



Report
Staff Report
The Corporation of the City of Brampton
10/22/2025

Date: 2025-10-20

Subject: **Supplementary Information - Purchasing Activity Quarterly Report – 2nd Quarter 2025**

Contact: Sean Morgan, Director, Purchasing

Report number: [Report Number]

RECOMMENDATIONS:

1. That the report from Sean Morgan, Director, Purchasing to the Committee of Council Meeting of October 22, 2025, re: **Supplementary Information - Purchasing Activity Quarterly Report – 2nd Quarter 2025**, be received.

OVERVIEW:

- **Staff provided Council with the Purchasing Activity Quarterly Report – 2nd Quarter 2025 at the October 1, 2025 Committee of Council meeting.**
- **Council directed staff to report back on various contracts in Appendix 2 of the Q2 2025 Purchasing Activity Quarterly Report.**
- **This supplementary information report provides Council with additional information on various Q2 2025 purchasing activity contracts by Department.**

BACKGROUND:

On October 1, 2025, the Committee of Council received the Purchasing Activity Quarterly Report – 2nd Quarter 2025, which summarized the City's purchasing activities for Q2 2025. Staff received questions regarding various contracts found in Appendix 2 attached to the report.

At the October 15, 2025, City Council meeting, staff were directed to report back on various contracts in Appendix 2 of the Purchasing Activity Quarterly Report for Q2 2025 at the next Committee of Council meeting.

This supplementary information report provides Council with additional information on the various contracts that received questions.

CURRENT STATUS:**COMMUNITY SERVICES****Question 1: Is grass cutting split up into areas?**

#	Division	Procurement Type	Ward	Bid Call # and Description	Vendor	Contract Amount
9	Parks Maintenance & Forestry	Competitive	All	T2025-042 GRASS CUTTING AND LANDSCAPE MAINTENANCE SERVICES FOR A FIVE-YEAR PERIOD - AREA 5; HARD SURFACE AREA 5	LIMA'S GARDENS & CONSTRUCTION INC.	\$3,816,474.45
10	Parks Maintenance & Forestry	Competitive	All	T2025-042 GRASS CUTTING AND LANDSCAPE MAINTENANCE SERVICES FOR A FIVE-YEAR PERIOD - AREA 6	891511 ONTARIO LIMITED O/A ERIN MILLS GARDENING & LANDSCAPING	\$3,929,694.05
11	Parks Maintenance & Forestry	Competitive	All	T2025-042 GRASS CUTTING AND LANDSCAPE MAINTENANCE SERVICES FOR A FIVE-YEAR PERIOD - AREA 8; FENCELINE AREA 8	KING INFRASTRUCTURE INC.	\$803,999.00
12	Parks Maintenance & Forestry	Competitive	All	T2025-042 GRASS CUTTING AND LANDSCAPE MAINTENANCE SERVICES FOR A FIVE YEAR PERIOD - AREA 9; HARD SURFACE AREA 9	SNOW ANGEL LANDSCAPING AND SNOW REMOVAL INC.	\$790,429.28
13	Parks Maintenance & Forestry	Competitive	All	T2025-042 GRASS CUTTING AND LANDSCAPE MAINTENANCE SERVICES FOR A FIVE YEAR PERIOD - AREAS 1, 4 & 7; HARD SURFACE AREAS 1 & 4	P & G LANDSCAPING & SNOW REMOVAL INC	\$9,699,525.30
14	Parks Maintenance & Forestry	Competitive	All	T2025-042 GRASS CUTTING AND LANDSCAPE MAINTENANCE SERVICES FOR A FIVE YEAR PERIOD - AREAS 2 & 3; HARD SURFACE AREAS 2 & 3	1943349 ONTARIO LTD. O/A KIRBYCO GENERAL	\$2,794,565.15

Response: Grass cutting breakdown by wards below.

Area	Ward	Vendor	# Cuts	Maintenance Type
1	Wards 2&6	P&G Landscaping	14	High, Medium Maintenance & High, Medium Maintenance Parkland
2	Wards 9&10	KirbyCo	14	High, Medium Maintenance & High, Medium Maintenance Parkland
3	Wards 1&5	Lima's Gardens	14	High, Medium Maintenance & High, Medium Maintenance Parkland
4	Wards 7&8	P&G Landscaping	14	High, Medium Maintenance & High, Medium Maintenance Parkland
5	Wards 3&4	Lima's Gardens	14	High, Medium Maintenance & High, Medium Maintenance Parkland
6	Citywide West	Erin Mills	14	Boulevards (West of 410)
7	Citywide - East	P&G Landscaping	14	Boulevards (East of 410)
8	Citywide West	King Infrastructure	6	Low Maintenance – Storm Ponds, Fenceline, Ditches (West of 410)
9	Citywide - East	Snow Angel	6	Low Maintenance – Storm Ponds, Fenceline, Ditches (East of 410)

Question 2: Does the City use fertilizer?

#	Division	Procurement Type	Ward	Bid Call # and Description	Vendor	Contract Amount	Current Quarter Contract Renewal (In Scope)
15	Parks Maintenance & Forestry	Contract Renewal	ALL	T2022-059 SUPPLY AND DELIVERY OF VARIOUS TYPES OF FERTILIZER	NUTRITE, A DIVISION OF NUTRITE-DIVISON OF FERTI TECHNOLOGY INC.	\$207,614.96	\$69,000.00

Response: The fertilizer supplied through Nutrite is used to deliver essential nutrients to grassed areas such as sports fields and some parklands to improve grass quality. The fertilizer is used as part of the City's sports field maintenance program to increase grass quality, density and root growth creating a safer surface with less weeds for those using the fields.

In addition, fertilizer is used in floral gardens and hanging baskets citywide, to increase growth in the plant material. Fertilizer is also used by other municipalities as part of their grass maintenance programs.

Question 3: Request for more information on the Slush Puppie contract, including revenue from the sale of the product?

#	Division	Procurement Type	Ward	Bid Call # and Description	Vendor	Contract Amount
20	Recreation	Competitive	All	T2025-112 UNCARBONATED SLUSH PRODUCTS FOR A THREE-YEAR PERIOD	SLUSH PUPPIE CANADA INC.	\$246,426.00

Response: Recreation has historically procured products directly from Slush Puppie due to the specialized nature of their operations. Benchmarking has confirmed that purchasing products directly from the company is more cost-effective than sourcing through third-party distributors. In addition, direct procurement ensures access to ongoing service and maintenance for the machines.

In 2024, Recreation purchased approximately \$65,000 in products from Slush Puppie, including syrup and cups. Based on this historical spending pattern, Recreation has projected a three-year PO value of \$246,426, inclusive of anticipated price adjustments and inflation (roughly \$80,000/yr).

In 2024, Recreation generated \$127,816 in revenue (chart below). Pricing is established through Recreation's internal Cost of Goods Sold (COGS) analysis, as per the User-Fee By-Law. A concession report is scheduled to be presented to Council Q4 2025.

For reference, please find 2024 sales below:

2024 FY Sales	Units	Revenue
Medium	44,476	\$78,424
Large	24,022	\$48,024
Mini	950	\$1,368
TOTAL	69,448	\$127,816

Cost to Date (2025)

In 2025, the total costs to date are \$59,783.81.

Revenue to Date (2025)

In 2025, the total revenue generated is \$102,000, see below:

2025 YTD Sales	Units	Revenue
Medium	16,824	\$35,330
Large	36,413	\$67,364
TOTAL	53,237	\$102,694

All products are purchased by the City and sold through concession operations. No products have been donated or gifted on behalf of the City free of charge.

CORPORATE SUPPORT SERVICES

Question 1: Request for additional information to fully understand the Microsoft (#26) contract?

#	Division	Procurement Type	Ward	Bid Call # and Description	Vendor	Contract Amount	Current Quarter Contract Renewal (In Scope)
26	Information Technology	Contract Renewal	ALL	NT2022-091 MICROSOFT ENTERPRISE PRODUCTS AND SERVICES	CDW CANADA CORP	\$12,761,076.74	\$450,000.00

Response: The original agreement with CDW ran from March 1, 2022, to February 28, 2025, as the City was required to use a Local Service Provider (LSP) for Microsoft products at that time.

The contract was valued at \$9.775 million, plus \$1.8 million contingency, totalling \$11.575 million, with two optional three-year renewals. Subsequent extensions increased the value to \$12.761 M.

In 2025, the City became eligible to contract directly with Microsoft, eliminating the 5 percent LSP uplift and generating significant cost savings. A direct agreement with Microsoft was finalized and approved by Council in March 2025. The only licensing not available directly through Microsoft is the monthly subscription licensing required for part-time, seasonal, and summer staff.

To cover these monthly subscriptions, the City exercised the first three-year renewal option with CDW at a reduced value of \$450,000 (approximately ~\$150,000 per year). Costs fluctuate based on the number of students and seasonal staff hired annually, as well as license type allocation.

Cost efficiencies have been achieved through:

- Reductions in staff volume year-over-year, and
- Renegotiation with Microsoft for licenses now included in the enterprise agreement, reducing the scope of licenses requiring monthly subscriptions.

Costs to Date

2024 (Pre-Direct Agreement)

- E3/E5 – 200 licenses @ \$65 (6 months) → \$78,000
- F3 – 700 licenses @ \$24 (9 months) → \$201,000
- **Total: \$279,000**

2025 (Post-Direct Agreement)

- E3/E5 – 101 licenses @ \$65 (6 months) → \$39,390
- F3 – 500 licenses @ \$24 (9 months) → \$108,000
- **Total: \$147,390**

3-Year Projection (2025–2027): \$442,170

LEGISLATIVE SERVICES

Question 1: Is that hard copies or data in the cloud?

#	Division	Procurement Type	Ward	Bid Call # and Description	Vendor	Contract Amount
37	City Clerk	Competitive	ALL	T2025-078 RECORD STORAGE SERVICES FOR A THREE YEAR PERIOD	TR OVERSEAS MOVING 1927 INC. DBA TIPPET RICHARDSON RECORDS MANAGEMENT	\$312,389.16

Response: The City stores approximately 11,000 boxes of physical records. There are 2,077 boxes stored at West Tower. This contract covers off-site storage of 8,800 boxes.

These records must be retained for their full retention period as specified in the City's Records Retention By-law and is a requirement of the *Municipal Act, 2001* and *MFIPPA*.

In late 2023, the City Clerk's staff started working with Building Design and Construction (BDC) staff to explore relocating the off-site boxes to 175 Sandalwood Parkway.

Proposed Plan:

- 2026: Budget submission for design.
- 2027: Construction request.
- 2028: Anticipated completion of dedicated storage space, suitable for records retention.

PLANNING, BUILDING AND GROWTH MANAGEMENT

Question 1: Why was line 43 not in the consulting report?

Response: The inclusion of WSP's consulting services in the Purchasing Activity Quarterly Report is required under the Purchasing By-law and captures all City procurement activity each quarter. This includes new contracts, renewals, extensions and consulting services. Accordingly, consulting activity is included as one of the several categories of overall purchasing activity.

The WSP's consulting services are included in both reporting documents: as Line 43 in the Purchasing Activity Quarterly Report and as Item 40 in the Active Consulting Service Contracts Report.

Question 2: Can the description be reviewed?

Response: With respect to Line 45, the Heritage Heights LSA Update – the description in the report is incorrect. The description should read: "Extension required to update is based on the OLT-approved Heritage Heights Secondary Plan. This study has been started and put on hold a number of times since 2011 due to the large-scale changes driven by the province having different views on the corridor and most recently, the OL-approved plan based on the new Highway 413. The consultants must update the study to reflect the new design as well as complete the final phase of the study."

PUBLIC WORKS AND ENGINEERING

Question 1: Is this for the replacement of overhead doors at the William Parkway Operations Centre?

#	Division	Procurement Type	Ward	Bid Call # and Description	Vendor	Contract Amount
54	BDC	Competitive	8	T2025-198 OVERHEAD DOORS REPLACEMENT AT WILLIAMS PARKWAY OPERATIONS CENTRE	ONIT CONSTRUCTION INC	\$729,831.00

Response: The location is in William Parkway Operation Centre- Phase 2 - completed in 2017. The extended warranty on the overhead doors expired in 2020 and there have been multiple issues with the doors that have surfaced since the warranty expired.

Question 2: Is this the Gore Meadows Community Centre?

#	Division	Procurement Type	Ward	Bid Call # and Description	Vendor	Contract Amount
55	BDC	Competitive	9	T2025-224 FLOORING REPLACEMENT AND RENOVATION AT MCMURCHY RECREATION CENTRE	IMPERIAL CONSTRUCTION AND RESTORATION INC.	\$306,300.00

Response: This facility is at McMurchy Recreation Centre and is in Ward 3, the Ward number will be corrected in the next Purchasing Activity Quarterly Report. This facility was built in 1972 and the last renovation done to the change room was in 2000.

Question 3: Is there a warranty for Gore Meadows Community Centre?

#	Division	Procurement Type	Ward	Bid Call # and Description	Vendor	Contract Amount
56	BDC	Limited Tendering	10	LT2025-144 LOCALIZED ROOF DRAIN REPAIR AT GORE MEADOWS COMMUNITY CENTRE AND LIBRARY	ONIT CONSTRUCTION INC	\$330,000.00

Response: While the roof warranty remains valid until 2027, the current issue is not covered under that warranty. This is because the problem is mechanical in nature, specifically related to workmanship and not due to a membrane failure. As such, it falls under the workmanship warranty, which expired one year after project completion.

Question 4: Is there additional information regarding the road resurfacing contract?

#	Division	Procurement Type	Ward	Bid Call # and Description	Vendor	Contract Amount
69	CW	Competitive	1,2,3,6,7,8,9,10	T2025-082 ROAD RESURFACING PROJECT	RAFAT GENERAL CONTRACTOR INC.	\$10,314,057.00

Response: There are two road resurfacing projects in progress at this time, the contract referenced above is for 2025, the 2024 contract is still in progress and includes work in wards 4 and 5.

Question 5: Does the City still use asbestos, and is there more information?

#	Division	Procurement Type	Ward	Bid Call # and Description	Vendor	Contract Amount
79	FOM	Competitive (Consulting Services)	All	RFP2025-022 ASSESSMENT OF DESIGNATED SUBSTANCES AND ASBESTOS FOR A THREE-YEAR PERIOD - PART A: INSPECTION, TESTING AND DESIGNATED SUBSTANCE SURVEY (DSS) REPORTS AT 170 FACILITIES	ECOH MANAGEMENT INC	\$173,400.00
80	FOM	Competitive (Consulting Services)	All	RFP2025-022 ASSESSMENT OF DESIGNATED SUBSTANCES AND ASBESTOS FOR A THREE-YEAR PERIOD - PART B: ASBESTOS REASSESSMENT, ABATEMENT CONSULTING AND PROJECT MANAGEMENT SERVICES	S2S ENVIRONMENTAL INC	\$166,875.00
81	FOM	Competitive (Consulting Services)	All	RFP2025-022 ASSESSMENT OF DESIGNATED SUBSTANCES AND ASBESTOS FOR A THREE-YEAR PERIOD - PART B: ASBESTOS REASSESSMENT, ABATEMENT CONSULTING AND PROJECT MANAGEMENT SERVICES	SAFETECH ENVIRONMENTAL LIMITED	\$151,050.00

Response: Buildings that are constructed prior to 1990 may contain asbestos and therefore testing services, assessment and/or abatement is required. This is required to be completed as per Provincial Regulations. Three environmental consultants are used. One consultant is used for Designated Substance Surveys (DSS). The other two consultants are used for annual inspection of asbestos. As approx. 100 facilities contain asbestos, having two consultants for asbestos reassessment ensures that all the work is completed within a calendar year.

The call document RFP2025-022 had 2 parts:

Part A: pertains to this consultant who provides inspection services, testing services on the Designated Substances listed below via designated substance survey reports for all City of Brampton facilities. Current designated substance surveys (DSS) reports ensure conformance with the Occupational Health & Safety Act, specifically O. Reg. 490/09 and are required to be completed at all City facilities within 5 years.

Part B: pertains to this consultant who provides asbestos reassessment, abatement consulting and project management services to address the needs of O. Reg. 278/05. The City performs annual inspections and surveys of its buildings to determine the presence of asbestos and the deployment of appropriate management procedures. The consultant will provide services to include but not limited to asbestos reassessment surveys, site inspections, consulting and project management for abatement projects. The sites that have confirmed asbestos are a part of reassessment. Due to the high number of City buildings, having two abatement work consultants ensures continuous support for both routine

work and emergencies. This approach prevents delays during peak periods, allows multiple projects to run in parallel, and provides the flexibility to meet our environmental needs efficiently.

STRATEGIC FOCUS AREA:

This supplementary information report supports the City's Government & Leadership strategic focus area by providing additional information regarding various contracts in the interest of openness and transparency.

CONCLUSION:

This supplementary information report contains information regarding various contracts found in Appendix 2 of the Purchasing Activity Quarterly Report – 2nd Quarter 2025.

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