



Vendor Award: Window and Façade Reconstruction at 33 Coatsworth Crescent

Item 9A

November 2, 2023

Building Investment, Finance and Audit Committee

Report: BIFAC:2023-116

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

From: Vice President, Facilities Management

Date: October 12, 2023

PURPOSE:

The purpose of this report is to seek the BIFAC's and the Board of Directors' approval to award work to Limen Group Const. (2019) Ltd. for \$14,692,845.00 (exclusive of taxes) for window and façade reconstruction at 33 Coatsworth Crescent based on the outcome of Request for Proposal ("RFP") 23045.

BIFAC approval is required for this 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 \$5 million financial approval limit of the BIFAC.

RECOMMENDATIONS:

It is recommended that the BIFAC approve and recommend that the Board:

1. approve the award of work to Limen Group Const. (2019) Ltd. \$14,692,845.00 (exclusive of taxes) for window and façade reconstruction at 33 Coatsworth Crescent (Coatsworth Cr., Dev. 364) based on the outcome of Request for Proposal ("RFP") 23045-PP; and

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

REASONS FOR RECOMMENDATIONS:

PROJECT BACKGROUND:

Coatsworth Crescent (33 Coatsworth Crescent) consists of a 5-storey building and walk-up apartments totaling 145 units, and was built in 1989.

In response to staff concerns, Facilities Management staff and site staff reviewed the status of the façade of 33 Coatsworth Crescent. Water penetration was noted along the edges of the existing heating units, and the windows were determined to be at the end of their useful life. In-suite ventilation was noted to be in need of an update, and the bricks of the façade were noted to be in generally poor condition.

The scope of work includes full brick façade removal, and installation of new, energy efficient cladding, new windows and doors throughout, with accessibility upgrades to doors wherever possible. Existing heating and ventilation will be removed, and a new system will be installed. Balcony upgrades will be made where identified, and in-suite modifications will be made to increase ventilation.

The project is expected to take approximately 24 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 RFP was issued on April 3, 2023 and closed on June 3, 2023. Three submissions were received. Submissions were evaluated through a three 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 August 17, 2023, facilitated by Strategic Procurement, and attended by the Design Manager and Enform Architects Inc. 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 during the confirmation meeting and via confirmation email received on September 1, 2023.

The recommendation is to award the work Limen Group Const. (2019) Ltd. for \$14,692,845.00 as the lowest priced qualified submission.

Confidential Attachment 1 provides details on pricing and rated criteria.

IMPLICATIONS AND RISKS:

An invitational 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.

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.

Enform Architects 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:

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