

## **Amendment to Master Services Agreement, Amendment to Purchase Order 6053207, and Executing Various Purchase Orders with e-Builder Inc. for Subscriptions and Professional Services**

**Date:** July 6, 2026

**To:** General Government Committee

**From:** Interim Chief Technology Officer, Chief Engineer & Executive Director,  
Engineering & Construction Services, and Chief Procurement Officer

**Wards:** All

### **SUMMARY**

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The purpose of this report is to request authority to extend the City's existing agreement with e-Builder Inc. and increase contract values to support the continued use and expansion of Trimble Unity Construct (TUC), a cloud-based solution that supports the planning, delivery, oversight, and reporting of infrastructure capital projects throughout their lifecycle.

Specifically, this report requests authority to:

- Extend the existing Master Services Agreement with e-Builder Inc. for an additional four-year term from March 25, 2027, to March 24, 2031;
- Amend Purchase Order No. 6053207 to support ongoing subscriptions, system enhancements, integration activities, and professional services for Engineering & Construction Services and Toronto Water; and
- Establish new purchase orders to support the implementation and adoption of TUC within Parks & Recreation and Transportation Services.

This report requests a total ceiling authority only and does not commit the City to spend the full authorized amount.

Extending the current contract enables the City to maximize value from its existing investment by recovering previously unused subscription costs, in alignment with Auditor General recommendations ([AU7.2](#)), while leveraging the direct vendor's specialized expertise and experience for the professional services required to support ongoing enhancements and integration with existing City systems and business processes.

The City's current infrastructure capital project management tool, Project Tracking Portal (PTP), no longer meets operational needs. Following a competitive procurement led by Engineering and Construction Services (ECS) in collaboration with the Technology Services Division (TSD), TUC was implemented for ECS in May 2026. Continuing and expanding the use of TUC supports Council direction and Auditor General recommendations to modernize infrastructure construction project management, strengthen financial oversight, and improve real-time tracking, risk management, and decision-making.

A non-competitive procurement 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 related to Exclusive Rights, where e-Builder Inc. 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.C).

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 (5) commitment for each supplier, under Article 7, Section 195-7.3 (D) of the Purchasing By-Law.

## **RECOMMENDATIONS**

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The Interim Chief Technology Officer, the Chief Engineer & Executive Director, Engineering & Construction Services, and the Chief Procurement Officer recommend that:

1. City Council authorize the Interim Chief Technology Officer and the Chief Engineer & Executive Director, Engineering & Construction Services, in accordance with Section 195-7.1(C.) of Toronto Municipal Code Chapter 195 (Procurement) to negotiate and execute an amendment to the existing contract with e-Builder Inc. to extend the term of the agreement for an additional four (4) year period, from March 25, 2027 to March 24, 2031, on the same terms and conditions, and in a form satisfactory to the City Solicitor.
2. City Council, in accordance with Section 71-11.1.C of the City of Toronto Municipal Code Chapter 71 (Financial Control), grant authority to the Interim Chief Technology Officer and the Chief Engineer & Executive Director, Engineering & Construction Services to amend Purchase Order No. 6053207 with e-Builder Inc., for a term of up to March 24, 2031, in the amount of \$4,988,313 net of all applicable taxes and charges (\$5,076,107 net of HST recoveries), revising the current purchase order value from \$5,968,061 to \$10,956,374 net of all applicable taxes and charges;
3. City Council authorize the Interim Chief Technology Officer and the General Manager, Parks & Recreation in accordance with Section 195-7.1(C.) of Toronto Municipal Code Chapter 195 (Procurement) and Section 71-11.1.C of the City of

Toronto Municipal Code Chapter 71 (Financial Control By-Law), create a Purchase Order with e-Builder Inc. for a term of up to March 24, 2031, for a total value of \$2,068,401 net of all applicable taxes and charges (\$2,104,805 net of HST Recoveries).

4. City Council authorize the Interim Chief Technology Officer and the General Manager, Transportation Services in accordance with Section 195-7.1(C.) of Toronto Municipal Code Chapter 195 (Procurement) and Section 71-11.1.C of the City of Toronto Municipal Code Chapter 71 (Financial Control By-Law), create a Purchase Order with e-Builder Inc. for a term of up to March 24, 2031, for a total value of \$1,049,928 net of all applicable taxes and charges (\$1,068,407 net of HST Recoveries).

## FINANCIAL IMPACT

This report recommends amending existing Purchase Order 6053207 for Engineering & Construction Services, and to execute two (2) separate Purchase Orders, to onboard other divisions onto the newly implemented standard Trimble Unity Construct system.

Funding for these requested amendments is available in the 2026-2035 Capital Budgets and Plans for Technology Services Division, Parks and Recreation, and Toronto Water. Funding for the requested contract terms will be included in the 2027-2030 Operating Budget submissions for Technology Services Division, Parks and Recreation, Transportation Services, and Engineering and Construction Services where required for consideration through future budget processes.

Annual operating costs for subscriptions are estimated based on anticipated total capital spend managed through TUC by each division.

Additional funding details for each amendment follow in the tables below.

**Table 1 – Financial Impact Summary of Recommended Amendment to Purchase Order 6053207 for Engineering & Construction Services and Toronto Water with e-Builder Inc.**

| Division                                                           | Cost Centre | Cost Element | 2027               | 2028               | 2029               | 2030               | Total              |
|--------------------------------------------------------------------|-------------|--------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Engineering & Construction Services                                | ECS610      | 5020038      | \$472,083          | \$1,110,934        | \$1,144,262        | \$1,178,590        | <b>\$3,905,867</b> |
| Toronto Water                                                      | CPW039-20   | 5020106      | \$330,720          | \$330,720          | \$0                | \$0                | <b>\$661,440</b>   |
| Technology Services                                                | CIT061-20   | 5020106      | \$508,800          | \$0                | \$0                | \$0                | <b>\$508,800</b>   |
| <b>Total Net of HST Recoveries (rounded to the nearest dollar)</b> |             |              | <b>\$1,311,603</b> | <b>\$1,441,654</b> | <b>\$1,144,262</b> | <b>\$1,178,590</b> | <b>\$5,076,107</b> |

**Table 2 – Financial Impact Summary of Recommended Purchase Order for Parks & Recreation with e-Builder Inc.**

| Division                                                           | Cost Centre | Cost Element | 2026            | 2027             | 2028             | 2029             | 2030             | Total              |
|--------------------------------------------------------------------|-------------|--------------|-----------------|------------------|------------------|------------------|------------------|--------------------|
| Parks & Recreation                                                 | P13333      | 5020038      | \$0             | \$235,066        | \$269,916        | \$278,013        | \$286,354        | <b>\$1,069,348</b> |
|                                                                    | CPR800-14   | 5020106      | \$68,737        | \$0              | \$0              | \$0              | \$0              | <b>\$68,737</b>    |
| Technology Services                                                | CIT062      | 5020106      | \$0             | \$0              | \$483,360        | \$483,360        | \$0              | <b>\$966,720</b>   |
| <b>Total Net of HST Recoveries (rounded to the nearest dollar)</b> |             |              | <b>\$68,737</b> | <b>\$235,066</b> | <b>\$753,276</b> | <b>\$761,373</b> | <b>\$286,354</b> | <b>\$2,104,805</b> |

**Table 3 – Financial Impact Summary of Recommended Purchase Order for Transportation Services with e-Builder Inc.**

| Division                                                           | Cost Centre | Cost Element | 2027             | 2028             | 2029             | 2030             | Total              |
|--------------------------------------------------------------------|-------------|--------------|------------------|------------------|------------------|------------------|--------------------|
| Transportation Services                                            | TS9010      | 5020038      | \$0              | \$131,666        | \$135,616        | \$139,685        | <b>\$406,967</b>   |
| Technology Services                                                | CIT062-06   | 5020106      | \$661,440        | \$0              | \$0              | \$0              | <b>\$661,440</b>   |
| <b>Total Net of HST Recoveries (rounded to the nearest dollar)</b> |             |              | <b>\$661,440</b> | <b>\$131,666</b> | <b>\$135,616</b> | <b>\$139,685</b> | <b>\$1,068,407</b> |

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

## DECISION HISTORY

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In November 2025, the Audit Committee received 15 recommendations from the Auditor General to maximize Toronto Water's return on assets regarding state-of-good-repair projects through improved contract management.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.AU10.3>

In October 2025, under GG24.9, City Council approved the renewal and renegotiation of Technology Maintenance Contracts for Sustainment of City Services from 2026-2030, including, but not limited to, the maintenance contract with e-Builder Inc. for Engineering & Construction Services.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.GG24.9>

In December 2024, the Audit Committee received 10 recommendations from the Auditor General to maximize the value of the City's investment in software and licenses, and improve the governance, management, and processes related to software acquisition and utilization.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.AU7.2>

In March 2022, the Bid Award Panel granted authority to the Chief Procurement Officer to award Negotiated Request for Proposal, Ariba Document Number 2809578227 with e-Builder Inc. for a Construction Project and Document Management System.  
<https://secure.toronto.ca/council/agenda-item.do?item=2022.BA177.5>

## COMMENTS

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Since 2004, multiple divisions have used the City's internally developed Project Tracking Portal (PTP) to manage infrastructure capital project timelines. After more than two decades in use, this tool is no longer able to meet the City's current and future operational needs. In 2022, ECS in collaboration with the Technology Services Division (TSD) undertook a competitive procurement for a solution to meet their infrastructure capital project management requirements, with the intention of scaling this tool for use for other divisions. e-Builder Inc.'s Trimble Unity Construct was selected as the highest-ranked solution ([BA177.5](#)). The competitive procurement also established a Master Services Agreement that can be leveraged by other divisions to support broader adoption.

Trimble Unity Construct (TUC) is a cloud-based project and document management platform that integrates construction, financial, and asset data to improve oversight, streamline workflows, and support compliance across the full project lifecycle. Phase one of TUC for ECS was launched in May 2026, with additional work underway to complete implementation and data migration.

Expanding the use of TUC will modernize how City divisions manage infrastructure capital projects by enabling real-time tracking, better risk identification, and stronger coordination across divisions and stakeholders to support more proactive decision-making and keep projects on schedule and within budget, in alignment with Council direction ([IE20.1](#), [IE29.4](#)).

This report seeks to increase the term and spend authority with this vendor to continue and enhance the existing TUC system for ECS and expand the standard TUC system to three new divisions.

### **Continuing and enhancing the existing TUC system for ECS**

The Engineering & Construction Services (ECS) Division plans, coordinates, and delivers nearly \$1 billion in capital projects annually for both internal and external clients to build and maintain safe and sustainable municipal infrastructure. ECS operates within multiple regulatory frameworks and is responsible for ensuring value for money through effective controls over financial commitments and change orders.

This report requests an amendment to the existing contract to extend the contract term by four years with associated spend authority for ongoing subscription costs and additional enhancements to their TUC system. Extending the term of the current contract enables the City to recoup some previous unused subscription costs in 2027

that have been negotiated with the vendor, in alignment with Auditor General recommendations related to optimizing value from software licenses ([AU7.2](#)).

Planned enhancements include implementation of the Unity Field mobile application to enable staff and contractors to capture and update project information directly from the field and integration with S/4HANA to connect this data to corporate financial systems, improving real-time visibility, coordination, and decision-making, and eliminating manual steps which can be error-prone and time consuming.

### **Expanding the standard TUC system to three new divisions**

Technology Services Division has been working with Parks and Recreation, Toronto Water, and Transportation Services to assess and scope their onboarding to TUC for infrastructure capital project management outside of that managed by ECS, which will improve consistency in project delivery, strengthen financial and contract management controls, and reduce project risks.

- **Parks and Recreation** manages capital projects across a portfolio of 127 community centres, more than 200 aquatic assets, 126 indoor and outdoor rinks, 10 supervised swimming beaches, and more than 1,500 parks. This report requests spend authority based on an estimated maximum \$410 million capital spend managed through TUC by Parks and Recreation to implement an interim TUC solution in 2026, and fully onboard to the City's TUC system in 2028.
- **Toronto Water** manages capital projects across one of the largest water, wastewater and stormwater systems in North America. This report requests spend authority, based on an estimated maximum \$400 million capital spend managed through TUC by Toronto Water, to onboard to the standard TUC system, which will help address Auditor General recommendations to accelerate the implementation of Trimble Unity Construct better to better analyze change order categories and incorporate them into lessons learned to better monitor current and future projects ([AU10.3](#)).
- **Transportation Services** manages capital projects across 5,600 kilometres of roads, 7,400 kilometres of sidewalks, 900 bridges and culverts, 2,537 traffic control signals, 490 pedestrian crossovers, and 744 centreline kilometres of bikeway network. This report requests spend authority, based on an estimated maximum \$200 million capital spend managed through TUC by Transportation Services when appropriate, to onboard to the standard TUC system, which will support effective capital project management in alignment with Council direction.

This report requests total ceiling authority with e-Builder Inc. to support expansion to these divisions, including subscription and professional services costs to leverage the vendor's expertise in configuring the system for the City of Toronto, and supporting expansion of the standard TUC system to new divisions.

## CONTACT

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## SIGNATURE

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