



REPORT FOR ACTION CONTRACT AWARD

Contract Award - Modifications to Operations: Municipal Car Parks 26 (33 Queen Street East), 36 (110 Queen Street West), and 125 (323 Richmond Street East) Construction Tender Number 5000-245

Date: July 10, 2020

To: Board of Directors, Toronto Parking Authority

From: Acting President, Toronto Parking Authority

Wards: Ward 10, Spadina-Fort York and Ward 13, Toronto Centre

RECOMMENDATIONS

The Acting President, Toronto Parking Authority recommends that:

1. The Board of Directors of Toronto Parking Authority grant authority to award the construction contract for the modifications to operations for Municipal Car Parks 26 (33 Queen Street East), 36 (110 Queen Street West), and 125 (323 Richmond Street East) to Platinum Construction Corporation, having submitted the lowest compliant bid and meeting all specifications in conformance with the construction tender requirements, in the amount of \$989,000 plus \$98,000 as a contingency allowance, being the sum total amount of \$1,087,000 net of all taxes and charges.

FINANCIAL IMPACT

The amount to award the construction contract for the modifications to operations for Car Parks 26, 36, and 125, is \$989,000 plus \$98,000 as a contingency allowance, being the sum total amount of \$1,087,000 net of all taxes and charges.

Funding for this work is included in the Approved Toronto Parking Authority (TPA) 2020 Capital Budget in the total amount of \$1,454,121, allocated under Captor Numbers CPK327-03 (\$234,707), CPK372-12 (\$734,707), and CPK372-14 (\$484,707), respectively.

CALL SUMMARY

A tender package, including all technical requirements, material, and labour for the modifications to operations for Car Parks 26 (33 Queen Street East), 36 (110 Queen Street West), and 125 (323 Richmond Street East), was prepared by Our Cool Blue Architects.

Our Cool Blue Architects tendered the work on behalf of TPA to eleven (11) pre-qualified general contractors on March 20, 2020. The call closed on May 8, 2020 and four (4) bids were received and considered as listed below in ascending order.

Table 1 - Summary of Bids Received (Net of Applicable Taxes)

General Contractors	Ranking	Amount	Percentage
Platinum Construction Corporation	1	\$989,000	100
Canada Construction	2	\$1,118,110	113
Citycore Construction	3	\$1,598,447.12	162
Brook Restoration	4	\$2,691,128	272

COMMENTS

Operational and state of good repair improvements are planned at three (3) of TPA's car parks. The improvements will address several objectives, including:

- improving traffic flow and reducing customer exit time by providing bail-out lanes and dedicated exit lanes,
- removing in lane cashier booths and installing pay on foot equipment,
- creating customer service offices,
- addressing employee area health and safety issues, and
- relocating payment equipment to promote physical distancing.

The planned changes were recommended through a 2017 operational review that was carried out to determine whether TPA's car parks were operating in the most effective way possible. Through this review, it was identified that the replacement of in-lane attendant booths with customer service booths would improve operations and allow attendant staff to better engage customers and address a wider-range of customer service issues.

Car Park 26 - 33 Queen Street East

This Car Park, located near the intersection of Church Street and Queen Street East, has one below-grade and seven above-grade parking levels. The parking garage was first opened on March 16, 1987 and, at that time, consisted of one below-grade and five above-grade levels providing 474 parking spaces. Two additional parking levels were added to the garage in 2002, resulting in an additional 180 parking spaces for 654 total spaces.

Car Park 26 is accessible from both Queen Street East and Richmond Street East with vehicular exit points provided to each via in-lane attendant booths. For increased efficiencies and service, TPA is planning to replace an in-lane attendant booth with a customer service booth. This change will allow the on-duty attendant staff to greet and assist customers outside of a booth on an as-needed basis. The Queen Street exit will be reconfigured to reduce the amount of time customers spend entering and exiting the garage. The exit re-configuration will involve repositioning in-lane pay equipment and one lobby pay station will be relocated from the north side lobby to the south west side of the garage to promote physical distancing and to make it easier for customers walking back to their car from the south side of the building to pay before returning to their car.

The supervisor's office, utility room and staff washrooms require repairs are to address damages caused by water seeping through a crack in the garage slab above these facilities. While temporary remedial measures are in place, the health and safety issues must be fully addressed immediately.

As part of the City's ModernTO initiative, Car Park 26 has been identified as a key City asset that will be repurposed to unlock residual value for city building purposes. In discussions with CreateTO, it is anticipated that Car Park 26 will continue to operate for a period of five (5) or more years while staff complete their due diligence on this site and obtain planning approvals for a future redevelopment. TPA is working with CreateTO to review the parking demands at this location and establish a plan for replacement parking through the redevelopment of this site or others in the area. The investments at Car Park 26 that will be made through the award of approximately \$192,517 of this contract have an anticipated payback period of three years and will improve operations over the remaining period that the car park is in operation.

Car Park 36 - Nathan Phillips Square

Car Park No. 36 is located at 100 Queen Street West, beneath Nathan Phillips Square. The facility is bound by Queen Street West, Bay Street, Osgoode Hall and City Hall. The car park is TPA's largest with 2086 public parking spaces with multiple entrances/exits from Queen Street West, Bay Street and Armoury Street.

Car Park 36 provides both public parking and parking for City of Toronto employees. The east/west expansion joint divides the car park into the south part as Stage One (1) and the north part as Stage two (2). Within the Stage two (2) parking area, sub-level one (1) is used exclusively as City of Toronto employee parking while the remaining three levels of the Stage two (2) area, as well as the entirety of the Stage one (1) area are provided for public parking.

The facility has two main exit points that allow customers to access both Queen Street West and Armoury Street. Customers can only pay at in-lane attendant booths, in-lane exit machines or at the one pay on foot station in the garage, which can result in congestion and delays for customers leaving the car park. In order to improve operations and customer service levels, the five (5) in lane booths will be replaced with an additional seven (7) pay on foot payment options that are dispersed throughout the garage. Existing exit stations will remain at the 5 exits giving customers the choice of

paying with credit, debit or cash at a pay on foot station or with debit or credit at an exit station. Operations will continue to be supported by a customer service booth and an attendant who will be available to assist customers throughout the entirety of the garage.

The existing office, washrooms, change rooms and IT equipment room are dated and in need of upgrading. IT infrastructure for in-lane pay equipment is also dated and requires upgrading. The investment of \$497,298 is expected to have a payback period of 2.4 years.

Car Park 125 - 323 Richmond Street East

Car Park 125 is located at the southeast corner of Sherbourne Street and Richmond Street East. The car park has four below-grade levels with levels 1 and 2 owned and operated by TPA as public parking. Levels 3 and 4 are under the ownership of the residential building above the car park.

Levels 1 and 2 of the parking garage contain a total of 258 public parking spaces that yield over 200,000 transactions per year. The garage has one main exit point to Sherbourne Street and is configured with an in-lane attendant booth which has not been staffed for some years due to its condition. The replacement of the in-lane attendant booth with a staffed customer service booth and the addition of bail out lanes will improve operations and reduce delays for customers exiting this location.

In addition, moving to an attended model at this location is anticipated to reduce security and maintenance costs. New signage will also be installed to assist with way finding and alert customers of a lot full condition before entering the garage. The IT infrastructure for in-lane pay equipment is dated and in need of upgrading. The investment will elevate the operation of this facility and make the function more consistent with other garages of similar operation and capacity.

The investment of \$299,185 at Car Park 125 will be recovered over a significantly longer period of time but is warranted due to the prominent location and level of parking activity and revenues generated.

Bid Analysis

The original tender documents were issued to eleven (11) pre-qualified general contractors. Attachment No. 1 to this report is the Consultant's Bid Review and Recommendations to award to Platinum Construction Corporation including a Bid Comparison Sheet providing details of the four (4) Tenders received. The tenders were reviewed by both TPA staff and the Design Architect that tendered the project on TPA's behalf and the recommendation for award is based on the lowest compliant bid meeting all tender requirements.

The following items summarize the key points to support TPA's final award recommendation:

- All bidders visited the site and confirmed their understanding of the scope of work and prevailing conditions.
- Platinum Construction Corporation submitted the lowest acceptable Balanced Bid of \$989,000.00 excluding HST. All calculations were found to be correct and the bid complies with the tender and bonding requirements.
- The recommended bid is within the allocated 2020 Capital Budget of \$1,454,121.

TPA recommends awarding the construction contract to Platinum Construction Corporation based on the bid price, ability to complete the work in the prescribed time 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