



## REPORT FOR ACTION CONTRACT AWARD

### **Contract Award - Building Condition Assessments - 5000-253 - Car Parks 29, 42, 125, 150, 261, & 286, and 5000-254 Car Parks 13, 34, 43, 68, & 404**

**Date:** September 14, 2021

**To:** Board of Directors of the Toronto Parking Authority

**From:** President, Toronto Parking Authority

**Wards:** Ward 9 (Davenport), Ward 10 (Spadina-Fort York), Ward 11 (University-Rosedale), Ward 12 (Toronto-St. Paul's), Ward 13 (Toronto Centre), Ward 18 (Willowdale)

### **RECOMMENDATIONS**

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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 Contract for the 5000-253 – Building Condition Assessments at Car Parks 29, 42, 125, 150, 261, & 286, 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 \$225,660 plus \$49,400 as a contingency allowance, being the sum total amount of \$275,000 excluding Harmonized Sales Tax (HST).
2. The Board of Directors of Toronto Parking Authority provide authority to the President, Toronto Parking Authority, to award the Contract for the 5000-254 – Building Condition Assessments at Car Parks 13, 34, 43, 68, & 404, to Synergy Partners Consulting Limited, having submitted the lowest compliant bid and meeting all specifications in conformance with the Construction Tender requirements, in the amount of \$232,480 plus \$46,520 as a contingency allowance, being the sum total amount of \$279,000 excluding Harmonized Sales Tax (HST).

### **FINANCIAL IMPACT**

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The amount to award the contract for the 5000-253 – Building Condition Assessments at Car Parks (CPs) 29, 42, 125, 150, 261, & 286 is \$225,660 plus \$49,400 as a contingency allowance, being the sum total amount of \$275,000 excluding HST.

The amount to award the construction contract for the 5000-254 – Building Condition Assessments at CPs 13, 34, 43, 68, 404 is \$232,480 plus \$46,520 as a contingency allowance, being the sum total amount of \$279,000 excluding HST.

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

## **CALL SUMMARY**

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TPA has issued a request for proposals (RFP) to retain the consultant services needed to perform comprehensive building condition assessments at various car parks throughout the city as part of TPA's state of good repair program. The scope of work consists of preparing comprehensive building condition assessment reports, including all structural, mechanical, electrical, civil, architectural, elevators and life safety systems, preparation of a 30-year maintenance and capital spending plan, and a summary report of deficiency prioritization and categorization. The car parks that make up this assignment were chosen based on projected need to complete rehabilitation work in the next five (5) years, location and revenue generation.

TPA will use the consultant reports generated to develop a comprehensive and integrated repair program for each garage that will include structural repairs, lighting upgrades, fire alarm, sprinklers, main electrical equipment (emergency generator, switchgear, transformer), elevator repairs/replacement, signage and wayfinding improvements.

The RFP was issued to five (5) consultant and five (5) 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 of building condition assessments for 5000-253 - CPs 29 (75 Holly Street), 42 (91 Via Italia), 125 (323 Richmond Street East), 150 (40 Larch Street), 261 (45 Abell Street), & 286 (51 Dockside Drive) be awarded to Read Jones Christoffersen Ltd., and the contract of building condition assessments for 5000-254 CPs 13 (20 Delisle Avenue), 34 (20 Dundas Square), 43 (2 Church Street), 68 (20 St. Andrew Street), & 404 (95 Beecroft Road) be awarded to Synergy Partners Consulting Limited.

## COMMENTS

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The RFP was issued to five (5) consultant and five (5) 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.

To ensure that the consultants are able to deliver all of the Building Condition Assessments within the required timeline, the project sites were split into two packages with the stipulation that a single consultant cannot be awarded both packages of work.

**Table 1:** *Summary of Bids Received for Package 1 (5000-253 – Building Condition Assessments at CPs 29, 42, 125, 150, 261 & 286)*

| Consultant                          | Ranking | Fee (excl HST)    |
|-------------------------------------|---------|-------------------|
| Read Jones Christoffersen Ltd.      | 1       | \$225,660.00      |
| Morrison Hershfield                 | 2       | \$262,600.00      |
| Sense Engineering (GTA) Ltd.        | 3       | \$264,205.00      |
| WSP Canada Inc                      | 4       | \$326,900.00      |
| Synergy Partners Consulting Limited | N/A     | Awarded Package 2 |

**Table 2:** *Summary of Bids Received for Package 2 (5000-254 – Building Condition Assessments at CPs 13, 34, 43, 68 & 404)*

| Consultant                          | Ranking | Fee (excl HST)    |
|-------------------------------------|---------|-------------------|
| Synergy Partners Consulting Limited | 1       | \$232,480.00      |
| Sense Engineering (GTA) Ltd.        | 2       | \$247,940.00      |
| Morrison Hershfield                 | 3       | \$249,200.00      |
| WSP                                 | 4       | \$280,350.00      |
| Read Jones Christoffersen Ltd.      | N/A     | Awarded Package 1 |

On the basis of an evaluation of the submitted fee and technical capabilities, it is recommended that contracts be awarded to:

Read Jones Christoffersen Ltd. for Package 1 (5000-253 – Building Condition Assessments at CPs 29, 42, 125, 150, 261 & 286) in the amount of \$225,660 plus \$49,400 as a contingency allowance, being the sum total amount of \$275,000 excluding HST.

Synergy Partners Consulting Limited for Package 2 (5000-254 – Building Condition Assessments at CPs 13, 34, 43, 68 & 404) \$232,480 plus \$46,520 as a contingency allowance, being the sum total amount of \$279,000 excluding HST.

## **CONTACT**

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## **SIGNATURE**

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W. Scott Collier, President  
Toronto Parking Authority