



## COUNCIL REPORT

Report Date: February 15, 2024  
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Meeting Date: February 28, 2024  
[Submit comments to Council](#)

TO: Standing Committee on Policy and Strategic Priorities

FROM: General Manager of Real Estate, Environment and Facilities Management and Chief Procurement Officer

SUBJECT: Contract Award for Pre-Qualification of Building Management Services Consultants

### Recommendations

- A. THAT Council authorize City staff to negotiate an agreement for Pre-Qualification of Building Management Services Consultants for a list of 28 vendors as attached in Appendix A, for providing the building management services , for a term of three (3) years, with an estimated contract value of \$8M, plus applicable taxes, to be funded through Annual Capital Expenditure Budget, the Multi-Year Capital Budget and the Operating Budget subject to Council approval.
- B. THAT Council delegate its authority to execute the Agreement to the City's Director of Legal Services, Chief Procurement Officer, and General Manager of Real Estate, Environment and Facilities.

No legal rights or obligations will be created by Council's approval of Recommendations A and B unless and until the City executes and delivers the Agreement.

### Purpose and Executive Summary

The City issued Request For Application ("RFA") PS20230443-REFM-RFA on July 5, 2023 for Pre-Qualification of Professional Engineering Services Consultants. The RFA was advertised on the City of Vancouver website and BC Bid and the work was called in accordance with the terms and condition of the City's Procurement Policy ADMIN-008. City staff on the RFA evaluation committee and, subsequently, Bid Committee have considered the responses received, and on that basis recommend that the City negotiate and if such negotiations are successful enter into contracts as describe above with the listed 28 recommended vendors.

### **Council Authority/Previous Decisions**

The City's Procurement Policy (ADMIN-008) requires Council approve contracts with a total value greater \$3,000,000 following review and recommendations by the City's Bid Committee. The Bid Committee has considered the bids and recommends a list of 28 vendors as the successful proponents.

There is no applicable Council authority or previous decisions related to this report.

### **City Manager's Comments**

The City Manager concurs with the foregoing.

### **Context and Background**

The City's Department of Real Estate, Environment and Facilities has a recurring need to engage external consultants to provide professional building management services to support the City's capital projects and operational needs in the following seven (7) categories:

- a) Mechanical;
- b) Electrical;
- c) Fire & Life Safety;
- d) Elevating Devices;
- e) Building Envelope;
- f) Commissioning;
- g) Structural – Buildings.

The purpose of the RFA was to identify pre-qualified vendors with demonstrated capability to meet the City's technical and service requirements over the term of the contract at competitive pricing.

Pre-qualified vendors will be offered the opportunity to bid on specific projects on a rotational basis through the Request for Services (RFS) process. During this process the City will issue a detailed scope of work to a number of vendors on the basis of rules of engagement of the pre-qualification, requesting a response inclusive of price. The vendor responses will be evaluated by a team of subject matter experts from the Business Unit where the best value for City will be determined.

### **Discussion**

The RFA was issued in accordance with the City's Procurement Policy (ADMIN-008). The City received responses from 43 separate applicants. The responses were evaluated, using both quantitative and qualitative factors, by an evaluation team comprised of representatives from Real Estate, Environment and Facilities Management (REFM) and Engineering under the stewardship of Supply Chain Management, to assess each response's overall value.

Some of the Criteria considered in the overall evaluation process included:

- Applicant overview
- Applicant's ability to meet the City's technical requirements
- Personnel qualifications
- Applicants related experience and references
- Hourly rates for different key positions

Based on the overall evaluation, the team concluded that the applications submitted by the attached list of 28 vendors (Appendix A) best met the City’s requirements and provided best overall value to the City.

**Financial Implications**

Finance has reviewed the estimated cost of the services and concurs that the historical spend volume is approximately \$8M over a three year term. The 2024 and beyond expenditures for these contracts are subject to Council approval of the Annual Capital Expenditure Budget, the Multi-Year Capital Budget and the Operating Budget.

**Legal Implications**

The City’s Procurement Policy (ADMIN-008) requires the Director of Legal Services to execute all contracts that have been awarded by the Bid Committee and Council.

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## **APPENDIX A APPENDIX TITLE**

### **Recommended Vendors**

AES

Apex Elevator Consulting Inc

Aspect Structural Engineers Canada Ltd.

Associated Engineering (BC) Ltd.

Ausenco Engineering Canada Inc.

CIMA Canada Inc. (CIMA+)

Chorus Consulting Inc.

Emode Solutions Ltd.

Evoke Buildings Engineering Inc.

First Light Energy Solutions Ltd

Impact Energy Engineering Ltd.

Introba Canada LLP

Kelvin Commissioning Engineering Ltd

LDR Engineering Group

Morrison Hershfield Limited

Omicron Canada Inc.

Orijinal Engineering Inc.

Prism Engineering Limited

Quantum Lighting Inc

RJC Engineers

Rimkus Consulting Group Canada Inc.

Rocky Point Engineering Ltd.

SES Consulting Inc

Smith + Andersen (Vancouver)

Stantec Consulting Ltd.

The AME Consulting Group Ltd.

WSP Canada Inc.

Zenith Commissioning Consulting Ltd.