

Emergency Non-Competitive Contract with Alberici Constructors Ltd. for the Roof Replacement at the Humber Treatment Plant Operations and Control Centre

Date: November 24, 2025

To: General Government Committee

From: General Manager, Toronto Water and Chief Procurement Officer

Wards: 3 (Etobicoke - Lakeshore)

SUMMARY

The purpose of this report is to advise Toronto City Council, pursuant to Chapter 195 of the Toronto Municipal Code, Procurement, Section 195-7.5.B, of a non-competitive contract with Alberici Constructors Ltd. for the emergency roof replacement at the Humber Treatment Plant Operations and Control Centre, for a total value of \$1,741,076, net of all taxes and charges (\$1,771,719 net of Harmonized Sales Tax recoveries).

The issuance of this non-competitive contract was a matter of extreme urgency, as during construction, demolition revealed multiple cracks and leaks in the existing roof. Immediate action was required to protect staff health and safety, ensure uninterrupted wastewater treatment operations, limit impacts to existing contract warranties and mitigate the risk of costly future repairs.

Non-competitive procurements may be undertaken where both the proposed procurement and supplier can be justified in good faith based on an exception set out in Toronto Municipal Code Chapter 195, Procurement. This procurement proceeded under the exception code related to Emergency where the goods or services are required as a result of an emergency which would not reasonably permit the solicitation of competitive submissions and the City has determined in good faith that both the proposed procurement and the selected supplier, along with the terms and conditions of the contract are beneficial to the City (Toronto Municipal Code, Chapter 195, Procurement, Section 7.1.G.).

RECOMMENDATIONS

The General Manager, Toronto Water and the Chief Procurement Officer, recommend that:

1. City Council receive this report for information.

FINANCIAL IMPACT

The total value of this non-competitive emergency contract, Purchase Order 6056386, was issued for a total value of \$1,741,076 net of all taxes and charges (\$1,771,719 net of HST recoveries).

Funding for this contract was provided from the 2024 Capital Budget and 2025 - 2033 Capital Plan for Toronto Water with remaining balance available in the 2025 Capital Budget and 2026 - 2034 Capital Plan for Toronto Water. Funding details are provided in Table 1.

Table 1: Financial Impact Summary (Net of Harmonized Sales Tax Recoveries)

WBS Element	2024	2025	Total
CWW037 (Humber Wastewater Treatment Plant)	\$1,567,893	\$203,826	\$1,771,719

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

The Bid Award Panel adopted Item Number BA40.3 at its meeting on August 21, 2019, Item 3.0, thereby authorizing the award of Request for Tender Call Number 297-2018, Contract Number 18TW-CTS-21CWD to Alberici Constructors Ltd. for the Operations Control Centre Rehabilitation and Upgrade at the Humber Treatment Plant in the amount of \$29,533,311 net of all applicable taxes and charges (\$30,053,097 net of HST recoveries). The Bid Award Panel decision can be found at:

<https://secure.toronto.ca/council/agenda-item.do?item=2019.BA40.3>

COMMENTS

1. Project Background

The Humber Treatment Plant is the City's second largest wastewater treatment plant, located on forty-one (41) hectares at 130 The Queensway, near the mouth of the Humber River. The plant serves a population of approximately 680,000, has a capacity of 473,000 m³ per day, and began operating in 1960.

In 2019, the City of Toronto awarded Alberici Constructors Ltd. (Alberici) a contract to rehabilitate the Operations Control Centre at the Humber Treatment Plant. The project included upgrades to HVAC, communications, and network systems; construction of a new integrated control room; and renovations of staff areas including offices, meeting rooms, and support spaces. Work was completed in phases to maintain operations and incorporated improvements to site access, energy efficiency, and security systems.

Construction commenced in September 2019, achieved substantial completion in August 2025 and reached final completion in September 2025. At the time the contract was awarded, the condition of the roof was unknown and was not included in the project scope. A condition assessment was completed after the work was awarded and determined it may require repairs.

2. Emergency Roof Replacement

As part of a separate condition assessment of Toronto Water facilities, it was determined that the roof of the Operations Control Centre at the Humber Treatment Plant was past its expected service life of 25 years and that the risk of roof failure was likely within the next five (5) years. Once this information was made available, the plan was to carry-out the roof replacement as part of a separate contract once the Operations Control Centre Rehabilitation project was completed.

However, during the construction phase of the Operations Control Centre Rehabilitation project, demolition revealed multiple cracks and leaks in the existing roof. Initial repairs were undertaken; however, leaks persisted, and selective repairs proved insufficient, posing a risk of water damage and potential mold in the newly upgraded interior. By late fall 2024, additional issues were identified, including membrane damage, exposed insulation, poor drainage, deterioration around parapets and roof drains, and impacts from recent rooftop unit installations.

To prevent further damage to the building and upgrades, limit impacts to existing contract warranties and ensure uninterrupted wastewater treatment, immediate replacement with a new roofing system incorporating modern waterproofing and meeting current Ontario Building Code insulation standards was recommended.

Toronto Municipal Code, Chapter 195, Procurement, defines an emergency as:

“Any situation of extreme urgency brought about by unforeseeable events that makes the procurement of goods and services necessary to address an immediate risk to health, safety, security, property, the environment or other public interests of the City”

The tender specifications and drawings for the roof replacement were completed in October 2024. To expedite the repairs, the City requested a quotation from Alberici to complete the work. The contractor invited four (4) reputable roofing companies to submit bids. Alberici completed their evaluations and presented the City with a quotation based on the lowest compliant bidder received. City staff reviewed the quotation and found it representative of the current market value and the City's engineering estimate. Following acceptance of the quotation, in January 2025, a Non-Competitive Contract was awarded to Alberici under the exception code related to Emergency and Purchase Order 6056386 was issued. Toronto Water is confident that the pricing represented fair market value.

Construction commenced in January 2025, and the roof replacement was incorporated into the Humber Treatment Plant Operations and Control Centre project's substantial completion in August 2025.

In accordance with Municipal Code Chapter 195, *Procurement*, Section 7.5.B, the division head is required to report jointly to Council, through the appropriate Standing Committee, as soon as practicable and no later than the second regular meeting of Council following the execution of a contract. Submission of this report was delayed due to staff turnover and associated impacts on capacity within the Toronto Water project management team.

CONTACT

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SIGNATURE

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