

May 27 /2019

Toronto Parking Authority
33 Queen Street East
Toronto, Ontario
Attention: Robin Oliphant

Re: Bid Analysis for Carpark 58-Modifications to Operations
At 9 Bedford, Toronto, Ontario
MP Project No.: T1715544RS

In accordance with your instructions, we have examined the bids received for Carpark 58-Modifications to operations at 9 Bedford, Toronto, Ontario.

- Tender Date: May 1st, 2019
- Closing Date: May 22nd, 2019
- List of companies invited:
 1. Alto Restoration Inc.
 2. Brada Construction Limited
 3. CanMar Contracting Ltd.
 4. Complete Concrete Restoration Ltd.
 5. Decora Building Restoration Limited
 6. Duron Ontario Ltd.
 7. M&S Architectural Ltd.
 8. Martinway Contracting
 9. Mass Contracting
 10. SRS Restoration
 11. Structural Contracting
- The following four contractors submitted bids on the project:
 1. Alto Restoration Inc.
 2. CanMar Contracting Ltd.
 3. Structural Contracting
 4. Martinway Contracting
- All bidders visited the site and confirmed their understanding of the scope of work and prevailing conditions. The submitted bid complies with the tender and bonding requirements.
- Design drawings for the project were prepared by McIntosh Perry on behalf of TPA. Tenders were prepared to include all technical requirements, material and labour for the construction of Carpark 58 - Modifications to Operations at 9 Bedford, Toronto, Ontario
- Detailed Bid Comparison:

The attached information spreadsheets contain the details of each bid and are based on an analysis of each bid as well as an arithmetic check of the totals.

We recommend that the entire contract be awarded to one (1) contractor and not divided into separate contracts.

The lowest bid for the total items of work [Appendix C – Unit Prices] was submitted by **Alto Restoration Inc.** in the amount of **\$555,200**.

Following a summary of the bids with a percentage difference as per Table 1 below.

Table 1: Summary of Bids Received, (net of applicable taxes)

General Contractors	Amount	Difference from Low Bid	Percentage (%)
Alto Restoration Inc.	\$555,200		100
CanMar Contracting Ltd.	\$597,300	\$42,100	108
Structural Contracting	\$641,550	\$86,350	116
Martiunway Contracting	\$1,018,000	\$462,800	183

Alto Restoration Inc. submitted an acceptable Bid. All Calculations were found to be correct. We have also analysed the project timeline. **Alto Restoration Inc.** can begin work within **twenty (20) days** and complete the work in **one hundred and twenty calendar days**.

Based on past experiences, we believe **Alto Restoration Inc.** have the experience to carry out successfully the specified programme of work.

We would recommend awarding the contract to **Alto Restorations Inc.** should the Board decide to proceed with scope of work items (Appendix C). **Alto Restorations Inc.** would be the lowest bidder.

We trust this meets your needs at this time, should you have any further questions or wish to discuss this letter please contact our office.

Sincerely,

McIntosh Perry

Keyvan Vaghei, B.Eng., E.I.T.
Project Manager, Condominium Group
Enclosures: Bid Analysis Spreadsheet

Reza Esmaeili, M.Sc.
Project Manager, Building Restoration

Item No.	Description	Unit	Estimated Quantity	Alto Restoration Inc.		CanMar Contracting Ltd.		Structural Contracting		Martinway Contracting	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
C.1	General										
C.1.1	Mobilization/demobilization of personnel and equipment on site. This item also includes providing hoarding, plastic tarps, tape, etc. To seal all doors and door frames to prevent intrusion of dust into the building. Maintain sprinkler system installed at the all levels. Provide temporary fans within the designated work areas to ventilate the work areas and to prevent intrusion of dust into the building. This item includes providing temporary fencing around work areas. Facility to remain operational at all times. Mobilization/demobilization not to exceed 3% of the total price.	Lump sum	N/A	N/A	\$15,000	N/A	\$20,000	N/A	\$45,000	N/A	\$25,500
C.1.2	Supply the following bonds: a) 100% performance bond. b) 100% labour and material payment bond.	Lump sum	N/A	N/A	\$10,500	N/A	\$7,300	N/A	\$15,000	N/A	\$14,000
C.1.3	Cost of a building permit if required by the Municipality excluding the soft costs associated with obtaining the permit.	Cash Allowance	N/A	N/A	\$2,000.00	N/A	\$2,000.00	N/A	\$2,000.00	N/A	\$2,000.00
C.2	Exterior										
C.2.1	Demolish and dispose existing materials as per demolish plan A010, E02 and M01, M02, M03	Lump sum	N/A	N/A	\$36,000	N/A	\$50,000	N/A	\$38,100	N/A	\$85,000
C.2.2	New construction as per architectural and structural drawings A001, A010, A702, A703, A704, SK-1 and as per specifications.	Lump sum	N/A	N/A	\$80,400	N/A	\$90,000	N/A	\$62,400	N/A	\$290,000
C.2.3	New construction as per electrical drawing E01, E02	Lump sum	N/A	N/A	\$104,000	N/A	\$130,000	N/A	\$141,600	N/A	\$60,000
C.3	Interior										
C.3.1	New construction of control gate as per architectural and structural drawings A001, A102, S1.0	Lump Sum	N/A	N/A	\$23,200	N/A	\$33,000	N/A	\$35,300	N/A	\$30,000
C.3.2	New construction of control gate as per electrical drawings E03	Lump Sum	N/A	N/A	\$11,750	N/A	\$15,000	N/A	\$17,000	N/A	\$34,500
C.3.3	New construction of customer service booth as per architectural and structural drawings A001, A101, A103, A104, A301, A401, A601, A701, A702, A703, A704, A1.0	Lump Sum	N/A	N/A	\$158,300	N/A	\$120,000	N/A	\$139,700	N/A	\$358,000
C.3.4	New construction of customer service booth as per electrical drawings E01, E02, E04, E05	Lump Sum	N/A	N/A	\$12,050	N/A	\$20,000	N/A	\$19,100	N/A	\$32,000
C.3.5	New construction of customer service booth as per mechanical drawings M01, M02, M04, M05, M06, M07	Lump Sum	N/A	N/A	\$102,000	N/A	\$110,000	N/A	\$126,350	N/A	\$107,000
C.4	Completion Date				120 Calendar days		TBD		150 Calendar days		120 Calendar days
	Grand Total				\$555,200		\$597,300		\$641,550		\$1,038,000