



REPORT FOR ACTION

Contract Award - 9 Bedford Road (Car Park 58)

Date: July 5, 2021

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: Ward 11 - University-Rosedale

SUMMARY

Toronto Parking Authority (TPA) issued a request for proposals (RFP) to retain the consultant services needed to complete restoration works at Car Park 58, which is located at 9 Bedford Road. The scope of work consists of a comprehensive building condition assessment report, creation of tender drawings and specifications, and contract administration services for the rehabilitation of the underground parking garage including all structural, mechanical, electrical and life safety systems.

The RFP was issued to five (5) consultants and four (4) proposals were received. All the consultants invited to submit proposals are capable of providing the services required. The selection is guided by the fee quoted, technical capabilities of the consultants, submission requirements and acceptance of the terms and conditions noted in the RFP.

Based on the bid price, ability to complete the work in the prescribed time and the conformance to tender requirements, TPA is recommending that the contract be awarded to Read Jones Christoffersen Ltd.

RECOMMENDATIONS

The President, Toronto Parking Authority recommends that:

1. The Board of Directors of Toronto Parking Authority provide authority to the President, Toronto Parking Authority, to award the Construction Contract for the 2021 Garage Restoration at Car Park 58, located at 9 Bedford Road, to Read Jones Christoffersen Ltd., having submitted the lowest compliant bid and meeting all specifications in conformance with the Construction Tender requirements, in the amount of \$323,350 plus \$81,650 as a contingency allowance, being the sum total amount of \$405,000 excluding Harmonized Sales Tax.

FINANCIAL IMPACT

The amount to award the construction contract for the 2021 Garage Restoration at Car Park 58 is \$323,350 plus \$81,650 as a contingency allowance, being the sum total amount of \$405,000 excluding Harmonized Sales Tax (HST).

Sufficient funding for this work is available in the approved TPA 2021 Capital Budget and 2022 – 2030 Capital Plan.

DECISION HISTORY

At its meeting of June 26, 2019, TPA Board adopted PA7.3 to award the construction contract for the modifications for improvements to operations at Municipal Car Park 58, located at 9 Bedford Road, to Alto Restoration Inc. Additional information can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PA7.3>

COMMENTS

Car Park 58 is located at 9 Bedford Road, immediately north of Bloor Street West, with proximity to retail stores, restaurants, public transit and the Royal Ontario Museum. This car park consists of a surface lot and four (4) underground levels providing 290 parking spaces total. The car park is integrated with the Toronto Intercontinental Hotel at 220 Bloor St West and shares hotel maintenance rooms residing within the car park.

Recent inspections of the underground parking garage indicated deterioration of the concrete slab structure at various locations and numerous leaking cracks in the slab soffit indicating failure of the waterproofing system protecting the slab. A detailed condition assessment is needed to evaluate the condition of the structure and existing mechanical and electrical services of the underground garage along with recommendations including budget and schedule to identify priority implementation of structural repairs and upgrades to mechanical and electrical systems.

On June 11, 2021 TPA issued a RFP for the consulting services needed to complete a comprehensive building condition assessment report, creation of tender drawings and specifications, and contract administration services for the rehabilitation of the underground parking garage at Car Park 58, including all structural, mechanical, electrical and life safety systems. Recommendations for repairs and rehabilitation will be reviewed and carried forward to construction in order to improve safety and service to the public.

The RFP was issued to five (5) consultants and four (4) proposals were received. The proposals are listed below in the ascending order of the upset fee amount quoted without HST.

The consultants were required to base their proposal on TPA's RFP which details the scope of service required, the duration of service required, including the anticipated project construction schedule and fee schedules to be included in the proposal. One (1) consultant did not submit a bid, citing a heavier than usual workload.

The four (4) submitted bids were opened on July 6, 2021. All of the four (4) bids were submitted before the deadline.

Table 1: Summary of Bids Received

<u>Consultant</u>	<u>Ranking</u>	<u>Base Fee</u>	<u>Optional Fee</u>	<u>Total Fee</u>
Read Jones Christoffersen Ltd.	1	\$ 319,050	\$ 4,300	\$ 323,350
Sense Engineering (GTA) Ltd.	2	\$ 316,350	\$ 7,700	\$ 324,050
WSP Canada Inc.	3	\$ 438,400	\$ 15,000	\$ 453,400
Synergy Partners Consulting Limited	4	\$ 507,215	\$ 9,800	\$ 517,015
Morrison Hershfield	N/A	Did Not Submit	Did Not Submit	Did Not Submit

All the consultants invited to submit proposals are capable of providing the services required. The selection is guided by the fee quoted, technical capabilities of the consultants, submission requirements and acceptance of the terms and conditions noted in the RFP.

Read Jones Christoffersen Ltd. submitted the lowest acceptable Balanced Bid of \$323,350 excluding HST. All calculations were found to be correct and the bid complies with the tender and bonding requirements. The tenders were reviewed by TPA staff and the recommendation for award is based on the lowest compliant bid meeting all tender requirements.

Based on the bid price, ability to complete the work in the prescribed time and the conformance to tender requirements, TPA recommends awarding the contract to Read Jones Christoffersen Ltd.

CONTACT

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SIGNATURE

W. Scott Collier, President
Toronto Parking Authority