



## **Contractor Award: Over Cladding, Window and Mechanical Upgrades at 855 Roselawn Avenue (VAC 22473/RFP 22114-PP)**

Item 6D

December 8, 2022

Board of Directors

**Report: TCHC:2022-73**

To: Board of Directors (the “Board”)

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

Date: November 10, 2022

### **PURPOSE:**

The purpose of this report is to seek the Board’s approval to award work totaling up to \$10,957,910.00 (exclusive of taxes) to Brook Restoration Ltd. for over cladding, window and mechanical upgrades at 855 Roselawn Ave. based on the outcome of Request for Proposal (“RFP”) 22114-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 the Board’s approval is required as it exceeds the \$5 million financial approval limit of the BIFAC.

### **RECOMMENDATIONS:**

It is recommended that the Board approve the following recommendations:

1. approve the award of work to Brook Restoration Ltd. for \$10,957,910.00 (exclusive of taxes) for over cladding, window and mechanical upgrades at 855 Roselawn Ave (Roselawn Marlee, Dev. 723) based on the outcome of Request for Proposals (“RFP”) 22114-PP; and

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

**BIFAC:**

This report was approved by the BIFAC via unanimous written resolution on November 10, 2022.

**REASONS FOR RECOMMENDATIONS:**

The windows are original to the building and are showing signs of sealant failure and causing mold which is visible on the interior walls. The end walls have cracks that are causing water to penetrate into the units creating mold visible on the plaster.

Control valves are required inside tenant units in order to allow tenants to adjust the temperature inside their unit, in turn improving tenant comfort. In addition to the building envelope issues, the building requires accessibility upgrades in the main entrance.

The project is expected to take approximately 18 months. 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 have an impact on the construction schedule.

**PROJECT BACKGROUND:**

Roselawn Marlee (855 Roselawn Avenue) consists of a 17-storey high-rise apartment building totaling 253 units and was built in 1974.

In June of 2019, RPL Architects Inc. was retained (RFP 19086) to investigate, provide recommendations, prepare specifications, scope of work and RFP documents, and to provide contract administration services.

The scope of work conducted by the consultant included over cladding of the end walls of the building, windows and exterior door replacement, reconfiguration of the vestibule and lobby on the ground floor, new exterior building signage, mechanical upgrades to ventilation of the apartments, and the addition of thermostats to the radiators in the units and in the common areas of the building.

**PROCUREMENT PROCESS:**

RFP 22114 was issued on April 12, 2022. The RFP included work at two locations (855 Roselawn Ave and 2195 Jane St.), allowing proponents to bid on one or both locations. This report is to recommend a contract award for 855 Roselawn Ave. A recommendation for 2195 Jane St. is being made under a separate report.

The RFP closed on June 7, 2022. Six submissions were received. The submissions were evaluated through a four stage process to determine qualified vendors based on technical requirements, rated criteria and pricing.

Four submissions met the requirements of all four stages.

Brook Restoration submitted the lowest priced qualified submission. A bid confirmation meeting was held on July 12, 2022, facilitated between Strategic Procurement, the Design Manager, RPL Architects Ltd., the Construction and Preservation team, and Brook Restoration to confirm their submitted lump sum pricing, capacity, timeline and understanding of the scope of work. Brook Restoration confirmed their understanding of the tendered scope of work, their capacity and pricing submission at both meetings and via a confirmation e-mail on August 22, 2022.

The recommendation is to award the work to Brook Restoration as the lowest priced qualified submission.

See Confidential Attachment 1 for a summary of submissions.

**IMPLICATIONS AND RISKS:**

A public RFP was issued and the recommendation is based on awarding the work as per the RFP 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 by TCHC. Timely and appropriate notification will be provided to tenants to notify them of entry into their units and any planned disruptions and restrictions.

RPL Architects Inc. will provide contract administrative services to ensure the work is delivered in accordance with the design and specifications, on budget and on time.

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 Capital Budget.

**SIGNATURE:**

*"Allen Murray"*

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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.