

**Section I – Items for Board of Directors Action**

**TO:** Chair and Members of the Board of Directors  
Friday, June 21, 2024 Meeting

**FROM:** Kathryn Lockyer, Director, Legislative and Property Services

**RE: REQUEST FOR TENDER FOR THE VILLAGE AT BLACK CREEK PARKING LOT LIGHTING, SECURITY RETROFIT AND INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT**  
RFT No. 10041446

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**KEY ISSUE**

Award of Request for Tender (RFT) No. 10041446 for supply, labour and materials to upgrade the visitors parking lot lighting and security infrastructure as well as installation of new electric vehicle charging stations.

**RECOMMENDATION:**

**WHEREAS** Toronto and Region Conservation Authority (TRCA) is engaged in a project that requires **General Contractor Services;**

**AND WHEREAS** TRCA solicited tenders through a publicly advertised process;

**THEREFORE, LET IT BE RESOLVED THAT** RFT No. 10041446 for The Village at Black Creek Complete Parking Lot Lighting, Security and EVSE Retrofit be awarded **AVERTEX Utility Solutions Inc** at a total cost not to exceed \$533,534, plus applicable taxes, to be expended as authorized by TRCA staff;

**THAT** TRCA staff be authorized to approve additional expenditures to a maximum of \$107,000 (approximately 20% of the project cost), plus applicable taxes, in excess of the contract cost as a contingency allowance if deemed necessary;

**THAT** should TRCA staff be unable to negotiate a contract with the above-mentioned proponent, staff be authorized to enter into and conclude contract negotiations with other Proponents that submitted quotations, beginning with the next lowest and acceptable bid meeting TRCA specifications;

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**AND FURTHER THAT authorized TRCA officials be directed to take whatever action may be required to implement the contract, including the obtaining of necessary approvals and the signing and execution of any documents.**

### **BACKGROUND**

This retrofit project is in support of the new TRCA Administration Building Project at 5 Shoreham Drive. Through the City of Toronto Site Plan Approval (SPA) process, it was determined that the minimum required number of parking stalls would not be possible within the grounds of the New Administration Building (total of 44 including accessible stalls and EV dedicated stalls). Furthermore, due to budgetary considerations, underground parking at the New Administration Building was removed from the original building design via a value-engineering process. Accordingly, due to the general proximity of visitors parking at The Village at Black Creek directly across the street, the south parking bays will be utilized for the balance of the required spaces to accommodate staff and fleet vehicles and satisfy the SPA requirement.

TRCA retained the services of LEA Consulting who specialize in Civil/Transportation design to assist with the parking lot improvements. To ensure consistency in the lighting and security standards as specified for the New Administration Building, it was resolved that the existing parking lot would require significant improvements. This includes installation of new parking lot lighting and poles, underground conduit and supply wire, aerial hydro wire, a dedicated fibre optic security network as well as the installation of new security cameras and emergency call boxes. The lighting as well as security protocols were reviewed and designed to meet at minimum all applicable standards and best management practices. In addition to electrical and security upgrades the General Contractor shall supply and install four (4) new dual wand ChargePoint EV chargers (8 charging wands in total) to support TRCA's commitment to decarbonization of our vehicle fleet as well as for public/guest use.

This will ensure that a suitable lighting program and security provisions are provided for all guests and staff for both The Village at Black Creek as well as the New Administration Building.

### **RATIONALE**

RFT for General Contractors was publicly advertised on the public

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procurement website [www.bidsandtenders.ca](http://www.bidsandtenders.ca) on Thursday May 9, 2024 and closed on Friday June 7, 2024 at 12:00:00 pm.

A recommended meeting and site tour was held on Tuesday May 14, 2024.

A total of four (4) addendums were issued to respond to questions received.

A total of 5 Proponent(s) declined the opportunity to bid due to current workload and inability to take on additional work. A single proponent also indicated they were offering services as a sub-contractor to other General Contractors to be competitive.

The Procurement Opening Committee opened the Tenders on Friday June 7, 2024, with the following results:

<b>Proponent</b>	<b>Fee (Plus HST)</b>
Alliance Civil Utilities	\$444,000
<b>AVERTEX Utility Solutions Inc</b>	<b>\$533,534</b>
ELECTRIC GROUP LTD.	\$570,000
Kudlak-Baird (1982) Limited	\$591,112
CLAVIS CORPORATION O/A ABC SECURITY ACCESS SYSTEMS	\$666,175
MultiTech Trades Corporation (Electrical) (f.k.a. CEC Services Limited (Aurora))	\$725,311
Black & McDonald Limited	\$733,647
Plan Group Inc.	\$783,995
Vital Inc	\$792,000

TRCA's and its independent consultant LEA reviewed and evaluated all bid packages for general conformance and inclusion of mandatory requirements. Upon examination of the low bid submission, it was determined that a number of irregularities were present.

As a result and upon consideration of both TRCA's internal analysis and LEA Consulting's independent review TRCA supports putting forth the AVERTEX Utility Solutions bid as recommended. It was generally consistent with staffs' own cost estimate and TRCA believes that the bid is of reasonable value for money and meets the requirements as outlined in the RFT documents.

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Therefore, it is recommended that contract No. 10041446 be awarded to AVERTEX Utility Solutions Inc at a total cost not to exceed \$533,534, plus 20% contingency, plus applicable taxes.

### **Relationship to TRCA's 2023-2034 Strategic Plan**

This report supports the following Pillars and Outcomes set forth in TRCA's 2023-2034 Strategic Plan:

#### **Pillar 3 Community Prosperity:**

3.1 Connect communities to nature and greenspace

#### **Pillar 3 Community Prosperity:**

3.2 A culture of diversity, equity and inclusion contributing to community well-being

#### **Pillar 4 Service Excellence:**

4.1 A strong and skilled workforce

#### **Pillar 4 Service Excellence:**

4.2 Provide and manage an efficient and adaptable organization

### **FINANCIAL DETAILS**

Funds for the contract are identified in 501-02.

**Report prepared by: Chris Ellis, Senior Project Manager**

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**Date: June 12, 2024**