



REPORT FOR ACTION

Request for Additional Funds for Construction and Consultant Services - 2019 Modification to Operations – Car Parks 26, 36 and 125

Date: October 22, 2021

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

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

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. and Car Park 125 located at 323 Richmond St East). 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.

Construction of the project is being delivered by Canada Construction Limited, while Our Cool Blue Architects has also been retained to provide engineering design, tender preparation and contract administration services. As a result of changes to the scope and schedule to the construction project, which were driven by delays associated with the Covid-19 pandemic and the discovery of hazardous materials at Car Park 36, amendments to both the construction contract with Canada Construction Limited and the consultant services contract with Our Cool Blue Architects are required.

An increase in the value of Purchase Order (PO) No. 38191 with Our Cool Blue Architects from \$92,939 to \$134,814 is being requested due to the extended construction schedule needed to facilitate the asbestos removal at Car Park 36. The additional scope also includes further design effort needed to restage the asbestos removal work to reflect sequencing, as well as, the increased work areas needed to allow for customers to social distance while using the new pay equipment being installed.

In addition, an increase in the value of the construction contract (Contract TPA5400-245) with Canada Construction Ltd. from \$1,576,110 to \$1,679,459, excluding HST, is being requested to accommodate upgrades to life safety systems (emergency lighting and sprinklers) that were identified as requiring replacement after the removal of

hazardous materials from the work site at Car Park 36, as well as, the additional effort related to the complexity of staging the work while hazardous materials were being removed.

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 Purchase Order No. 38191 issued to Our Cool Blue Architects from \$92,939 to \$134,814, excluding Harmonized Sales Tax.
2. The Board of Directors of Toronto Parking Authority grant authority to the President, Toronto Parking Authority to increase the value of Contract TPA5000-245 from \$1,576,110 to \$1,679,459, excluding Harmonized Sales Tax.

FINANCIAL IMPACT

PO No. 38191 was issued on February 8, 2019 to Our Cool Blue Architects in the amount of \$70,000, excluding HST, for the engineering design, tender preparation and contract administration services for the 2019 Modification to Operations – Car Parks 26 (33 Queen St. E.), 36 (110 Queen St. W.), 125 (323 Richmond St. E.) project, was originally \$70,000, excluding HST.

On April 6, 2021, the Board of Directors of Toronto Parking Authority approved an increase of the contract value from \$70,000 to \$92,939, excluding HST. This contract amendment was requested to accommodate changes to update new information technology and operational requirements, as well as, the additional time and effort needed to complete work during the COVID-19 pandemic.

TPA is now requesting that the contract be amended a second time to include a new upset limit of \$134,814, including \$23,800 as a contingency allowance, excluding HST. The increased contract amount is needed for additional consulting fees for asbestos removals that have resulted in changes to the project design, scope of work and schedule for completing construction at CP36.

Construction Services

Construction contract TPA5000-245 was originally awarded to Canada Construction Limited on February 8, 2019 for \$1,286,110, excluding HST.

On May 14, 2021, the Board of Directors of Toronto Parking Authority approved an increase of the contract value from \$1,286,110 to \$1,576,110, excluding HST. This contract amendment was approved in order to accommodate hazardous materials removal at the work site of Car Park 36.

As a result of changes to the scope of work and schedule, TPA is requesting a second amendment to the contract to include a new upset limit of \$1,679,459, including \$43,745 as a contingency allowance, excluding HST. This amendment is being requested to accommodate upgrades to life safety systems (emergency lighting and sprinklers) that were identified as requiring replacement after the removal of hazardous materials from the work site at Car Park 36, as well as, the additional effort related to the complexity of staging the work while hazardous materials were being removed.

A summary of the approved and proposed changes to the contracts with Our Cool Blue Architects Limited and Canada Construction Limited is included in Table 1.

Table 1: Summary of Consulting and Construction Contracts

	Original Contract	1 st Amendment	2 nd Amendment
Our Cool Blue Architects	\$ 70,000	\$ 92,939	\$ 134,814
Canada Construction Limited	\$ 1,286,110	\$ 1,576,110	\$ 1,679,459

Sufficient funding for this work is available in TPA's approved 2021 Capital Budget (TPA Captor Numbers: TPA908406-4(CP26), TPA908406-13&5(CP36), TPA908406-17(CP125) and WBS numbers CPK372-03(CP26), CPK372-12&04(CP36), CPK372-14(CP125)).

DECISION HISTORY

At its meeting on April 6, 2021, Toronto Parking Authority Board of Directors (Item PA22.8) granted authority to extend the amount of consulting contract with Our Cool Blue Architects from \$70,000 to \$92,838, excluding HST, for 2019 Modification to Operations – Car Parks 26, 36, 125. Additional information about this decision can be found at the following link:

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

At its meeting on May 14, 2021, Toronto Parking Authority Board of Directors (Item PA24.2) granted authority to extend the construction contract with Canada Construction Limited from \$1,286,110 to \$1,576,110, excluding HST, for 2019 Modification to Operations – Car Parks 26, 36, 125. Additional information about this decision can be found at the following link:

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

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 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>

COMMENTS

At this time, the work at Car Park 26 and Car Park 125 has been completed. The asbestos removal at Car Park 36 has been completed with the exception of a small portion of the IT room still requiring abatement. Work is scheduled to be completed by the end of November and the additional funding is being requested to avoid delays to the construction schedule and avoid further disruptions to the operation of the car park.

Quotes for changes were provided by Our Cool Blue Architects and Canada Construction Limited for the review and acceptance of TPA. TPA has completed a review of the quotes provided and confirmed acceptability.

A summary of the consultant contract change orders that are the subject of the request to amend the contract with Our Cool Blue Architects is included in Table 2.

Table 2: Summary of Change Orders Submitted by Our Cool Blue Architects Limited

Change Order No.	Description	Cost
1-5	Items included through POA 1	\$33,500
6	Hazardous Materials Abatement Work	\$13,875
TBC	CP36 and CP125 - Issuance of COs to Contractor	\$1,200
Total Change Order Costs for Approvals (A)		\$48,575
Current Approved Contingency+ Unused Disbursements (B)		\$30,500
Total Budget Required (A-B)		\$18,075
Additional Contingency Request (C)		\$23,800
Previous Contract Upset Limit (D)		\$92,939
Total Requested New Upset Limit (A+B+C)		\$134,814+ HST

A summary of the construction contract change orders that are the subject of the request to amend the contract with Canada Construction Limited is included in Table 3.

Table 3: Summary of Change Orders Submitted by Canada Construction Limited

Change Order No.	Description	Cost
1-26	Items included through POA 1	\$307,049
27,28,29,30	Miscellaneous items at CP 26 (line painting, broken conduit, sump pump control, drywall repairs)	\$6,219
31	Fire watch for Fire Alarm Panel during asbestos removal	\$12,980
32	Uneven floors and walls due to asbestos removal	\$18,452.50
33	2 phase asbestos removal for IT Room	\$19,448
34,39,40	Janitor room modifications and Building Inspector requests	\$7,331.50
35	PoF Machine Relocation	\$16,610
36	Sprinkler Modifications	\$25,062.19
37	Emergency Lighting Modifications	\$13,150
TBC	Relocate commemorative bronze plaque in Rabbit elevator (not approved)	\$2,970
TBC	Misc. Items (FA speaker, washroom door relocation, electrical panel door, cable splicing)	\$18,838
TBC	Lighting wiring replacement	\$18,494
Total Change Order Costs for Approvals (A)		\$466,605
Current Approved Contingency (B)		\$407,000
Total Budget Required (A-B)		\$59,604
Additional Contingency Request (C)		\$43,745
Previous Contract Upset Limit (D)		\$1,576,110
Total Requested New Upset Limit (A-B+C+D)		\$1,679,459 + HST

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SIGNATURE

W. Scott Collier, President
Toronto Parking Authority