



REPORT FOR ACTION

Contract Award – City of Toronto Request for Proposals Number DOC2991939737 for the Provision of Fire and Life Safety (FLS) Inspection, Test and Maintenance Services for Various Toronto Parking Authority Facilities

Date: October 19, 2021

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: All

SUMMARY

Toronto Parking Authority's (TPA) current Fire and Life Safety (FLS) contract with Onyx-Fire Protection expires on November 30, 2021. In May 2021, the City of Toronto issued a city-wide Request For Proposals (RFP) for FLS services for various City divisions and agencies, including the thirty-two (32) TPA facilities. These FLS services are required to meet the Ontario Fire Protection and Prevention Act (FPPA) 1997, the Ontario Fire Code (OFC) – O. Reg 213/07. Through the City's supervised competitive RFP processes, Eurotech Safety Inc was selected as the winning proponent with a bid of \$447,070 for inspection, testing, maintenance, and repairs outside of maintenance deficiencies. The contact will be managed by City of Toronto FLS Program Office as directed by the 2018 Auditor General Report.

RECOMMENDATIONS

The President, Toronto Parking Authority recommends that:

1. The Board of Directors of Toronto Parking Authority (TPA) grant authority to the President, Toronto Parking Authority, to award the contract for the provision of Fire Life Safety Inspection, Testing and Maintenance (ITM) Services for various TPA facilities to Eurotech Safety Inc., for a term of three (3) years, plus one (1) optional extension of two (2) years, at the sole option of the President, Toronto Parking Authority, in the amount (five years) of \$266,245.52, plus \$180,824.46 a contingency allowance to address future deficiencies and future contingency allowance (approximately 65 percent of the contract value over the five (5)-year period), being the sum total amount of \$447,070.08, net of all taxes and charges.

FINANCIAL IMPACT

The total contract award amount for Fire Life Safety Inspection, Test and Maintenance services over the five (5)-year term from December 2021 to November 2026 is \$266,245.62 plus \$180,824.46 for deficiencies and contingencies, being the sum total amount of \$447,070.08 net of all taxes and charges.

Table 1: *Financial Summary of Recommended Three-Year Contract Plus One Optional Two-Year Extension*

	Year 1 Price (Dec 2021- Nov 2022)	Year 2 Price (Dec 2022 – Nov 2023)	Year 3 Price (Dec 2023 – Nov 2024)	Extended Year 4 Price (Dec 2024 – Nov 2025)	Extended Year 5 Price (Dec 2025 – Nov 2026)
FLS Inspection, Testing and Maintenance Services	\$52,298.34	\$52,298.34	\$52,298.34	\$53,867.29	\$55,483.31
Repairs Outside of Maintenance, Deficiencies	\$50,000	\$50,000	\$26,149.17	\$26,933.64	\$27,741.65
Total per Year	\$102,298.34	\$102,298.34	\$78,447.51	\$80,800.93	\$83,224.96

As per the call document, the current year price submitted by the bidders is fixed for the initial term (three years). Included in the TPA decision to exercise any option year is an annual price adjustment that will be applied in accordance with the average Consumer Price Index (CPI), CPI Index-All Items-Toronto, for the twelve-month period starting four months prior to the end of the term, to a maximum of three (3) percent. For the purposes of bid evaluation and recommendation only, the price submitted by Eurotech Safety is escalated by a factor of three (3) percent per annum for the optional years. The actual CPI will be applied pursuant to the contract.

Funding is available in the 2021 through 2024 approved Operating Budgets for TPA GL Account 65008502. Should TPA choose to exercise its option to renew for one additional two-year term, then appropriate additional funding, if needed, will be included in the 2024-2025 and 2025-2026 annual Operating Budget Submissions for TPA.

CALL SUMMARY

Call Number: City of Toronto Ariba Doc 2991939737

Call Issued: May 20, 2021

Call Closed: July 16, 2021

Number of Addenda Issued: Seven (7)

Number of Bids: Twelve (12)

Recommended Proponents:

- **Eurotech Safety Inc. (TPA Portfolio,** Toronto Public Library Portfolio, Exhibition Portfolio and Major Corporate Assets Portfolio)
- Greater Toronto Fire Protection Ltd (Civic Portfolio)
- Tyco Integrated Fire & Security Canada Inc., o/a Johnson Controls (PF&R Portfolio)
- JD Collins Fire Protection Company (Emergency Services Portfolio)
- Onyx Fire Protection Services Inc. (Infrastructure Portfolio)
- Vipond Inc. (Social Services Portfolio)

Description:

The provision of FLS ITM services for various TPA sites starting December 1, 2021 for a term of three (3) years ending November 30, 2024, plus one (1) optional two (2)-year extension at the sole option of TPA. Should the option be exercised, the Vice President of Operations will request the President, TPA, to process the renewal under the same terms and conditions.

On May 20, 2021, the City of Toronto issued a City-wide corporate call Request for Proposal for the Fire and Life Safety Inspection, Test and Maintenance Services for Fire Alarm, Sprinkler, Standpipe, Special Suppression, Fire Extinguisher and Fire Hydrants for Various City Buildings.

Property groups defined for the purposes of this RFP are as follows:

Divisional Portfolios		Agency Portfolios	
1.	Civic Centres	1.	Exhibition Place (Major Assets)
2.	Parks Forestry and Recreation	2.	Exhibition Place (Grounds Buildings)
3.	Emergency Services	3.	Toronto Parking Authority
4.	Infrastructure Services	4.	Toronto Public Libraries
5.	Social Services		
6.	Major Corporate Assets		

The evaluation criteria of the RFP included the evaluation table identifying mandatory requirements, the evaluation criteria and the available points that could be awarded for each of the evaluation areas within the submitted proposals.

When the RFP closed on July 16, 2021, twelve (12) proposals were received. The proponents are identified in Table 2 of this report.

Table 2: *List of Suppliers who Participated and Submitted their Bids.*

Proponent Name
CHUBB EDWARDS, UTC FIRE & SECURITY*
CONTROL FIRE SYSTEMS LTD.
EUROTECH SAFETY INC.**
FOREST CITY FIRE PROTECTION LTD.
GREATER TORONTO FIRE PROTECTION LTD.**
JD COLLINS FIRE PROTECTION COMPANY**
ONYX FIRE PROTECTION SERVICES INC.**
OAK RIDGE BUILDING SOLUTIONS INC.*
SIEMENS CANADA LIMITED.
TYCO INTEGRATED FIRE & SECURITY.**
VIKING FIRE PROTECTION INC.*
VIPOND INC.**

* Supplier did not meet the minimum technical threshold.

** Pursuant to the RFP document the contract award value includes contingency.

In order to evaluate the proposals, a Selection Committee was established. The Committee was comprised of seven (7) representatives from participating City Divisions and Agencies.

The evaluation process described in the RFP consisted of three (3) stages and each of the proposals were evaluated against the criteria as follows:

- Stage 1: Mandatory Submission Requirements (Pass/Fail)
- Stage 2: Mandatory Technical Requirements (Pass/Fail) and Rated Evaluation (weight of 70 percent)
- Stage 3: Pricing Evaluation and Ranking (weight of 30 percent)

Based on the evaluation results, the Selection Committee recommends that the contract for the provision of FLS ITM Services for various TPA locations be awarded to Eurotech Safety Inc., as the highest scoring Proponent.

DECISION HISTORY

There is no prior decision history relating to this report matter.

COMMENTS

TPA operates thirty-two existing parking structures and rental properties equipped with FLS systems composed of a combination of fire alarms, sprinkler and standpipe systems, fire extinguishers, special fire suppression systems. TPA's Facility Maintenance group recognizes the need to satisfy the requirements set out by the Ontario Fire Protection and Prevention Act (FPPA) 1997, the Ontario Fire Code (OFC) – O. Reg 213/07 – as Amended 33/19, and to comply with the latest editions of the applicable Standards referenced by the OFC. To comply with the subject act, regulation and standard, the TPA will leverage the City FLS Program Office and Eurotech Safety Inc. The Eurotech Safety Inc. shall upload all checks, inspections, test and maintenance services onto the Building Reports Canada online site. The City of Toronto FLS Program Office, which is derived from the FLS Task Force created after the 2018 Auditor General Report, will manage the vendor contract on behalf of TPA. The responsibilities of each are outlined in Table 3 - Contractor vs. FLS Program Office Responsibilities.

Table 3: Contractor vs. FLS Program Office Responsibilities

Eurotech Safety Inc. Responsibilities	FLS Program Office Responsibilities
• Annual inspections and tests for fire alarm and sprinkler systems • Semi-annual inspections and tests for special suppression systems • Inspections due every three years • Other periodic tests, upon request • Repairs, upon request	• Monthly tests and inspections of fire alarm systems, fire extinguishers, emergency lights, special suppression systems • Semi-annual tests of sprinkler systems

CONTACT

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SIGNATURE

W. Scott Collier, President
Toronto Parking Authority