



BID AWARD PANEL CONTRACT AWARD

Award of nRFP Tender Doc No. 3142383196 to MGAC Canada ULC for Project Management Services for the New Etobicoke Civic Centre

Date: March 3, 2022
To: Bid Award Panel
From: Chief Purchasing Officer
Wards: 5

RECOMMENDATIONS

The Chief Purchasing Officer recommends that the Bid Award Panel grant authority to award the following contract:

Solicitation Number:

Negotiated Request for Proposals (nRFP) Doc No. 3142383196 - Project Management Services for the New Etobicoke Civic Centre

Description:

The award recommendation is for the Negotiated Request for Proposals (nRFP) to MGAC Canada ULC for Project Management Consulting Services to assist in the delivery of the new Etobicoke Civic Centre at 3741-3751 Bloor Street West, Toronto ON M9A 1A2.

Recommended Supplier:

MGAC Canada ULC

Contract Award Value:

\$3,929,310 excluding taxes and charges
\$5,106,138 inclusive of all taxes and charges, and inclusive of 15% contingency
\$4,598,236 net of HST Recoveries and inclusive of 15% contingency

Contract term is expected to start on date of award and end no later than December 25, 2027 unless extended at the discretion of the City.

FINANCIAL IMPACT

The total contract award identified in this report is \$5,106,138 inclusive of all applicable contingency, taxes and charges. The total cost to the City is \$4,598,236 net of HST Recoveries and inclusive of contingency.

Funding is available in the 2022-2031 Approved Capital Budget and Plan for Corporate Real Estate Management. Additional details follow in Table 1.

Table 1: Financial Impact Summary of Recommended Contract (Net of HST Recoveries)

WBS Element/Cost Element	2022	2023	2024	2025	2026	2027	Total Cost (Net of H.S.T. Recoveries) & 15% Contingency Amount
CCA300-02 / 4035	748,014						748,014
CCA300-03 / 4035		1,245,981	1,088,655	695,580	508,800	302,206	3,841,222
Total	748,014	1,245,981	1,088,655	695,580	508,800	302,206	4,598,236

The Chief Financial Officer and Treasurer has reviewed this report and agrees with information included in the Financial Impact section.

CALL SUMMARY

Call Issued: September 30, 2021

Call Closed: November 12, 2021

Number of Addenda Issued: Eleven (11)

Number of Bids: Five (5)

Table 2: Summary of Bids Received for nRFP Doc3142383196
(In order from lowest bid price to highest bid price):

Bidder Name
1. MGAC Canada ULC*
2. Colliers Project Leaders

Bidder Name
3. CBRE Limited
4. Jones Lang Lasalle (JLL) Real Estate Services Inc.**
5. P2i Strategies Ltd.**

Stage 2 Score Range (min. threshold 75/100): 67.6 - 82.2
Stage 3 Score Range (out of 100): 51.8 - 100
Stage 4A Score Range (min. threshold 75/100): 75.1 - 78.6
Stage 4B Score Range (out of 100): 58 - 100

*MGAC is the recommended supplier being the highest scoring supplier and for offering the lowest total cost among the shortlisted vendors.

**JLL and P2i did not meet the minimum threshold in Stage 2 and therefore, did not progress further in the evaluation process.

DIVISION CONTACTS

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Tanvir Ahmad, Manager, Category Management & Strategic Sourcing Facilities & Operations, Purchasing & Materials Management, 416-990-7569, tanvir.ahmad@toronto.ca

COMMENTS

For the recommended contract award, the following requirements have been met:

- a. The firm recommended for award is the highest scoring Supplier based on the evaluation criteria included in the Solicitation and meeting the requirements of the solicitation;
- b. the appropriate Division has reviewed submissions and found the price to be reasonable, within available budget and concurs with the recommendation;
- c. the total contract value is less than \$20 million dollars (excluding applicable taxes) and the contract term is:
 - 1. for a contract funded by the operating budget, 5 years or less including any option years; or
 - 2. for a contract funded by the capital budget, within the projected term of the capital funding for the project as set out in the capital budget,

being within the authority of the Bid Award Panel;

d. the Solicitation document was advertised on the City's internet website and bids or proposals were opened publicly; and

e. the Fair Wage Office confirms the recommended firm understands the Fair Wage Policy and Labour Trades requirements and has agreed to comply fully.

Additional details and information for the above Solicitations are on the file in the Purchasing and Materials Management Division.

SIGNATURE

Michael Pacholok
Chief Purchasing Officer