



## Vendor Award: Window, Roof Replacement and Mechanical Upgrades at 3680 Keele Street

Item 6C

July 17, 2023

Building Investment, Finance and Audit Committee

**Report:** BIFAC:2023-74

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

**From:** Vice President, Facilities Management

**Date:** June 15, 2023

### PURPOSE:

The purpose of this report is to seek the BIFAC's approval to award work to Limen Group Const. (2019) Ltd. for \$7,562,218.00. (exclusive of taxes) for window, roof replacement and mechanical upgrades at 3680 Keele Street (Northwood Apartments, Dev. 127) based on the outcome of Request for Quotations ("RFQ") 23048-PP.

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. for \$7,562,218.00. (exclusive of taxes) for window, roof replacement and mechanical upgrades at 3680 Keele Street (Northwood Apartments, Dev. 127); and
2. authorize the appropriate staff to take all other necessary actions to give effect to the above recommendation.

**PROJECT BACKGROUND:**

Northwood Apartments (3680 Keele Street) consists of a 3-storey apartment building, totaling 238 units and was built in 1970.

On April 5, 2019, the Government of Canada, through the Canada Mortgage and Housing Corporation, announced the launch of the National Housing Co-Investment Fund (“NHCIF”). The NHCIF, in partnership with the City of Toronto, agreed to invest \$1.3 billion in renovations to affordable housing units in Toronto Community Housing Corporation’s (“TCHC”) portfolio by 2028. As a recipient of this funding, TCHC is undertaking comprehensive energy and building system retrofit work at many of its existing mid-rise and high-rise buildings, including 3680 Keele Street.

GEC Architecture was retained through RFQ 21165 to investigate, provide recommendations, prepare specifications, scope of work and RFx documents, and provide contract administration services. O’Keefe and Associates Limited was retained directly by TCHC through RFQ 20166 as the cost consultant for this project to establish the project budget and develop cost estimates throughout the course of design, in close co-ordination with GEC Architecture.

**REASONS FOR RECOMMENDATIONS:**

Through review by Facilities Management staff, 3680 Keele Street was identified as requiring comprehensive retrofits due to high capital need and high energy consumption.

The scope of work includes window replacement, localized brick repairs, roof replacement of various roof areas, heating and domestic hot water boiler and pump replacement, in-suite heating controls and plumbing valves, make-up air unit and rooftop unit replacement, interior accessibility upgrades to the site superintendent office, and associated electrical work.

The project is expected to take approximately 18 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 RFQ was issued on March 6, 2023 and closed on April 25, 2023. Six submissions were received. Submissions were evaluated through a two 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 May 12, 2023, facilitated by Strategic Procurement and attended by the Design Manager, GEC Architecture, and a representative from Construction & Preservation 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 at a confirmation meeting held on May 12, 2023 and via confirmation email received on May 17, 2023.

The recommendation is to award the work to Limen Group Const. (2019) Ltd. as the lowest priced qualified submission.

Confidential Attachment 1 provides details on pricing and rated criteria.

**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.

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.

GEC Architecture 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”*

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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:**

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