

Non-Competitive Procurement Contract with Motorola Solutions Canada Inc. for the Provision of Enhanced Radio Communications Equipment at the St. Lawrence Market North Building

Date: March 23, 2026

To: General Government Committee

From: Executive Director, Corporate Real Estate Management and the Chief Procurement Officer

Wards: 13 - Toronto Centre

SUMMARY

The purpose of this report is to request City Council authority to enter into a Non-Competitive Procurement (NCP) contract with Motorola Solutions Canada Inc. (Motorola), to deliver the technical design and installation of additional radio communication equipment to extend the existing Bi-Directional Amplifier (BDA) system from the Toronto Radio Infrastructure Program (TRIP) within the St. Lawrence Market North (SLMN) building at 92 Front Street East.

TRIP provides voice radio communications for the City's first responders and is a critical system used by Toronto Police Services, Toronto Fire and Toronto Paramedic Services to ensure public safety through coordinated emergency response. The program began implementation in 2012 and has been operational since 2015 providing reliable voice radio communications to the City's emergency services.

The SLMN building reached substantial completion in November 2024. During the construction of the SLMN building, Motorola provided partial radio communication coverage connected to TRIP. This was implemented and funded by the Toronto Police Services to cover specific building areas for their operational requirements. Following occupancy, Corporate Real Estate Management (CREM) building staff, who utilize point-to-point radio communications and are not current TRIP users at SLMN, identified areas requiring improved radio communication. These issues were not evident during construction.

Following a review and assessment of potential solutions, it was determined that the most reliable and cost-effective solution was to extend the BDA system from specific areas in the building to all areas of the SLMN building. This solution ensures continuity

of services, and maintains required technical and operational standards. As Motorola provided and installed the existing BDA equipment connected to TRIP and previously completed design work within the SLMN building, Motorola has a significant understanding of the building and the City's equipment requirements for TRIP compatibility.

The Purchasing and Materials Management Division has advised that an NCP is the appropriate procurement method as the original Blanket Contract 47016848 with Motorola did not allow for a piggyback purchase order amendment as per the Co-operative Purchasing Procedure. In addition, a piggyback purchase order amendment would not be permitted due to the scope of work not directly overlapping. Approval of this NCP will allow installation to begin in second quarter of 2026 with expected completion in the fourth quarter of 2026. Once complete, the SLMN building will have additional radio coverage to improve responsiveness and effectiveness of CREM's building staff during emergency situations and daily operations.

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 will be proceeding under the exception code related to "Compatibility" where both Motorola and the City have 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.E.)

City Council approval is required in accordance with Municipal Code Chapter 195, Procurement, where the current request exceeds the Chief Procurement Officer's authority of the cumulative five-year commitment limit under Article 7, Section 195-7.3(D) of the Procurement By-law or exceeds the threshold of \$500,000 net of Harmonized Sales Tax allowed under staff authority as per the Toronto Municipal Code, Chapter 71, Financial Control, Section 71-11(A).

RECOMMENDATIONS

The Executive Director, Corporate Real Estate Management and the Chief Procurement Officer recommend that:

1. City Council grant authority to the Executive Director, Corporate Real Estate Management to enter into a non-competitive agreement with Motorola Solutions Canada Inc., for the design and installation of enhanced Toronto Radio Infrastructure Program (TRIP) equipment at the St. Lawrence Market North building, in the amount of \$887,354 net of all applicable taxes and charges (\$902,971 net of Harmonized Sales Tax recoveries), on terms and conditions satisfactory to the Executive Director, Corporate Real Estate Management, and in a form satisfactory to the City Solicitor.

FINANCIAL IMPACT

The total potential award to the Motorola Solutions Canada Inc. to provide additional TRIP equipment at the SLMN building identified in this report is \$887,354 net of all taxes and charges (\$902,971 net of Harmonized Sales Tax recoveries).

Funding for this contract award is available in the 2026-2035 Capital Budget and Plan for CREM. Additional funding details follow in Table 1.

Table 1 – Funding Details (net of Harmonized Sales Tax recoveries)

Division	Cost Centre	GL#	2026	Total
Corporate Real Estate Management	CCA201-40	4436	\$902,971	\$902,971
Total			\$902,971	\$902,971

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact section.

DECISION HISTORY

At its meeting of July 24 and 25, 2024, City Council approved to amend Purchase Order Number 6034062 issued to Adamson Associates Architects by an additional amount of \$40,000, net of all taxes and charges, revising the current purchase order value from \$6,951,199 to \$6,991,199 net of all taxes and charges (\$7,114,244 net of Harmonized Sales Tax recoveries), for ongoing contract administration services and expertise for the duration of the St. Lawrence Market North Redevelopment project
<https://secure.toronto.ca/council/agenda-item.do?item=2024.GG14.18>

At its meeting of February 18, 2021, City Council approved the 2021 Capital and Operating Budgets, which included a request for \$2.5 million for the St. Lawrence Market North Redevelopment project, increasing the total project budget from \$116.302 million to \$118.820 million, to allow for the modernization of the facility, based on preliminary estimates of what was required to accommodate the program standards.
<https://secure.toronto.ca/council/agenda-item.do?item=2021.EX21.2>

At its meeting on May 14, 2019, City Council approved an amendment to the Approved Facilities, Real Estate, and Environment & Energy's 2019-2028 Capital Budget and Plan by increasing the total project cost of the St. Lawrence Market North Redevelopment by \$13.959 million, for a total project budget St. Lawrence Market North Redevelopment - Update Page 5 of 10 of \$116.302 million. These additional costs were due to the re-tendering of construction services and were required to award Tender Call No. 319-2018 to the recommended bidder, The Buttcon Limited / The Atlas Corporation Joint

Venture and amend Purchase Order Number 6034062 issued to Adamson Associates Architects for ongoing contract administration services and expertise.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.GL4.7>

At its meeting on February 20, 2018, Government Management Committee granted authority to award Tender Call No.85-2017, for the construction of the new St. Lawrence Market North Building, to Bondfield Construction Company Limited.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.GM25.11>

At its meeting of February 12, 2018, City Council approved the 2018 Capital Budget and 2018-2027 Capital Plan for the construction of the new St. Lawrence Market North Building, including an increase to the total project cost from \$91.5 million to \$102.3 million, requiring additional debt funding and an increase to Facilities, Real Estate, and Environment & Energy's 2018 – 2027 Capital Budget and Plan for new St. Lawrence Market North Building in the amount of \$10.9 million.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EX31.2>

At its meeting on September 25, 2017, Government Management Committee received a report for information to provide information on the additional project funding required for the North St. Lawrence Market project for design and construction services to accommodate the inclusion of a section of the 1831 central drain archaeological resource found on the site for public viewing and interpretation.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.GM22.13>

At its meeting on February 3 and 4, 2016, City Council directed staff to proceed with Phase 2, Demolition of the existing North Market Building at 92 Front Street, of the Redevelopment of St. Lawrence Market North project, including demolition of the existing building and archaeological assessment of the site in advance of new construction.

<http://www.toronto.ca/legdocs/mmis/2016/gm/bgrd/backgroundfile-86763.pdf>

At its meeting on July 16, 17, 18 and 19, 2013, City Council adopted a revised financing plan, including additional funding of \$15.293 million, and directed staff to proceed with the Design Development and Bid Document stages for the new St. Lawrence Market North Building.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.GM23.6>

At its meeting on July 6, 7, 8, 2010, City Council endorsed the winning design from the international St. Lawrence Market North Design Competition and authorized City staff to enter into an agreement with the successful proponent for the provision of architectural services for the new St. Lawrence Market North Building.

<http://www.toronto.ca/legdocs/mmis/2010/ex/bgrd/backgroundfile-31365.pdf>

COMMENTS

Background

The SLMN building reached substantial completion in November 2024. During the construction of the building, Motorola provided partial radio communication coverage connected to TRIP within the building. The initial in-building radio coverage connected to TRIP was implemented and funded by the Toronto Police Services to cover specific building areas for their operational requirements. TRIP provides voice radio communications for the City's first responders and is a critical system used by Toronto Police Services, Toronto Fire, and Toronto Paramedic Services to ensure public safety through coordinated emergency response. The program began implementation in 2012 and has been operational since 2015 providing reliable voice radio communications to the City's emergency services.

After occupancy, CREM building staff, who utilize point-to-point radio communications and are not current TRIP users at SLMN, identified areas requiring improved radio communication. These issues were not evident during construction. To resolve the issue, CREM consulted with existing City communication vendors for potential communication solutions. After an assessment of three potential solutions, it was determined that migrating CREM building staff to TRIP was the most cost effective and reliable solution. The other two potential solutions were deemed substandard in technology and reliability, and therefore not recommended.

This approach requires an extension of the existing BDA system from TRIP within the SLMN building, achieving integration with the City's existing TRIP network and maintaining required technical and operational standards. Motorola previously completed design work and installation within the SLMN building, and therefore has a significant understanding of the building and the City's TRIP equipment requirements, thus reducing the design and installation durations.

Non-Competitive Procurement Contract with Motorola

The requested NCP will cover the design and installation of cabling and equipment to extend the existing BDA system from TRIP, providing all TRIP users full in-building coverage. Subsequently, CREM building staff will switch from point-to-point radios to TRIP. Following approval of the NCP, installation to extend the TRIP coverage will begin in the second quarter of 2026 with expected completion in the fourth quarter of 2026. Once complete, the SLMN building will have enhanced radio coverage which will improve responsiveness and effectiveness of CREM's building staff during emergency situations and daily operations.

CREM, in consultation with PMMD, determined that an NCP is the appropriate procurement method as the original Blanket Contract 47016848 with Motorola did not allow for a piggyback purchase order amendment as per the Co-operative Purchasing Procedure. Additionally, a piggyback purchaser order amendment would not be permitted due to the scope of work not directly overlapping.

The Fair Wage Office has reported that the recommended supplier, Motorola, has indicated that it has reviewed and understands the City's Fair Wage Policy and Labour Trade requirements and has agreed to comply fully.

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SIGNATURE

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