



## Building Investment, Finance and Audit Committee

931 Yonge Street,  
Toronto, M4W 2H2

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The Building Investment, Finance and Audit Committee (“BIFAC”) of the Toronto Community Housing Corporation (“TCHC”) held a hybrid Public meeting on November 2, 2023, via Webex and in-person at City Hall, Committee Room 1, 100 Queen Street West, commencing at 9:32 a.m.

**BIFAC Directors Present:** Nick Macrae (Chair)  
John Campbell  
Naram Mansour (9:43 a.m. – 10:33 a.m.)  
Councillor Perruzza  
Brian Smith

**BIFAC Directors Absent:** n/a

**Management Present:** Tom Hunter, Interim Chief Executive Officer (“CEO”)  
Nadia Gouveia, Acting Chief Operating Officer (“COO”)  
Darragh Meagher, General Counsel & Corporate Secretary  
Lily Chen, Chief Financial Officer (“CFO”)  
Jessica Hawes, Acting Chief Development Officer (“CDO”)  
Barbara Shulman, Chief People & Culture Officer  
Luisa Andrews, Vice President, Information Technology Services  
Hanan Barakat, Senior Director, Strategic Procurement  
Daisy Wong, Senior Director, Operations Delivery  
Karim Jessani, Director, Internal Audit  
Ceilidh Wilson, Assistant Corporate Secretary

A quorum being present, Mr. Macrae, serving as Chair, called the meeting to order, and Ms. Wilson served as recording secretary.

## **ITEM 1 CHAIR’S REMARKS**

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The Chair welcomed everyone to the BIFAC meeting, noted the Acknowledgement of the Land, and provided an overview of the reports on today’s public agenda.

## **DEPUTATIONS**

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The Chair polled for any depositions to be heard at the meeting. The following verbal deputation was presented:

- Item 9A – Vendor Award: Window and Façade Reconstruction at 33 Coatsworth Crescent (*Sandy Annunziata*)

The following written deputation was received:

- Item 9A – Vendor Award: Window and Façade Reconstruction at 33 Coatsworth Crescent (*Sandy Annunziata*)

## **ITEM 2 APPROVAL OF PUBLIC MEETING AGENDA**

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*Motion carried*      **ON MOTION DULY MADE** by Mr. Smith, seconded by Mr. Campbell and carried, the BIFAC unanimously approved:

1. the Agenda for its Public meeting of November 2, 2023; and
2. all matters on the Agenda with the exception of items:
  - Item 7B – Strategic Procurement Update: Co-Operative Purchasing;
  - Item 9A – Vendor Award: Window and Façade Reconstruction at 33 Coatsworth Crescent;
  - Item 9B – Vendor Award: Comprehensive Deep Energy Retrofit at 575 Danforth Road; and
  - Item 9C – Vendor Award: Preventive Maintenance/ Demand Services for Fire/Alarm Suppression

Systems and Fire Hydrant Testing, Inspection and  
Maintenance Services – East Region (Group 1).

**ITEM 3 CHAIR’S POLL RE: CONFLICT OF INTEREST**

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The Chair requested members of the BIFAC to indicate any agenda item in which they had a conflict of interest, together with the nature of the interest.  
**No conflicts were declared.**

**ITEM 4 CONFIRMATION OF BIFAC PUBLIC MEETING MINUTES OF  
SEPTEMBER 8, 2023**

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*Motion carried* **ON MOTION DULY MADE** by Mr. Smith, seconded by Mr. Campbell and carried, the BIFAC confirmed the above-captioned minutes without amendments.

**ITEM 5 BUSINESS ARISING FROM THE PUBLIC MEETING MINUTES  
AND ACTION ITEMS UPDATE**

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*Motion carried* **ON MOTION DULY MADE** by Mr. Smith, seconded by Mr. Campbell and carried, the BIFAC received the updates provided as Business Arising from the Public Meeting Minutes and Action Items Update.

**ITEM 6 ALEXANDRA PARK (130 AUGUSTA  
AVENUE, SITE 2) CITY OF TORONTO  
CONTRIBUTION AGREEMENT** BIFAC:2023-132

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The above-captioned report was circulated to BIFAC members prior to the meeting.

*Motion carried* **ON MOTION DULY MADE** by Mr. Smith, seconded by Mr. Campbell and carried, the BIFAC unanimously approved and recommended that the Board of Directors:

1. Authorize staff to finalize the terms of a Contribution Agreement with the City of Toronto to provide Section 37 funds from the Capital Revolving Reserve Fund for Affordable Housing in the amount of \$1,981,260.00 to

TCHC to facilitate the creation of four new affordable rental units in the rental replacement building at 130 Augusta Avenue (Site 2); and

2. Authorize the Acting Chief Development Officer or the Chief Financial Officer (or designate) to take the necessary actions, including execution of the Contribution Agreement and Promissory Note in favour of the City as may be required by the terms of the Contribution Agreement, to give effect to the above recommendation.

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**ITEM 7A      JANUARY 2024 MORTGAGE RENEWAL      BIFAC:2023-115**

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The above-captioned report was circulated to BIFAC members prior to the meeting.

*Motion carried*      **ON MOTION DULY MADE** by Mr. Smith, seconded by Mr. Campbell and carried, the BIFAC unanimously approved and recommended that the Board of Directors:

1. Approve the transaction in the amount of \$2,187,049.24 with a lender selected by the Ministry of Municipal Affairs and Housing, in connection with the mortgage due for renewal on January 1, 2024; and
2. Authorize the President and Chief Executive Officer or the Chief Financial Officer & Treasurer to take all necessary actions, including negotiation and execution of such documentation as may be required, in order to give effect to the above recommendation.

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**STRATEGIC PROCUREMENT UPDATE:**  
**ITEM 7B      CO-OPERATIVE PURCHASING      BIFAC:2023-113**

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The above-captioned report was circulated to BIFAC members prior to the meeting.

Ms. Chen and Ms. Barakat were available to answer questions of the BIFAC. Highlights of the discussion include:

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- This report provides an update on TCHC's progress on a co-operative purchasing strategy, which aligns with the City of Toronto's (the "City") procurement process as well as leading industry practices.
- The benefits of co-operative purchasing include leveraging volume purchasing power, treaty compliance and vendors of record, primarily for Facilities Management and Information Technology Services.
- Legal Services and Procurement have done diligence and are in discussion with groups such as the Ontario Education Collaborative Marketplace ("OECM"), Supply Ontario, and the Ministry of Public and Business Service Delivery (formerly Ministry of Government and Consumer Services) as well as the City to learn about their procurement practices.
- Management will be working with external counsel to review and refresh TCHC's procurement policies and procedures.
- It is anticipated that the financial impact of such changes will result in 15-20% in efficiencies in different procurement areas. The Committee noted that they would be interested in hearing more about the savings realized through the implementation of these changes.
- When the City is undertaking a procurement, TCHC's Procurement team is notified to explore the feasibility of piggybacking on the award prior to its public release.
- TCHC's insurance is legislated by the Housing Services Act ("HSA"). The Committee noted that the requirement to participate in the HSA insurance program comes with high costs, and discussed whether there are opportunities to raise concern regarding the financial impact that this has on TCHC.

*Motion  
carried*

**ON MOTION DULY MADE** by Mr. Smith, seconded by Mr. Campbell and carried, the BIFAC received Report BIFAC:2023-113, being the Strategic Procurement Update report regarding Co-Operative Purchasing, for its information.

<b>ITEM 8</b>	<b>CONTRACT AWARD: EMPLOYEE BENEFITS CARRIER SERVICES PROGRAM</b>	BIFAC:2023-130
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The above-captioned report was circulated to BIFAC members prior to the meeting.

*Motion  
carried*

**ON MOTION DULY MADE** by Mr. Smith, seconded by Mr. Campbell and carried, the BIFAC unanimously approved and recommended that the Board of Directors:

1. Approve an upset limit as identified in both Table 1 and Table 3, in the Confidential Attachment, for the continuation of the employee benefit carrier services program for a seven-year term, as outlined in this report;
2. Authorize the Chief Financial Officer & Treasurer to award a contract to the highest ranked proponent to Request for Proposal (“RFP”) 23063, pursuant to either Scenario 1 or Scenario 2 outlined in Confidential Attachment 1 to this report, subject to the following conditions being met:
  - a. The Senior Director of Procurement has recommended the procurement process and subsequent award decision as being conducted in a fair and transparent manner and in compliance with the terms of RFP 23063, and applicable procurement policies, procedures, and protocols;
  - b. The award is to the successful proponent whose response meets the specifications and qualification requirements set out in RFP 23063 and whose response represents the best value to TCHC based on the evaluation criteria set out in the RFP 23063, including the price criteria; and
  - c. The value of the award and resulting commitment does not exceed the upset limit identified in recommendation 1;

3. If an award is made under Scenario 1 outlined in Confidential Attachment 1 to this report, authorize the Chief Financial Officer & Treasurer to approve a change order to the incumbent benefits carrier service provider, Medavie Inc. (operating as Medavie Blue Cross) for the amount as outlined in Confidential Attachment 1 to this report (inclusive of HST on the health and dental benefits claims portion), for the reason outlined therein;
4. Authorize the Chief People & Culture Officer (or designate) to take such further actions, and to execute any and all agreements and documents, as may be necessary, to give effect to the above recommendations; and
5. Direct that staff report back to the BIFAC and the Board in Q1 2024 on the details of the contract award made pursuant to the authority granted under this report.

**VENDOR AWARD: WINDOW AND FACADE**

**ITEM 9A RECONSTRUCTION AT 33 COATSWORTH BIFAC:2023-116**

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The above-captioned report was circulated to BIFAC members prior to the meeting.

A verbal deputation was received from Sandy Annunziata in relation to this matter.

A written deputation was received from Sandy Annunziata with respect to this item and was circulated to the BIFAC.

Ms. Wong was available to answer questions of the BIFAC. Highlights of the discussion include:

- The Procurement Award Committee (“PAC”) Charter is reviewed on an annual basis by both the BIFAC and the Board of Directors. The Committee noted it would be worthwhile to review the membership structure of the Committee as part of its next annual review.

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- This building has many work orders submitted in relation to façade issues and bricks falling from the exterior of the building. The geothermal exchange system has also significantly deteriorated.
- There are energy savings to be realized by replacing the existing system to a new geothermal exchange system.
- Action item: Management to provide at the December 6, 2023 Board meeting details of the annual costs to provide heat and electricity to 33 Coatsworth Crescent and the anticipated energy savings that will be realized, in dollars, through the window and façade reconstruction project.
- The Committee noted that it would be useful for future awards of this nature to incorporate details of the existing energy costs and the projected energy savings to be realized by completing the project.
- Where there are financial savings or positive outcomes resulting from a capital project, it would be helpful to quantify this for the BIFAC's understanding.
- This project has been identified as a priority given the deterioration of both the façade and interior building systems, which both require replacement.
- The Committee noted that in order to make an informed decision in relation to this project, they would like to be able to discuss some of the comments raised by the deputant including why the other proponents were disqualified. This is subject to an in-camera discussion.
- It was clarified that for every RFX, there is an internal team, the Vendor Award Committee ("VAC"), who is responsible for evaluating the submitted proposals; this team changes from RFX to RFX. The VAC is separate from the PAC, which is a body established by the Board of Directors through BIFAC to approve commitments, within their financial authority, on behalf of TCHC. The PAC is made up of the Officers of the corporation and the Senior Director of Strategic Procurement.
- While there was turnover in the role of the Chief Financial Officer & Treasurer, Ms. Chen was appointed to the role in February 2023, and there was a change in the President & CEO role, with Mr. Hunter being appointed to the interim role in August 2023. The Senior Director, Strategic Procurement was also filled on an acting basis



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until the permanent role was filled in September 2023. Otherwise, there has been consistency with all other members of the PAC.

- The PAC was not impacted by the turnover of any its members and continued to consistently meet throughout all of 2023.
- The Committee noted that they have confidence in the PAC.
- The Committee opted to refer this matter to the Board without recommendation and to have an in-camera discussion to answer questions arising out of the deputation related to the procurement process for this award.
- This award ultimately requires the Board's approval to proceed.

*Motion carried* **ON MOTION DULY MADE** by Mr. Mansour, seconded by Mr. Campbell and carried, the BIFAC referred this matter to the Board of Directors without a recommendation.

**VENDOR AWARD: COMPREHENSIVE  
DEEP ENERGY RETROFIT AT 575**

**ITEM 9B DANFORTH ROAD**

BIFAC:2023-117

The above-captioned report was circulated to BIFAC members prior to the meeting.

Ms. Wong was available to answer questions of the BIFAC. Highlights of the discussion include:

- Action item: Management to provide at the December 6, 2023 Board meeting details of the annual costs to provide heat and electricity to 575 Danforth Road and the anticipated energy savings that will be realized, in dollars, through the comprehensive deep energy retrofit project.

*Motion carried* **ON MOTION DULY MADE** by Mr. Mansour, seconded by Mr. Smith, the BIFAC approved and recommended that the Board of Directors:

1. Approve the award of work to Martinway Contracting Ltd. for \$6,737,810.00 (exclusive of taxes) for rehabilitation of 17 vacant units at 50 Torbolton Drive (Torbolton Drive, Dev. 18) based on the outcome of Request for Proposal ("RFP") 23040-PP; and

2. Authorize the appropriate staff to take all other necessary actions to give effect to the above recommendation.

**VENDOR AWARD: PREVENTIVE  
MAINTENANCE/DEMAND SERVICES FOR  
FIRE/ALARM SUPPRESSION SYSTEMS  
AND FIRE HYDRANT TESTING,  
INSPECTION AND MAINTENANCE**

**ITEM 9C SERVICES – EAST REGION (GROUP 1)**

**BIFAC:2023-96**

The above-captioned report was circulated to BIFAC members prior to the meeting.

This report was discussed in conjunction with BIFAC:2023-133, BIFAC:2023-127, BIFAC:2023-128, BIFAC:2023-126, and BIFAC:2023-129.

Ms. Wong was available to answer questions of the BIFAC. Highlights of the discussion include:

- The contract is for a three-year term, with two optional one-year extensions. The first three-year term has fixed rate pricing.
- It is at TCHC's sole discretion to undertake another RFP rather than exercising the two optional one-year extensions. If TCHC opts to proceed with the optional extension years, the vendor has the ability to negotiate pricing.
- Action item: Prior to proceeding with the two optional one-year extensions to the preventive maintenance/demand services for fire/alarm suppression systems and fire hydrant testing, inspection and maintenance services, management to report back to the BIFAC with their recommendation as to whether to proceed with the optional extension years or to undertake a new RFP for these services.
- There are 137 building in the East Region.
- The decision to allocate a maximum of two regions to each vendor is based on historical experience of managing this program and to ensure that the work is completed within the specified timeframe, that reports are submitted in a timely manner, and that all fire life safety requirements are met. By limiting the number of regions assigned to

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each vendor, the goal is to balance the vendors' capacity and the quality of service provided.

- Building inspections are performed per the legislative requirements, with TCHC generally performing maintenance checks more frequently than private building owners. Inspections occur monthly, annually, and on a five-year schedule.
- Action item: Management to report back on the methodology used to determine vendors' capacity to perform work for TCHC, particularly in relation to the preventive maintenance/demand services for fire/alarm suppression systems and fire hydrant testing, inspection and maintenance services, but also generally when assigning work to vendors through the capital program.
- Concern was raised that proceeding with the two optional extension years could cost TCHC more money than going out to market at the end of the initial three-year term. The Committee also discussed the extensive time and resources that are required to issue a new RFP.
- Having the two optional one-year extensions is to TCHC's benefit rather than the vendors. Management will report back to the BIFAC prior to the conclusion of the initial three-year term as to whether it is prudent to proceed with the optional extension years or to go back out to market. This will be a discussion for the BIFAC to consider in three-years' time.

*Motion carried*      **ON MOTION DULY MADE** by Mr. Mansour, seconded by Mr. Smith and carried, the BIFAC approved and recommended that the Board of Directors:

1. Approve the award of work to Oak Ridge Building Solutions Inc. up to \$19,290,253.53 (exclusive of taxes) for fire/alarm suppression systems and fire hydrant testing, inspection and maintenance services in TCHC East Region (Group 1 Operating Units G, H, and I) at the rates established for a five-year term based on the outcome of Request for Proposal (RFP) 23059 as follows:
  - a. Up to \$2,790,253.53 (exclusive of taxes) for preventive maintenance as follows:

- i. \$1,670,825.53 for three (3) years of the initial contract;
    - ii. \$1,119,428.00 for two (2) additional one-year terms at TCHC management's discretion;
  - b. Up to 16,500,000 (exclusive of taxes) for demand repairs not in scope as follows:
    - i. \$9,900,000 for three (3) years of the initial contract;
    - ii. \$6,600,000 for two (2) additional optional one-year terms at TCHC management's discretion; and
- 2. Authorize the appropriate staff to take all other necessary actions to give effect to the above recommendation.

In Favour: Mr. Macrae, Mr. Mansour, Mr. Smith

Opposed: Mr. Campbell

Abstained: n/a

**VENDOR AWARD: PREVENTIVE  
MAINTENANCE/DEMAND SERVICES FOR  
FIRE/ALARM SUPPRESSION SYSTEMS  
AND FIRE HYDRANT TESTING,  
INSPECTION AND MAINTENANCE**

**ITEM 9D SERVICES – WEST REGION (GROUP 3) BIFAC:2023-133**

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The above-captioned report was circulated to BIFAC members prior to the meeting.

This report was discussed in conjunction with BIFAC:2023-119.

*Motion carried* **ON MOTION DULY MADE** by Mr. Mansour, seconded by Mr. Smith and carried, the BIFAC approved and recommended that the Board of Directors:

- 1. Approve the award of work to Oak Ridge Building Solutions Inc. up to \$18,321,787.50 (exclusive of taxes) for fire/alarm suppression systems and fire hydrant test,

inspection and maintenance services in TCHC Central Region (Group 3 Operating Units C, D, E and F) at the rates established for a five-year term based on the outcome of Request for Proposal (RFP) 23059 as follows:

- a. Up to \$2,821,787.50 (exclusive of taxes) for preventive maintenance as follows:
    - i. \$1,727,336.88 for three (3) years of the initial contract
      1. Including Hydrostatic Testing in year 2 for \$96,200.00
      2. Including Sprinkler Obstruction Testing in year 3 for \$96,200.00;
    - ii. \$1,094,450.62 for two (2) additional one-year terms at TCHC management's discretion
      1. Including Hydrostatic Testing in year 5 for \$96,200.00;
  - b. Up to \$15,500,000.00 (exclusive of taxes) for demand repairs not in scope as follows:
    - i. \$9,300,000.00 for three years of the initial contract;
    - ii. \$6,200,000.00 for two (2) additional optional one-year terms at TCHC management's discretion; and
2. Authorize the appropriate staff to take all other necessary actions to give effect to the above recommendation.

In Favour: Mr. Macrae, Mr. Mansour, Mr. Smith

Opposed: Mr. Campbell

Abstained: n/a

**VENDOR AWARD: PREVENTIVE  
MAINTENANCE/DEMAND SERVICES FOR  
FIRE/ALARM SUPPRESSION SYSTEMS  
AND FIRE HYDRANT TESTING,  
INSPECTION AND MAINTENANCE  
SERVICES – SENIORS WEST REGION**

**ITEM 9E (GROUP 5)**

**BIFAC:2023-127**

The above-captioned report was circulated to BIFAC members prior to the meeting.

This report was discussed in conjunction with BIFAC:2023-119.

*Motion  
carried*

**ON MOTION DULY MADE** by Mr. Mansour, seconded by Mr. Smith and carried, the BIFAC approved and recommended that the Board of Directors:

1. Approve the award of work to Greater Toronto Fire Protection up to \$7,876,581.30 (exclusive of taxes) exclusive of taxes) for fire/alarm suppression systems and fire hydrant test, inspection and maintenance services in TSCH Seniors West Region (Group 5 Operating Units O and Q) at the rates established for a five-year term based on the outcome of Request for Proposal (RFP) 23059 as follows:
  - a. \$1,376,581.30 (exclusive of taxes) for preventive maintenance as follows:
    - i. \$821,328.78 for three (3) years of the initial contract
      1. Including Hydrostatic Testing in year two for \$33,600.00
      2. Including Sprinkler Obstruction Testing in year three for \$5,250.00;
    - ii. \$555,252,52 for two (2) additional one-year terms at TCHC management's discretion
      1. Including Hydrostatic Testing in year five for \$33,600.00;

- b. Up to \$6,500,000.00 (exclusive of taxes) for demand repairs not in scope as follows:
  - i. \$3,900,000.00 for three years of the initial contract; and
  - ii. \$2,600,000 for two (2) additional optional one-year terms at TCHC management's discretion; and
- 2. Authorize the appropriate staff to take the necessary actions to give effect to the above recommendation.

In Favour: Mr. Macrae, Mr. Mansour, Mr. Smith

Opposed: Mr. Campbell

Abstained: n/a

**VENDOR AWARD: PREVENTIVE  
MAINTENANCE FOR FIRE/ALARM  
SUPPRESSION SYSTEMS AND FIRE  
HYDRANT TESTING, INSPECTION AND  
MAINTENANCE SERVICES (GROUP 2)**

**ITEM 9F**

**BIFAC:2023-128**

The above-captioned report was circulated to BIFAC members prior to the meeting.

This report was discussed in conjunction with BIFAC:2023-119.

*Motion  
carried*

**ON MOTION DULY MADE** by Mr. Mansour, seconded by Mr. Smith and carried, the BIFAC approved and recommended that the Board of Directors:

- 1. Approve the award of work to Eurotech Safety Inc. up to \$9,256,192.35 (exclusive of taxes) for fire/alarm suppression systems and fire hydrant testing, inspection and maintenance services – TCHC Central Region (Group 2 Operating Units J, K, L, and M) at the rates established based on the outcome of Request for Proposal (RFP) 23059 as follows:

- a. \$2,056,192.35 (exclusive of taxes) for preventive maintenance (PM) as follows: for the three years of the contract
    - i. Up to 646,017.45 (annually) (exclusive of taxes) for three years of the initial contract;
    - ii. \$55,900.00 for Hydrostatic Testing preventive maintenance service that will be required in year two;
    - iii. \$62,240.00 Sprinkler Obstruction Testing and Internal Valve inspection for preventive maintenance service that will be required in year three;
  - b. Up to \$7,200,000.00 (\$2,400,000.00 annually) (exclusive of taxes) for PM deficiency repair work only not in scope for three (3) years of the initial contract; and
2. Authorize the appropriate staff to take the necessary actions to give effect to the above recommendation.

In Favour: Mr. Macrae, Mr. Mansour, Mr. Smith

Opposed: Mr. Campbell

Abstained: n/a

**VENDOR AWARD: PREVENTIVE  
MAINTENANCE/DEMAND SERVICES FOR  
FIRE/ALARM SUPPRESSION SYSTEMS  
AND FIRE HYDRANT TESTING,  
INSPECTION AND MAINTENANCE  
SERVICES – SENIORS EAST REGION**

**ITEM 9G (GROUP 4)**

**BIFAC:2023-126**

The above-captioned report was circulated to BIFAC members prior to the meeting.

This report was discussed in conjunction with BIFAC:2023-119.



*Motion  
carried*

**ON MOTION DULY MADE** by Mr. Mansour, seconded by Mr. Smith and carried, the BIFAC:

1. Approved the award of work to Greater Toronto Fire Protection up to \$4,759,767.85 (exclusive of taxes) for fire/alarm suppression systems and fire hydrant test, inspection and maintenance services in TSHC Seniors East Region (Group 4 Operating Units N and P) at the rates established for a five-year term based on the outcome of Request for Proposal (RFP) 23059 as follows:
  - a. Up to \$1,259,767.85 (exclusive of taxes) for preventive maintenance as follows:
    - i. \$751,680.71 for three (3) years of the initial contract
      1. Including Hydrostatic Testing in year two for \$30,400.00
      2. Including Sprinkler Obstruction Testing in year three for \$4,750.00;
    - ii. \$508,087.14 for two (2) additional one-year terms at TCHC management's discretion
      1. Including Hydrostatic Testing in year five for \$30,400.00;
  - b. Up to \$3,500,000.00 (exclusive of taxes) for demand repairs not in scope as follows:
    - i. \$2,100,000.00 for three years of the initial contract;
    - ii. \$1,400,000.00 for two (2) additional optional one-year terms at TCHC management's discretion;
2. Authorized the appropriate staff to take the necessary actions to give effect to the above recommendation; and
3. Forwarded this report BIFAC:2023-126, being the Vendor Award: Preventive Maintenance/Demand Services for

Fire Alarm Suppression Systems and Fire Hydrant Testing, Inspection and Maintenance – Seniors East Region (Group 4), to the Board of Directors for information in the interest of transparency.

In Favour: Mr. Macrae, Mr. Mansour, Mr. Smith

Opposed: Mr. Campbell

Abstained: n/a

**VENDOR AWARD: DEMAND  
MAINTENANCE SERVICES FOR  
FIRE/ALARM SUPPRESSION SYSTEMS  
AND FIRE HYDRANT TEST, INSPECTION  
AND MAINTENANCE SERVICES (GROUP**

**ITEM 9H 2)**

**BIFAC:2023-129**

The above-captioned report was circulated to BIFAC members prior to the meeting.

This report was discussed in conjunction with BIFAC:2023-119.

*Motion carried* **ON MOTION DULY MADE** by Mr. Mansour, seconded by Mr. Smith and carried, the BIFAC:

1. Approved the award of work to Oak Ridge Building Solutions Inc. up to \$4,800,000.00 (exclusive of taxes) for fire/alarm suppression systems and fire hydrant testing, inspection and maintenance services – TCHC Central Region (Group 2 Operating Units J, K, L, and M) at the rates established based on the outcome of Request for Proposal (RFP) 23059 for the three years of the contract; and
2. Authorized the appropriate staff to take the necessary actions to give effect to the above recommendation.

In Favour: Mr. Macrae, Mr. Mansour, Mr. Smith

Opposed: Mr. Campbell

Abstained: n/a

**CHANGE ORDER: ADDITIONAL DESIGN  
AND CONTRACT ADMINISTRATION  
SERVICES FOR ENVELOPE AND  
MECHANICAL WORK AT 5005 DUNDAS  
STREET WEST**

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**ITEM 9I** **BIFAC:2023-118**

The above-captioned report was circulated to BIFAC members prior to the meeting.

*Motion carried* **ON MOTION DULY MADE** by Mr. Smith, seconded by Mr. Campbell and carried, the BIFAC unanimously:

1. Approved a change order to Taylor Smyth Architects for \$364,046.00 (exclusive of taxes) for additional design and contract administration services for envelope and mechanical work at 5005 Dundas Street West (Dundas Mabelle, Dev. 222) as follows:
  - TCHC directed design revisions in the amount of \$71,520.00; and
  - TCHC directed extension of the construction and administration services in the amount of \$292,526.00; and
2. Authorized the appropriate staff to take the necessary actions to give effect to the above recommendation.

**DIRECT AWARD: ELECTRICAL SAFETY  
AUTHORITY'S CONTINUOUS SAFETY  
SERVICES PROGRAM (2024-2028)**

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**ITEM 9J** **BIFAC:2023-131**

The above-captioned report was circulated to BIFAC members prior to the meeting.

*Motion carried* **ON MOTION DULY MADE** by Mr. Smith, seconded by Mr. Campbell and carried, the BIFAC unanimously:

1. Approved a direct award to Electrical Safety Authority for \$4,160,487.00 (exclusive of taxes) for the Continuous

Safety Services Program for a 5-year term (2024-2028)  
as follows:

- \$768,908.00 in 2024;
- \$799,279.00 in 2025;
- \$830,850.00 in 2026;
- \$863,668.00 in 2027;
- \$897,782.00 in 2028; and

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

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**ITEM 10      Q3 2023 DELEGATED REAL ESTATE  
PROPERTY TRANSACTIONS      BIFAC:2023-120**

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The above-captioned report was circulated to BIFAC members prior to the meeting.

*Motion carried*      **ON MOTION DULY MADE** by Mr. Smith, seconded by Mr. Campbell and carried, the BIFAC received Report BIFAC:2023-120, being the Delegated Real Estate Property Transactions report for the third quarter of 2023, for its information.

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**ITEM 11      Q3 2023 PROCUREMENT AWARD  
COMMITTEE AWARDS AND REVENUE  
CONTRACTS      BIFAC:2023-121**

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The above-captioned report was circulated to BIFAC members prior to the meeting.

*Motion carried*      **ON MOTION DULY MADE** by Mr. Smith, seconded by Mr. Campbell and carried, the BIFAC received Report BIFAC:2023-121, being the Procurement Award Committee Awards and Revenue Contracts report for the third quarter of 2023, for its information.

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**ITEM 12 INTERNAL AUDIT UPDATE: Q3 2023**

BIFAC:2023-122

The above-captioned report was circulated to BIFAC members prior to the meeting.

*Motion carried* **ON MOTION DULY MADE** by Mr. Smith, seconded by Mr. Campbell and carried, the BIFAC received Report BIFAC:2023-122, being the Internal Audit Update report for the third quarter of 2023, for its information.

**TERMINATION**

A motion to adjourn the meeting was moved by Mr. Smith and seconded by Mr. Campbell. The BIFAC resolved to terminate the public meeting at 10:33 a.m.

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Secretary

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Chair, Building Investment,  
Finance and Audit Committee