

Toronto Community Housing



## Vendor Award: Comprehensive Envelope, Mechanical and Electrical Retrofit at 840 Eglinton Avenue West

Item 6B

March 18, 2024

Building Investment, Finance and Audit Committee

**Report: BIFAC:2024-26**

**To:** Building Investment, Finance and Audit Committee (“BIFAC”)

**From:** Vice President, Facilities Management

**Date:** February 8, 2024

### PURPOSE:

The purpose of this report is to seek the Building Investment, Finance and Audit Committee’s (“BIFAC”) approval to award the work to Brook Restoration Ltd. for \$7,616,942.60 (exclusive of taxes) for comprehensive envelope, mechanical and electrical retrofit at 840 Eglinton Avenue West (Bathurst Eglinton, Dev. 405) based on the outcome of Request for Quotations (“RFQ”) 23228 PP.

BIFAC approval is required for this award as it exceeds the \$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 Brook Restoration Ltd. for \$7,616,942.60 (exclusive of taxes) for comprehensive envelope, mechanical and electrical retrofit at 840 Eglinton Avenue West (Bathurst Eglinton, Dev. 405) based on the outcome of Request for Quotations (“RFQ”) 23228 PP; and
2. authorize the appropriate staff to take all other necessary actions to give effect to the above recommendation.

## **REASONS FOR RECOMMENDATIONS:**

### **PROJECT BACKGROUND:**

840 Eglinton Avenue West consists of a 4-storey building totaling 40 units built in 1941 and has been identified as requiring comprehensive retrofits due to high capital need and high energy consumption. Due to the hydronic piping system at the building being at end of life and requiring replacement, this asset renewal cycle also presented an opportunity to fuel a switch from natural gas space heating to electric heat pumps capable of providing both heating and cooling.

The funding partnership from the Government of Canada's National Housing Strategy Co-Investment Fund ("NHCF") will invest \$1.3 billion in renovations to TCHC affordable housing units by 2028, with one of the requirements being energy efficiency across the TCHC building portfolio. To fulfill TCHC's objectives in improving tenant comfort, energy efficiency, accessibility and building durability and reduced operating costs, 840 Eglinton Avenue West has been identified to receive a holistic retrofit. This retrofit consists of architectural, mechanical, and electrical upgrades.

The project will also be receiving \$1.8 million of grant funding from Natural Resources Canada's Green Infrastructure Program for its significant greenhouse gas reductions and will act as a demonstration project for other buildings within the TCHC portfolio.

### **PROCUREMENT PROCESS:**

A public RFQ (RFQ 23228) was issued on October 5, 2023, and closed on December 5, 2023. Five submissions were received. Submissions were evaluated through a two-stage process to determine qualified vendors and pricing. Brook Restoration Ltd. submitted the lowest priced qualified submission.

A vendor bid confirmation meeting was held with Brook Restoration Ltd. on December 14, 2023, facilitated by Strategic Procurement and attended by the Design Manager, Altus Group Ltd., Baird Sampson Neuert Architects (architect), and a representative from the Construction and Preservation team to confirm their submitted pricing, capacity, timeline and understanding of the scope of work.

Brook Restoration Ltd. confirmed their understanding of the scope of work, ability and pricing at the confirmation meeting held on December 14, 2023,

and via confirmation email received on December 21, 2023. Brook Restoration Ltd. also provided updated resumes for review on January 8, 2024, which were accepted by the Design Manager.

The Design Manager, in consultation with other Facilities Management staff, has determined that the recommended proponent has the capability and capacity to deliver the work within the timeline.

The recommendation is to award the work to Brook Restoration Ltd. for \$7,616,942.60 as the lowest priced qualified submission.

Confidential Attachment 1 provides details on pricing and rated criteria.

### **IMPLICATIONS AND RISKS:**

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 and keyholder services will be engaged. Timely and appropriate notification will be provided to tenants to notify them of planned disruptions and restrictions.

The scope of work includes heating and cooling upgrades to some staff spaces. Timely and appropriate notification will be provided to building staff to notify them of planned disruptions and restrictions.

Baird Sampson Neuert Architects 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 2024 and 2025 Capital Budgets. A portion of the project (\$1,800,000.00) is being funded by the Natural Resources Canada Green Infrastructure Program.

Confidential Attachment 2 provides information on the Source and Use of Funds.

**SIGNATURE:**

*“Allen Murray”*

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Allen Murray  
Vice President, Facilities Management

**ATTACHMENTS:**

**Confidential Attachment 1:** Summary of Submissions

**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.

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**STAFF CONTACT:**

Allen Murray, Vice President, Facilities Management  
416-981-6955  
Allen.Murray@torontohousing.ca