

PRE-NOTICE FOR AN INFRASTRUCTURE ONTARIO PROJECT MANAGEMENT SERVICES PROVIDER REQUEST FOR PROPOSALS #22-119

Please note this is not an RFP. There is no RFP attached.

Infrastructure Ontario (and Lands Corporation (“Infrastructure Ontario” or “IO”)) is a crown corporation of the Ontario Government whose purpose is to modernize and maximize the value of the Province’s public assets. Infrastructure Ontario is responsible for all real property assets of the Government of Ontario owned by the Ministry of Infrastructure (the General Real Estate Portfolio).

Amongst our responsibilities for the General Real Estate Portfolio (GREP) is the delivery of capital improvements and the ongoing maintenance and management of the Province’s lands and buildings. The delivery of capital improvements and the maintenance and land management services for the portfolio is procured through outsourced Service Provider programs.

Currently there are two outsourced Project Management Service Providers (PMSPs), Colliers Project Leaders (CPL) and Brookfield Global Integrated Solutions (BGIS), that manage and contract for construction and project management services throughout the province based on a geographic zone distribution of assignments. The current assignment value for capital improvements and project management services are up to \$10 million per project. The current contracts have been in place since December 2014 and expire in March 2024.

This opportunity allows IO to review the current contract and build on the successes of the existing, best-in-class service delivery model with a third-party service provider.

In January 2023 Infrastructure Ontario is planning to issue a Request for Proposal (RFP) for its Project Management Service Provider (“PMSP”).

IO expects to award to a single Service Provider to deliver project management services for all high complexity capital projects (both Ministry and Asset Renewal) with a capital value of up to \$20 million per project that represents approximately 50 new projects incepted each year. The contract will be for 6 years with the option to extend for an additional 48 months. The Master Services Agreement has been designed to support an improved approach to project delivery across the province and allow IO and the PMSP to enhance existing processes.

Across the program and for each of these projects, the responsibilities of the single PMSP will include but is not limited to:

- Capital planning and developing delivery plans
- Program and Project management from initiation to close-out, including:
 - Pre-planning assessment
 - Project chartering
 - Procure and manage design process
 - Procure and manage the general contractor
 - Manage change processes
 - Manage handover processes
 - Develop and manage budgets and schedules
 - Stakeholder management
- Maintain records, reporting and quality management in relation to each of these tasks

The following are some of the key highlights of the next generation agreement with the PMSP:

- IO will seek a single provider to deliver high complexity projects;
- Introduction of a Fixed Management Fee;
- Reduction of KPIs (14 to 5) and Performance Metrics (11 to 7);
- Full utilization of IO’s new state of the art PMIS system;

- Introduction of the Pre-Planning Assessment Phase; and
- Establish and manage various Vendor of Record arrangements in accordance with IO's Procurement Policy

In addition, IO anticipates that the new PMSP contract could be used to deliver:

- Optional Services
- Advisory Services
- Projects over \$20M
- Projects from other divisions under IO, i.e., early works, environmental, etc.

The following key dates are anticipated for the RFP:

Milestone	Date
RFP and MSA Issuance	January 2023
RFP Closing	May 2023
PMSP Contract Execution	November 2024
Commencement of full-service delivery	April 1, 2024

The posting date and time are subject to change at the sole and absolute discretion of IO.

IO will post documents associated with this RFP on MERX only.

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