



REPORT FOR ACTION

Contract Award – Exit Stairwell Rehabilitation at 20 St. Andrew Street (Car Park 68)

Date: May 11, 2022

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: University-Rosedale (Ward 10)

SUMMARY

The Toronto Parking Authority (TPA) is seeking to obtain board approval for emergency repairs to three (3) existing stairwells at Car Park 68, located at 20 St. Andrew Street. Car Park 68 is a 25-year-old, seven (7) story parking structure with 433 spaces in the Kensington Market neighborhood. The annual gross revenues of Car Park 68 are forecasted to be approximately \$1.3M for 2022. Pre-pandemic (2019) gross revenues were \$1.6M. Car Park 68 is one of the top 15 highest revenue-generating garages across our portfolio. As such, this investment is not only critical from a safety perspective, but also consistent with our strategy to reinvest in our infrastructure (SOGR) capital and reduce reputational risk to our brand

Daniel Johnson Architect Inc (DJA) was retained by TPA in August 2021 to perform a condition assessment of the car park, and undertake design services. DJA's structural consultant found several deficiencies that require immediate attention, including the four stairwells at the North and South of the building. The current condition of the stairs is consistent with the end of service life for a 25-year-old facility. DJA provided a letter to TPA from their structural consultant identifying that prompt action is needed in 2022 to replace the stairwells for public safety.

The Request for Tender (RFT) package for stair replacement was issued for public tender on MERX on March 30th, 2022, with two (2) bids received upon tender close on April 27th, 2022.

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 work for 5068-37 – Exit Stairwell Rehabilitation at 20 St. Andrew Street (Car Park 68) be awarded to Canada Construction Ltd. (CCL). Replacement of the stairs is scheduled to start in June 2022 and the construction completion is scheduled for Q1 2023.

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 5068-37 – Exit Stairwell Rehabilitation at 20 St. Andrew Street (Car Park 68) to Canada Construction Ltd., having submitted the lowest compliant bid and meeting all specifications in conformance with the Construction Tender requirements, in the amount of \$2,507,900 plus \$800,100 as a contingency allowance, being the sum total amount of \$3,308,000 excluding Harmonized Sales Tax.

FINANCIAL IMPACT

The amount to award the construction contract for the 5068-37 – Exit Stairwell Rehabilitation at 20 St. Andrew Street (Car Park 68) is \$2,507,900 plus \$800,100 as a contingency allowance, being the sum total amount of \$3,308,000 excluding Harmonized Sales Tax (HST).

Funding for this work is available in the approved TPA 2022 Capital Budget, CPK 348-01.

DECISION HISTORY

N/A

COMMENTS

The Toronto Parking Authority (TPA) is taking necessary action to rehabilitate the existing stairwells at Car Park 68 located at 20 St. Andrew Street. The existing four stairwells are deteriorating and need urgent repair to ensure public safety.

Daniel Johnson Architect Inc. (DJA) was retained by TPA in August 2021 to perform consulting services that included a condition assessment of the existing stairwells, development of a design solution, and contract administration services.

Following the condition assessment, DJA provided TPA a letter from their structural engineer identifying that prompt action is needed within 2022 to rehabilitate and replace the steel stairwells (see Attachment 1 photos).

TPA worked with DJA through the design process to develop a RFT package for construction services to address the repair needs of the stairwells. The scope of work included replacement of the existing steel staircases, doors, and roofing. In addition, new ventilation and drainage system upgrades were included to improve the interior stairwell environment for both the general public and TPA staff. The work is planned to be phased to maintain car park operations, with only one stairwell being worked on at any time during construction.

The southeast stairwell is not being addressed as part of this project and will be temporarily closed to public access due to its' deteriorated condition with the intention to install an elevator in its place in 2023/2024 as part of a separate project to enhance access to this car park.

The RFT package was issued for public tender on MERX on March 30th, 2022, with two (2) bids received upon tender close on April 27th, 2022.

Due to the number of bids received, TPA also engaged an approved cost consultant (Hanscomb Limited) to provide a third-party high-level estimate to obtain additional cost certainty for the bids received. The estimate provided by Hanscomb confirmed that the bid prices received were within a reasonable tolerance of current market value.

All bid submissions were evaluated by both TPA staff and DJA. The selection was guided by the fee quoted, high level confirmation of the construction cost by an independent cost consultant, adherence to submission requirements, and acceptance of the terms and conditions noted in the RFT. A letter of recommendation for contract award was provided by DJA. A summary of the bids submitted can be seen in Table 1.

Table 1: Summary of Bids Received (5068-37 – Exit Stairwell Rehabilitation at 20 St. Andrew Street (Car Park 68))

Contractor	Ranking	Bid Price (excl HST)
Canada Construction Ltd.	1	\$2,507,900
Rochon Building Corporation	2	\$3,377,000

CONTACT

Jarrett McDonald, Vice President, Operations, Toronto Parking Authority,
(437) 833-3363, Jarrett.McDonald@toronto.ca

Howard Jung, Director of Parking Infrastructure & Asset Management, Toronto Parking
Authority, (437) 249-7391, Howard.Jung@toronto.ca

SIGNATURE

W. Scott Collier, President
Toronto Parking Authority

ATTACHMENTS

Attachment 1 – Car Park 68 (20 St. Andrew Street) Stairwell Photos

ATTACHMENT 1 –

CAR PARK 68 (20 ST. ANDREW STREET) STAIRWELL PHOTOS

Figure 1: CP68 (20 St. Andrew Street) – Stairwell Photo No.1

Signs of corrosion on stair nosings



Figure 2: CP68 (20 St. Andrew Street) – Stairwell Photo No.2

Staining/signs of leakage at back of risers.



Figure 3: CP68 (20 St. Andrew Street) – Stairwell Photos No.3
Corrosion at stair treads and risers.

