

PMSP Re-Procurement Q&As

Key Messages

- Infrastructure Ontario (IO) intends to issue a Request for Proposals (RFP) to select a Project Management Service Provider (PMSP) to deliver best-in-class project management and program management services for Ontario's General Real Estate Portfolio (GREP).
- IO is fully responsible for the GREP portfolio, which accommodates ministry programs that serve Ontarians and is comprised of over 4,300 buildings and 150,000 acres of land in over 362 unique active municipalities across the province.
- IO's PMSP program involves managing a variety of capital repair and ministry-funded projects across the portfolio with a capital value of up to \$20 million. The contract will include program management, project delivery, corporate support, and provision of technical services.
- The new PMSP will deliver high complexity projects from inception through to final completion, including design, construction, and commissioning, utilizing a predominantly Design-Bid-Build contract model for designers and contractors.
- Interested companies can participate via www.merx.com.
- We anticipate many questions regarding the new procurement.
- In order to maintain a fair, open and transparent process for all parties, we intend to answer specific questions through Merx once the RFP is issued.
- Once submissions are received, IO will evaluate submissions, identify a preferred proponent and negotiate a final contract. The successful proponent is expected to be announced in late 2023. A fairness monitor will oversee the entire procurement process.
- Following a transition period with the existing PMSPs, the new PMSP is expected to begin full service delivery in spring 2024.

Procurement Process

Q. What is the PMSP re-procurement?

Infrastructure Ontario (IO) has issued a Request for Proposals (RFP) to select a Project Management Service Provider (PMSP) to deliver best-in-class project management and program management services for Ontario's General Real Estate Portfolio (GREP).

IO's PMSP program involves managing a variety of capital repair and ministry-funded projects with a capital value of up to \$20 million. The contract will include program management, project delivery, corporate support, and provision of technical services.

Q. Is this an open procurement? How can my company participate?

Yes. Interested companies can participate via www.merx.com.

Q. How will the successful company be selected?

Once submissions are received, IO will evaluate submissions, identify a preferred proponent, and negotiate a final contract. The successful proponent is expected to be announced in late 2023. A fairness monitor will oversee the entire procurement process.

Q. When will the new PMSP be announced and when will their contract start?

A successful proponent is expected to be announced in late 2023. Following that, a four-month transition period with the existing PMSPs will begin. After the transition period, the full service delivery is expected to commence in Spring 2024.

Q. Why is IO conducting a re-procurement?

IO's existing PMSP contracts will expire in 2024. IO has taken the opportunity to review lessons learned over the past eight-year agreement and improve how projects are being delivered across the province. A new commercial model has been developed to respond to changing market conditions and lesson learned engagements. This includes, for example, a revised Master Service Agreement (MSA) that has been developed to manage quality and client satisfaction of the PMSP.

Q. What are some of the differences/improvements in the new PMSP arrangement?

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 Management Fee that is not linked to volume of assignments;
- Reduction of KPIs (14 to 5) and Performance Metrics (11 to 7) while allowing PMSPs to focus on delivering quality outcomes;

- Full utilization of IO's new state of the art Project Management Information System (PMIS) – Kahua for all Project Management tools;
- Introduction of the Pre-Planning Assessment Phase with dedicated resources across IO and Service Providers; and
- Transition to PMSP administration of Vendors of Record (VoR).

Q. What type of projects do you mean when you talk about “high complexity capital projects”?

Some examples of projects that could be delivered by the new PMSP include but are not limited to:

- Replacement of significant structural or superstructure components of a building
- Replacement of complex systems such as electrical, elevators or HVAC in large buildings
- Demolition of buildings
- Early works for P3 projects
- Site due diligence work in preparation for disposition or acquisition transactions
- Converting building interior space for an alternative use.
- Complex and high-profile buildings and stakeholders with ongoing operations
- Large scale and/or complex capital investments requiring senior project manager oversight.