



Contractor Award: Underground Parking Garage Repairs & Landscape Improvements at 3847 Lawrence Avenue East (VAC 22324/RFQ 22157 PP)

Item 7F

July 27, 2022

Building Investment, Finance and Audit Committee

Report: BIFAC:2022-109

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

From: Vice President, Facilities Management

Date: July 7, 2022

PURPOSE:

The purpose of this report is to seek the BIFAC's approval to award work to Roma Building Restoration Limited ("Roma") for \$4,866,586.00 (exclusive of taxes) for the underground parking garage repairs and landscape improvements at 3847 Lawrence Avenue East (Lawrence/Susan, Dev. 081,) based on the outcome of Request for Quotations (RFQ) 22157 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:

- (a) approve the award of work to Roma for \$4,866,586.00 (exclusive of taxes) for garage repairs and landscaping as follows:

Phase 1: 2022:	\$1,569,790.00
Phase 2: 2023:	\$1,906,651.00
Phase 3: 2024:	\$1,390,145.00
Project Total:	\$4,866,585.00

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

PROJECT BACKGROUND:

Lawrence Susan (3847 Lawrence Avenue East) is a 13-storey apartment building totaling 213 units and was constructed in 1969.

In 2016, a partial garage restoration underneath the exterior parking areas was completed under RFP 15175. The load capacity of the garage podium slab to the original garbage compound at the exterior parking area was increased during the 2016 partial garage restoration project. However, the load capacity of the podium slab to the second garbage compound set up outside of the compactor room was not in scope for that project.

In 2020, Design & Engineering (“D&E”) staff received notice from the Grounds and Waste Management team that new landscaping and surface drainage improvements were planned to take place at the area above the underground garage. During this project, a structural garage visual assessment was completed.

REASONS FOR RECOMMENDATIONS:

The assessment revealed that new cracks have been found at mid span of a main beam which was repaired in 2016. These new cracks indicated that the load capacity of the podium slab to the second garbage compound is being exceeded and poses a potential structural safety risk.

It was recommended that a partial garage restoration project take place in addition to the landscape project in order to address the structural safety concerns of the garage, the load capacity of the podium deck underneath the revised garbage truck route and to mitigate any liability risk.

It was also noted that the waterproofing underneath the landscaping area is at the end of its service life and required replacing as part of this project.

The project has three (3) phases and is expected to be completed in 2024. Phase 1 will take approximately 24 weeks, weather permitting and no delays due to COVID-19 and includes:

- Partial garage restoration repair, slab replacement, additional new steel columns, wholesale waterproofing replacement and concrete repair for the area that was not completed in 2016; and
- Landscaping rehabilitation and improvements including new playground, community gardens, relocation of the basketball court and extension of the parking lot.

PROCUREMENT PROCESS:

RFQ 22157 was issued on May 6, 2022 and closed on June 7, 2022. Seven (7) proponents were invited. Six (6) 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.

Roma submitted the lowest priced qualified submission and has confirmed understanding, ability, schedule and pricing as discussed at the June 14, 2022 bid confirmation meeting. The meeting was facilitated by Strategic Procurement and attended by the Structural Design Program Manager, Program Manager FM Operations, Program Manager FM Operations, Structural, Envelope & Roofing, Pancon and Alexander Budrevics & Associates Limited.

See **Confidential Attachment 1: VAC 22324/RFQ 22157 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. The recommended proponent, as a pre-qualified vendor, has performed similar work for TCHC with satisfactory results.

Staff will continuously and rigorously monitor the performance of the vendor during the course of the project. 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 2022-2024 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 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.

Confidential Attachment 2: Source and Use of Funds/Budget Allocation

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.