REPORT FOR ACTION

Contract Award – General Upgrades – 2022-CS-CP51-G2020 – 365 Lippincott Street (Car Park 51)

Date: July 6, 2022
To: Board of Directors, Toronto Parking Authority
From: President, Toronto Parking Authority
Wards: Ward 11, University-Rosedale

SUMMARY

As part of its vision to become the world's best provider of sustainable parking, bike share and last mile mobility experiences, Toronto Parking Authority (TPA) is actively seeking opportunities to prototype innovations and infrastructure to deliver best in class customer experiences.

Car Park 51, which is a surface parking lot located at 365 Lippincott in the Annex neighbourhood near Bloor Street West and Bathurst Street, was identified as part of TPA's 2022 Annual Operating Plan as an Innovation Hub. TPA will use the Innovation Hub at Car Park 51 to prototype new technologies and initiatives designed to elevate our portfolio of services and drive operating productivity. This location was selected due to its proximity to the TTC Line 2 subway, cycling infrastructure on Bloor Street West, and a high velocity parking location. In short, Car Park 51 has all the necessary ingredients to become the ideal location as an incubator for future product development.

The purpose of this report is to award a contract for general upgrades including a resurfacing of Car Park 51, lighting enhancements, line painting and fence repairs. These enhancements are in addition to Electric Vehicle (EV) chargers and an e-Bike Share station planned to be installed later this year, which is in part subject to PA31.7. Going forward, Car Park 51 will be strategically leveraged to deploy other operational and customer experience technologies, equipment and finishes for prototyping over the next 12 – 18 months.

TPA has carried out a competitive procurement process for the contracted services needed to deliver the general upgrades to Car Park 51 and is recommending that the contract for the General Upgrades project (for 2022-CS-CP51-G2020) at Car Park 51 be awarded to Bevcon Construction & Paving Limited in the amount of $460,150 plus $138,045 as a contingency allowance, being the sum total amount of $598,195, excluding Harmonized Sales Tax (HST).

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 General Upgrades Construction Contract for 2022-CS-CP51-G2020 CP51 at 365 Lippincott Street to Bevcon Construction & Paving Limited, having submitted the lowest compliant bid and meeting all specifications in conformance with the Construction Tender requirements, in the amount of $460,150 plus $138,045 as a contingency allowance, being the sum total amount of $598,195 excluding Harmonized Sales Tax.

FINANCIAL IMPACT

The award amount for the General Upgrades Construction Contract 2022-CS-CP51-G2020 for CP51 is $460,150, plus $138,045 as a contingency allowance, being the sum total amount of $598,195, excluding HST.

Sufficient funding for this work is available in the approved TPA 2022 Capital Budget and 2023 – 2031 Capital Plan.

DECISION HISTORY

Not applicable

COMMENTS

Car Park 51 is a high-performing off-street car park strategically located in The Annex neighbourhood near Bloor Street West and Bathurst Street and in close proximity to the TTC Line 2 subway. EV chargers and an e-Bike Share station are planned to be installed here in 2022 as part of TPA's plan to deliver on its 'Big Bets'.

The proposed contract award will deliver a range of general upgrades at Car Park 51 including a resurfacing of the lot, lighting enhancements, line painting and fence repairs. Going forward, Car Park 51 will be strategically leveraged to deploy other operational and customer experience technologies, landscaping, equipment and finishes for prototyping over the next 12 – 18 months.

Procurement

To retain the contracted services needed to deliver the general upgrades at Car Park 51, TPA issued a Request for Proposals (RFP) on April 11, 2022. The tender period for the RFP closed on May 3, 2022 with no bids received. As a result of no bids being received, the project was rescoped to remove the electrical infrastructure component and retendered on May 16, 2022 through a closed bid process, which included two separate procurements focused on electrical infrastructure and the general upgrades.

Delivery of the general upgrades at Car Park 51 are part of project number 2022-CS-CP51-G2020. Six (6) contractors were invited to bid through a Request for Tender (RFT) with three (3) bids being received at the closing of the second tender period on June 24, 2022.

Bid submissions were reviewed by both TPA and TPA's design consultant, Williams Sale Partnership Limited. The selection was guided by the fee quoted, technical capabilities of the bidder, submission requirements and acceptance of the terms and conditions noted in the RFT. A letter of recommendation for award was provided to TPA by Williams Sale Partnership Limited.

Table 1: Summary of Bids Received (2022-CS-CP51-G2020 – General Upgrades at Car Park 51)

Contractor	Ranking	Total Bid Price (excl HST)
Bevcon Construction and Paving	1	$460,150.00
Melrose	2	$557,133.45
Ashland	3	$694,050.00

Should TPA Board of Directors adopt the recommendations in this report, TPA will notify the consultants and proceed to the contract execution stage. Project initiation is expected by mid-August 2022 with completion of the work targeted for the fourth quarter of 2022. Commissioning of the equipment will occur before the end of the year.

Future Procurement Strategy

For many years, the condition of TPA's parking facilities was not monitored per industry standards. To address this shortcoming, TPA is carrying out condition assessments of all of its surface parking facilities. The results of these assessments will inform TPA's state of Good repair (SOGR) program, which will prioritize capital rehabilitation on high-demand / high-revenue locations and other factors, such as, health and safety and the opportunity to coordinate with TPA's EV Charging program.

TPA’s SOGR program will include an integrated delivery of both capital rehabilitation and capital enhancements to its facilities (new parking equipment technologies, lighting, landscaping, etc) as part of a comprehensive upgrade of an entire facility. Once facilities have been upgraded, TPA’s asset management programme will shift its focus to preventative maintenance thereby reducing the risk associated with costly and disruptive emergency repairs and the potential failure of structural, electrical and/or mechanical components.

Most importantly, the execution of our new Asset Management programme will allow for multiple projects to be bundled as part of single strategic procurement of services, which will increase scale and scope of our programmes thus driving speed to market, quality of service and cost productivity for both the TPA and our vendors.

CONTACT

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SIGNATURE

W. Scott Collier, President
Toronto Parking Authority

ATTACHMENTS

Attachment 1 – Car Park 51 (365 Lippincott Street) Layout

ATTACHMENT 1 – CAR PARK 51 (365 LIPPINCOTT STREET) LAYOUT