



REPORT FOR ACTION

Request for Additional Funds for Construction Services: 2019 Modifications to Operation at Car Park 36

Date: April 26, 2021

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: Ward 13 – Toronto Center

SUMMARY

Toronto Parking Authority (TPA) is carrying out modifications to operations at three (3) of its downtown car parks (Car Park 26 located at 33 Queen St E., Car Park 36 located at 110 Queen St W. & Car Park 125 located at 323 Richmond St E.). Planned improvements include the replacement of in-lane attendant booths with customer service booths, traffic flow adjustments, installation of pay on foot machines and relocating payment equipment to promote social distancing.

The construction contract for the modifications to Car Parks 26, 36 and 125 was awarded on August 25, 2020 to Canada Construction Limited in the amount of \$1,286,110, excluding Harmonized Sales Tax (HST). Work at these car parks commenced on January 4, 2021.

As part of the scope of work at Car Park 36, a Designated Substance Survey (DSS) was carried out within the work zone on March 5, 2021. The results of the DSS determined that asbestos is located in eight (8) separate locations within the work area where demolition activities are proposed. Lead-based paint was also found to be located in two (2) rooms where demolition activities are proposed.

Prior to proceeding with the planned demolition activities, these hazardous materials will need to be removed. The purpose of this report is to seek authority from TPA Board of Directors to increase the value of the original contract by \$290,000 to address the change in scope and schedule caused by the discovery of hazardous materials within the work area. This change will bring the total sum of the contract to \$1,576,100. Canada Construction Limited is preparing a proposal for the review of TPA.

RECOMMENDATIONS

The President, Toronto Parking Authority recommends that:

1. The Board of Directors of Toronto Parking Authority grant authority to the President, Toronto Parking Authority to increase the contract with Canada Construction Limited for planned improvements at Car Park 26 located at 33 Queen St E., Car Park 36 located at 110 Queen St W. & Car Park 125 located at 323 Richmond St E. from \$1,286,110 to \$1,576,110, excluding Harmonized Sales Tax.

FINANCIAL IMPACT

The contract for the scope of work titled 2019 Modifications to Operation at Car Parks 26, 36 and 125 was awarded to Canada Construction Limited for \$1,286,110 (excluding HST), including \$1,169,110 (excluding HST) for the base scope and an additional \$117,000 (excluding HST) as a contingency allowance.

Canada Construction Limited has submitted a proposal to TPA for the additional scope of work required to remove the asbestos and lead paint that was identified by Fisher Environmental Ltd. through the completion of a DSS. The cost to remove all known hazardous materials from the work zone in Car Park 36 is \$290,000 (excluding HST), including a contingency allowance of \$62,464.82 (excluding HST). Approval of the proposed change order will increase the total contract from \$1,286,110 to \$1,576,110 (excluding HST).

Sufficient funding is available under TPA's 2021 Capital Budget to cover these costs.

It should also be noted that completion of asbestos abatement procedures and the removal of asbestos containing materials may uncover additional unforeseen site conditions that may impact future costs for the project.

DECISION HISTORY

At its meeting on July 24, 2020, Toronto Parking Authority Board of Directors (Item PA16.7) granted authority to award the construction contract for the modifications of operations for Municipal Car Parks 26 (33 Queen Street East), 36 (110 Queen Street West), and 125 (323 Richmond Street East) to Canada Construction Limited, having submitted the lowest compliant bid and meeting all specifications in conformance with the construction tender requirements. Additional information about this decision can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PA16.7>

At its meeting of April 6, 2021, Toronto Parking Authority Board of Directors (PA22.8) authorized the President, Toronto Parking Authority, to increase the contract value of Purchase Order Number 38191 to address changes in the scope of work to be carried out by Our Cool Blue Architects Inc., for the planned improvements to Car Park 26, 36, and 125 from \$70,000 to \$92,838, excluding HST. Additional information about this decision can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PA22.8>

COMMENTS

Planned improvements at Car Parks 26, 36 and 125 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.

As part of the scope of work at Car Park 36, Fisher Environmental Ltd. was retained by the Canada Construction Ltd. to carry out a pre-demolition DSS. The DSS was carried out on March 5, 2021.

The scope of the DSS consisted of a visual inspection for the presence of Designated Substances within the scope of the work area in the parking garage on level P1; collection and analysis of the materials suspected to contain hazardous building materials, particularly asbestos and lead; and to provide recommendations for the safe handling or abatement of these materials prior to any demolition work. The assessment scope did not include the entire underground parking garage. Rather, the assessment was limited to areas where demolition activities are proposed as demonstrated to Fisher Environmental Ltd. during a site tour.

Based on the investigations and testing completed. Fisher Environmental Ltd. has confirmed that asbestos and lead paint are present in multiple places within the work area at Car Park 36. Locations containing hazardous substances include, but are not limited to, vinyl floor tiles, parking cement, black mastic (adhesive beneath ceramic tiles) and mortar used as part of block wall construction. Although the asbestos and lead paint are undisturbed and presently in a safe condition, the materials will have to be

removed as part of the modifications being undertaken at Car Park 36. Removal of the asbestos and other hazardous substances found within the work area at Car Park 36 will require the contractor to follow the Type 1, 2 and 3 asbestos abatement procedures required under Ontario Regulation 278/05.

To address the change in scope and schedule, TPA staff are recommending that TPA Board of Directors authorize an increase in value of the original contract with Canada Construction Limited from \$1,286,110 to \$1,576,110, net of all taxes. This increase in value will provide funds to address the additional scope for the removal of asbestos, lead paint and any additional unforeseen site conditions as may be appropriate.

Under TPA Policy Resolution 5-10: Delegation of Authority, changes to a contract that exceed 20 percent of the original contract value require the authority of TPA Board of Directors.

CONTACT

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SIGNATURE

W. Scott Collier, President
Toronto Parking Authority