



Vendor Award: Common Area Accessibility Upgrades at 3847 Lawrence Avenue East

Item 7G

September 8, 2023

Building Investment, Finance and Audit Committee

Report: BIFAC:2023-92

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 Green Leaf Contracting Inc. for \$2,724,060.00 (exclusive of taxes) for common area accessibility upgrades at 3847 Lawrence Avenue East based on the outcome of Request for Quotations ("RFQ") 23104-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 Green Leaf Contracting Inc. for \$2,724,060.00 (exclusive of taxes) for common area accessibility upgrades at 3847 Lawrence Avenue East (Lawrence Susan, Dev. 81) based on the outcome of Request for Quotations ("RFQ") 23104-PP; and
2. authorize the appropriate staff to take the necessary actions to give effect to the above recommendation.

REASONS FOR RECOMMENDATIONS:

PROJECT BACKGROUND:

Lawrence Susan (3847 Lawrence Avenue East) consists of a 13-storey apartment building totaling 213 units and was built in 1969.

Facilities Management - Design & Engineering (“D&E”) staff identified the need for upgrades at Lawrence Susan to update common spaces to accessibility standards. Susan Speigel Architect Inc. was retained through RFQ 21038 to investigate, provide recommendations, prepare specifications, scope of work and RFx documents, and provide contract administration services.

Staff reviewed the site with the Chair of the Responsible Personal Accessibility in Toronto Housing (“R-PATH”) committee to determine how best to upgrade the common areas of the building. This review also included space that, until 2019, was home to a daycare operated by Toronto Children’s Services. Extensive consultation with tenants was conducted to determine tenant needs and address their concerns regarding common area space.

The scope of work includes interior accessibility common area upgrades to the main entrance vestibule, entrance lobby, mailboxes, staff offices and support spaces. The addition of a new fitness room, multi-faith room, multi-purpose room with kitchen and larger laundry room with adjoining kids play room are included in the scope. A new entry vestibule will be added to the rear of the building, as well as an upgraded garage access and improved exterior drop-off area for Wheel Trans.

The project is expected to take approximately 18 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 April 18, 2023 and closed on May 31, 2023. Four submissions were received. Submissions were evaluated through a two stage process to determine qualified vendors and pricing. Green Leaf Contracting Inc. submitted the lowest priced qualified submission.

A vendor bid confirmation meeting was held with Green Leaf Contracting Inc. on June 8, 2023 facilitated by Strategic Procurement, and attended by the Design Manager, Susan Speigel Architect Inc., and a representative from the Construction & Preservation team to confirm their submitted pricing, capacity, timeline and understanding of the scope of work.

Green Leaf Contracting Inc. confirmed their understanding of the scope of work, ability and pricing at the bid confirmation meeting and via confirmation email received on June 12, 2023.

The recommendation is to award the work to Green Leaf Contracting Inc. for \$2,724,060.00 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.

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.

GEC Architecture 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 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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