



## **Contractor Award: Garage Restoration at 40 Gordonridge Place (VAC 22327/RFQ 22130 PP)**

Item 7C

July 27, 2022

Building Investment, Finance and Audit Committee

**Report: BIFAC:2022-102**

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

From: Vice President, Facilities Management

Date: July 4, 2022

### **PURPOSE:**

The purpose of this report is to seek the BIFAC's and the Board's approval to award work to Trinity Services Ltd. for \$5,863,405.00 (exclusive of taxes) for garage restoration services at 40 Gordonridge Place (Danforth Midland, Dev. 053) based on the outcome of Request for Quotations (RFQ) 22130.

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 approve the following recommendations to:

- (a) approve the award of work to Trinity Services Ltd. for \$5,863,405.00 (exclusive of taxes) for garage restoration services at 40 Gordonridge Place as follows:
  - Phase 1 (2022): \$846,625.00
  - Phase 2 (2023): \$1,392,500.00
  - Phase 3 (2024): \$1,957,150.00
  - Phase 4 (2025): \$1,667,130.00

- (b) authorize the appropriate staff to take the necessary actions to give effect to the above recommendation.

**PROJECT BACKGROUND:**

Danforth Midland consists of an 18-Storey, a 17-Storey and a 16-Storey apartment building totaling 869 units which were built in 1972. There are 2 levels of underground parking, totaling 458 stalls at 40 Gordonridge Place. The underground parking extends beyond the building footprint.

Facilities Management Design & Engineering (D&E) staff were contacted by site staff regarding concerns with respect to water infiltration through the garage podium slab, expansion joints and falling concrete from the podium and suspended slabs' soffits as multiple areas were closed off with tape due to the hazard of falling concrete.

**REASONS FOR RECOMMENDATIONS:**

D&E visited the site and determined that the garage requires extensive slab repairs at multi bays and wholesale waterproofing system replacement.

WSP Canada Inc. was retained (RFQ 16202) to investigate, provide recommendations, prepare specifications, scope of work and RFQ documents, and to provide contract administration services. It was determined that garage restoration is required at 40 Gordonridge Place including a new waterproofing replacement on the garage podium slab, traffic coat replacement on the intermediate suspended slab between P1 & P2, replacement of failed expansion joints, accessibility improvement on surface parking and underground parking garage and extensive concrete repair within the podium slab and intermediate slab.

The recommendation is to award the work to Trinity Services Ltd. as the lowest priced qualified submission. The project is expected to take approximately 48 months, weather permitting and no delays due to COVID-19. Any significant delays in issuing the purchase award will impact the construction schedule.

**PROCUREMENT PROCESS:**

RFQ 22130 was issued on April 22, 2022 and closed on May 26, 2022. Ten (10) proponents were invited. 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.

Trinity Services Ltd. submitted the lowest priced qualified submission and has confirmed understanding, ability, schedule and pricing as discussed at the June 3, 2022 bid confirmation meeting facilitated by Strategic Procurement and attended by WSP Canada Inc. and D&E staff.

See **Confidential Attachment 1: VAC 22327/RFQ 22130 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.

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. Phase 2 (2023) to phase 4 (2025) will be added to the proponent's purchase order 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 subsequent Work Authorizations for each phase. □ WSP Canada Inc. will provide contract administrative services to ensure the work is delivered in accordance with the design and specifications, on budget and on time.

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. Results gathered through program reviews will be used to support decisions to remove underperforming vendors from TCHC's programs and/or future bidding opportunities.

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"*

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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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