



REPORT FOR ACTION CONTRACT AWARD

Modifications to Operations, Municipal Car Park 58, 9 Bedford Road - Construction Contract Award

Date: June 3, 2019
To: Board of Directors, Toronto Parking Authority
From: Acting President, Toronto Parking Authority
Wards: Ward 11, University-Rosedale

RECOMMENDATIONS

The Acting President, Toronto Parking Authority recommends that:

1) The Board of Directors of the Toronto Parking Authority grant authority to award the construction contract for the modifications to operations at Municipal Car Park 58, located at 9 Bedford Road, to Alto Restoration Inc. having submitted the lowest compliant bid and meeting all specifications in conformance with the tender requirements, in the amount of \$555,200 plus \$54,800 as a contingency allowance, being the sum total amount of \$610,000 net of all taxes and charges.

FINANCIAL IMPACT

The amount to award the contract for the modifications to operations at Municipal Car Park 58, is \$555,200 plus \$54,800 as a contingency allowance, being the sum total amount of \$610,000 net of all taxes and charges.

In addition, the resulting reconfiguration of the surface lot area will increase the number of parking spaces by 13, supporting higher revenue potential.

Funding for this work is included in the Approved Toronto Parking Authority (TPA) 2019 Capital Budget, allocated under Captor Number CPK372-13.

CALL SUMMARY

A tender package including all technical requirements, material and labour was prepared by McIntosh Perry Limited as previously approved by the TPA (Internal Memorandum, November 7, 2017). McIntosh Perry Limited tendered the work on behalf of TPA to eleven (11) pre-qualified general contractors on May 1, 2019. The call closed on May 22, 2019 and four (4) bids were received and considered as listed below in the ascending order without the HST.

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

General Contractors	Amount	Percentage
Alto Restoration Ltd.	\$555,200.00	100%
CanMar Contracting Ltd.	\$597,300.00	108%
Structural Contracting Ltd.	\$641,550.00	116%
Martinway Contracting Ltd.	\$1,018,000.00	183%

COMMENTS

Municipal Car Park 58 is a below-grade municipal parking garage with Hotel Intercontinental built over the garage. The Hotel has a street address of 220 Bloor Street West, while the garage has 9 Bedford Road as the address. The garage and the Hotel are also attached or can be accessed through a surface car park which is located over the TTC sub-way line. The surface car park provides 105 and the garage provides 294 parking spaces respectively, with the two combined providing 399 parking spaces.

TPA proposes to modify the existing facility in order to improve service to the public by creating turnover in the most convenient spaces and removing processing delays. The modification includes converting the surface lot into a pay and display lot by the removal of the Pay Booths and all associated components at the existing entrance / exit lanes of the facility along Bedford Road. This reconfiguration will also increase the surface parking by 13 stalls. The garage under the hotel will become gated with the construction of concrete islands to accommodate new Revenue Equipment and Gates. A new Customer Service Office with an Accessible Washroom on the P1 Level will be constructed for site staff.

Attachment No. 1 to this report is the Consultant's Bid Review and Recommendations including a Bid Comparison Sheet providing details of the Tenders received, notably:

- Alto Restoration Inc. submitted an acceptable Balanced Bid which complies with the tender and bonding requirements. All Calculations were found to be correct.
- 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.

- All bids received were found to be mathematically correct.

Staff recommend awarding the construction contract to Alto Restoration Ltd. based on the bid price, ability to complete the work and the conformance to tender requirements.

CONTACT

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SIGNATURE

Robin Oliphant, Acting President
Toronto Parking Authority

ATTACHMENTS

Attachment 1: Consultant's Bid Review and Recommendations including a Bid Comparison Sheet