

Section I – Items for Authority Action

TO: Chair and Members of the Executive Committee
Meeting #8/18, Friday, October 05, 2018

FROM: Michael Tolensky, Chief Financial and Operating Officer

RE: **TORONTO AND REGION CONSERVATION AUTHORITY ADMINISTRATIVE
OFFICE BUILDING PROJECT**
Tender #10007602 - 5 Shoreham Drive Building Demolition Waste Management
Services

KEY ISSUE

Award of Contract #10007602 for building demolition waste management services at 5 Shoreham Drive in support of project delivery.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT Contract #10007602 for hazardous substance abatement, demolition waste management and site grading services at 5 Shoreham Drive, in the City of Toronto, be awarded to Salandria Limited at a total cost not to exceed \$227,003, plus HST, it being the lowest bid that best meets Toronto and Region Conservation Authority (TRCA) specifications as set out in the Request for Tender;

THAT TRCA staff be authorized to approve additional expenditures to a maximum of 15% of the contract cost as a contingency allowance if deemed necessary;

THAT should staff be unable to execute an acceptable contract with the awarded contractors, staff be authorized to enter into and conclude contract negotiations with the other contractors that submitted tenders, beginning with the next lowest bidder meeting TRCA specifications;

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

BACKGROUND

At Authority Meeting #5/16, held on June 24, 2016, Resolution #A85/16 approved the construction of an administrative office building at 5 Shoreham Drive in Toronto and directed staff to take the necessary action to complete the project. TRCA is currently proceeding with the Site Plan Approval process with a target of completing construction and achieving occupancy of the building by June 2021. In anticipation of the imminent construction activities, TRCA is seeking to retain a qualified contractor for demolition waste management services for the removal of the building presently located at 5 Shoreham Drive while adhering to environmental and Leadership in Energy and Environmental Design (LEED) objectives.

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The former TRCA Head Office was built in 1970 (14,000 sq.ft.) with a 5,600 sq.ft. addition built in 1978. In 1998, a 1,848 sq.ft. portable was added and in 2001, an additional 1,920 sq.ft. portable was added. The building is one story tall with no basement. The building is constructed with concrete foundation, drywall walls, textured stucco ceilings, lay-in ceiling tiles and a metal pan deck. The surrounding landscapes encompasses a woodlot at the south, the natural ravine to the east, hard surfaces (e.g. parking lot, sidewalks, loading docks) at the north, and vegetative cover acting as a buffer to the neighbouring property line.

In order to meet TRCA's sustainability goals for the Administrative Office Building Project, more specifically obtaining LEED points, the work would need to be conducted in a manner that follows demolition and construction waste management and disposal requirements and procedures for LEED. The following objectives were established:

1. Minimize the amount of solid waste generated by construction, renovation and demolition (CRD) activities.
2. Develop and implement a Construction and Demolition Waste Management plan.
3. Divert (through recovering, reusing and recycling) 75% of the total construction and demolition waste material to achieve two points under LEED v4 credit "Construction and Demolition Waste Management".

The qualified contractor is expected to identify, implement and document measures to achieve the waste management objectives for this work. The contractor's project team shall be responsible for all aspects of waste management and disposal, including reporting of the results throughout the project. A detailed waste management plan will be requested and approved before implementation activities are initiated. Additionally, the specifications will also include the salvaging of building material to reuse during the construction of TRCA's Administrative Office. Of note, concrete slabs will be cut and stockpiled on-site for reuse in the future landscape design.

Aligned with TRCA's corporate vision, as well as corporate social responsibility goals, TRCA staff has been actively promoting waste diversion of the building contents since vacancy. Through internal and external programs and open houses, a majority of the furniture and equipment has already been repurposed to various locations. These efforts will continue until the start of the demolition of the building.

RATIONALE

Request for Tender (RFT) #10007602 was publically advertised on Biddingo.com on August 15, 2018, and a mandatory site meeting was held on August 20, 2018. The following contractors attended this meeting:

- Budget Demolition;
- Canviro Services Corp.;
- Deer Land Equipment Leasing Inc.;
- Delsan – AIM;
- Facca Incorporated;
- Ferro Environmental;
- FLINT Demolition;
- Highpoint Environmental Services;
- Metric Contracting Services Corp.;
- MGI Construction Corp.;
- Priestly Demolition Inc.;
- QM Environmental;
- Salandria Ltd.;
- Schouten Excavating; and
- United Wrecking Inc.;

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The Procurement Opening Committee opened the Tenders on September 6, 2018 at 3:00 pm with the following results:

5 Shoreham Drive Project – Decommissioning, Abatement, Demolition and Site Grading

BIDDERS	TOTAL TENDER AMOUNT (Excluding HST)
Salandria Ltd.	\$ 227,003
United Wrecking Inc.	\$ 243,398
Schouten Excavating Inc.	\$ 257,711
Facca Incorporated	\$ 309,000
Budget Demolition	\$ 330,850
MGI Construction Corp	\$ 356,500
Delsan – AIM	\$ 462,000

TRCA Project Management Office staff reviewed the bid received from Salandria Ltd. against its own cost estimate and has determined that the bid is of reasonable value and also meets the requirements as outlined in the contract documents. Further assessment by TRCA staff of Salandria Ltd.'s experience and ability to undertake similar projects was conducted through reference checks which resulted in positive feedback that Salandria Ltd. is capable of undertaking the scope of work.

TRCA staff recommends that Contract #10007602 be awarded to Salandria Ltd. for a total cost not to exceed \$ 227,003, plus a 15% contract contingency, plus HST as they are the lowest bidder meeting TRCA's specifications.

FINANCIAL DETAILS

Funding for this project is made available from the New Administrative Office Building Budget Account 436-01.

DETAILS OF WORK TO BE DONE

TRCA is in the process of obtaining a demolition permit from the City of Toronto. Additionally, due to the close proximity to Environmentally Sensitive Areas, the Ravine and Natural Feature Protection By-Law will need to be satisfied before the work is permissible. Both applications were submitted in September 2018 with anticipation of construction commencing in November 2018.

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