



Contractor Award: Construction Garage Repairs at 3485 St. Clair Avenue East (VAC 22221/RFQ 22060-PP)

Item 10C

June 17, 2022

Building Investment, Finance and Audit Committee

Report: BIFAC:2022-78

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

From: Vice President, Facilities Management

Date: May 11, 2022

PURPOSE:

The purpose of this report is to seek the BIFAC's approval to award work to Amlin Contracting Ltd. for \$3,271,265.00 (exclusive of taxes) for construction garage repairs at 3485 St. Clair Avenue East (St. Clair Birchmount 1, Dev. 069) based on the outcome of Request for Quotations (RFQ) 22060-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").

RECOMMENDATIONS:

It is recommended that the BIFAC approve the following recommendations to:

1. approve the award of work to Amlin Contracting Ltd. for \$3,271,265.00 (exclusive of taxes) for construction garage repairs at 3485 St. Clair Avenue East (St. Clair Birchmount 1, Dev. 069) as follows;
 - Phase 1 (2022): \$554,595.00
 - Phase 2 (2023): \$940,940.00
 - Phase 3 (2024): \$814,630.00

- Phase 4 (2025): \$961,100.00
2. authorize the appropriate staff to take the necessary actions to give effect to the above recommendation.

PROJECT BACKGROUND:

3485 St Clair Avenue East is a 9-storey apartment building that was built in 1968. There is surface parking with 23 stalls at the east side of the building and a single level underground parking garage with 71 stalls with access via a ramp from the west. The underground garage extends beyond the building footprint.

In response to staff concerns with respect to water infiltration into the underground garage, Facilities Management staff visited the site, reviewed the entire garage and the slab under the garbage truck drive way and recommended that the slab needed to be checked by a structural engineer. A structural consultant, R&C Engineering Inc., completed a slab analysis and a full design package for a garage restoration job with slab replacement.

The scope of work includes removal of the overburden, concrete repairs to the podium slab and the ledge beam, full waterproofing replacement, a new ramp heating system, and drain replacements. After the repairs are completed the overburden, on-grade conditions and basketball court will be reinstated.

REASONS FOR RECOMMENDATIONS:

The recommendation is to award the work to Amlin Contracting Ltd.

The recommended proponent, as a pre-qualified vendor, has performed similar work for TCHC with satisfactory results and provided the lowest bid price of qualified bid submissions through a competitive bid process.

PROCUREMENT PROCESS:

RFQ 22060 was issued on February 28, 2022 and closed on April 5, 2022. Seven (7) submissions were received. The submissions were evaluated through a two 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. All submissions met the mandatory requirements.
- **Stage 2** – Pricing: Submitted pricing was evaluated to determine the lowest price.

Amlin Contracting Ltd. submitted the lowest priced qualified submission and has confirmed understanding, ability, schedule and pricing via a bid confirmation email.

See **Confidential Attachment 1: VAC 22221/RFQ 22060 Procurement Process**

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.

Phase 1 (2022) of the project is expected to take approximately 20 weeks, weather permitting and no delays due to COVID-19. Phase 2 (2023) to phase 4 (2025) will be awarded to the proponent as preceding phases are satisfactorily completed and assuming the availability of budget.

Upon approval of this award, Strategic Procurement will pursue execution of a Canadian Construction Documents Committee (CCDC) 2 Master Agreement and Work Authorization for each phase. R&C Engineering Inc. will provide contract administrative services to ensure the work is delivered in accordance with the design and specifications. A third party health and safety monitoring agent will also be retained to conduct health and safety site inspections during construction.

To mitigate risk staff will continuously and rigorously monitor the performance of the recommended proponent during the course of the project. Performance will be evaluated in accordance with TCHC's Vendor Compliance evaluation system.

Funding for this award is within the program budget of the 2022 Capital Budget. Funds for 2023-2025 will be requested within the future years

Capital Budget. 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 Procurement Process
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.