 23100-PP; and
2. authorize the appropriate staff to take all other necessary actions to give effect to the above recommendation.

BIFAC:

This report was approved by the BIFAC on July 17, 2023.

PROJECT BACKGROUND:

Teesdale Pharmacy (40 Teesdale Place) consists of a 24-storey building, totaling 278 units and was built in 1971.

40 Teesdale Place was selected as a project due to water infiltration, its high energy costs, and its need for window replacement and mechanical equipment replacement.

REASONS FOR RECOMMENDATIONS:

This building has been experiencing significant water infiltration through the roof. Cut tests and infra-red scanning were performed, showing extensive wet insulation throughout the entirety of the roof. The windows and exterior doors are past their useful service life and require replacement.

Taylor Smyth Architects was retained through RFQ 16196/VAC 17022 to provide recommendations, prepare specifications, scope of work and RFP documents.

The scope of work includes over cladding, window and roof replacement and in-suite mechanical work. The construction work is expected to take approximately three years, from September 2023 to May 2026 weather permitting and with 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 April 6, 2023 and closed on May 16, 2023. Six submissions were received. Submissions were evaluated through a two stage process to determine qualified vendors and pricing. Limen Group Const. (2019) Ltd. submitted the lowest priced qualified submission.

A vendor bid confirmation meeting was held with Limen Group Const. (2019) Ltd. on June 5, 2023, facilitated by Strategic Procurement and attended by the Senior Director, Facilities Management, consultant Taylor Smith Architects, and a representative from the Construction and Preservation team to confirm their submitted pricing, capacity, timeline and understanding of the scope of work.

Limen Group Const. (2019) Ltd. confirmed their understanding of the scope of work, ability and pricing at a confirmation meeting held on June 5, 2023 and via confirmation email received on June 7, 2023.

The recommendation is to award the work to Limen Group Const. (2019) Ltd. 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.

Entry into tenant units is required. Key holder services will be engaged, and timely and appropriate notification will be provided to tenants to notify them of planned entry and any disruptions and restrictions.

Taylor Smith Architects 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:

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