



REPORT FOR ACTION

Contract Award – Electric Vehicle Infrastructure – 2022-CON-VAR-D50.2 – 365 Lippincott Street (Car Park 51), 14 Arundel Avenue (Car Park 87) and 1612 Danforth Avenue (Car Park 110)

Date: July 7, 2022

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: Ward 11, University-Rosedale; Ward 14, Toronto-Danforth; Ward 19, Beaches-East York

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 executing an ambitious rollout plan for Electric Vehicle (EV) Charging across the City of Toronto. The plan includes the installation of over 500 EV charging stations at TPA off-street parking locations by the end of 2024 and a minimum of 50 additional on-street public EV charging stations before the end of 2023.

As part of the EV Charging Plan, TPA is proposing to install 20 EV chargers and the accompanying electrical infrastructure at Car Parks 51, 87 and 110 located at 365 Lippincott Street, 14 Arundel Avenue and 1612 Danforth Avenue, respectively. The electrical upgrades at these locations will also enable the installation of e-Bike Stations at all three (3) surface lots.

TPA has completed a competitive procurement process for the construction services needed to deliver the work at these locations and is recommending that the construction contract for 2022-CON-VAR-D50.2 CP51, 87 and 110 be awarded to Kudlak-Baird Limited in the amount of \$751,160 plus \$150,232 as a contingency allowance, being the sum total amount of \$901,392, excluding Harmonized Sales Tax (HST).

TPA is also seeking authority from the Board to issue a Purchase Order in an amount not exceeding \$175,000 to Toronto Hydro Electric-System Limited (THESL) for the required hydro service upgrades needed to support operation of EV chargers at the three (3) car parks. Given that hydro service upgrades can only be carried out by THESL, a competitive procurement process has not been completed.

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 Electric Vehicle Infrastructure Construction Contract for 2022-CON-VAR-D50.2 Car Parks 51, 87 and 110 to Kudlak-Baird Limited, having submitted the lowest compliant bid and meeting all specifications in conformance with the Construction Tender requirements, in the amount of \$751,160 plus \$150,232 as a contingency allowance, being the sum total amount of \$901,392, excluding Harmonized Sales Tax.
2. The Board of Directors of Toronto Parking Authority provide authority to the President, Toronto Parking Authority, to provide a Purchase Order in an amount not exceeding \$175,000, excluding Harmonized Sales Tax, to Toronto Hydro Electric-System Limited for the costs associated with design and delivery of hydro service upgrades at Car Parks 51 (365 Lippincott Street), 87 (14 Arundel Avenue) and 110 (1612 Danforth Avenue).

FINANCIAL IMPACT

The amount to award the Electric Vehicle Infrastructure Construction Contract for 2022-CON-VAR-D50.2 Car Parks 51, 87 and 110 is \$751,160 plus \$150,232 as a contingency allowance, being the sum total amount of \$901,392, excluding HST. The base contract amount includes \$393,728 for the supply and installation of EV charging equipment and \$152,678 for the on-site electrical infrastructure needed to support the operation of the EV chargers.

The contract award amount does not include hydro service upgrades, which are needed to support the operation of EV charging equipment. A separate Purchase Order in an amount not exceeding \$175,000 is required for the costs associated with THESL's design and delivery of the required service upgrades needed to support operation of the EV chargers.

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

TPA is also actively seeking funding opportunities through the Zero Emissions Vehicle Infrastructure Program (ZEVIP) from Natural Resources Canada. Should TPA be successful in obtaining federal funding under ZEVIP, TPA may be able to recover a portion of the costs associated with the Electric Vehicle Infrastructure Construction Contract.

DECISION HISTORY

At its meeting of February 18, 2022, TPA Board of Directors (Item PA28.8) authorized staff to enter into detailed design contracts with CIMA Canada Inc. and WSP Canada Inc., each with an upside limit of \$1,000,000 (excluding Harmonized Sales Tax (HST)) for consultant services to complete the design, tendering and construction administration of related to the installation of up to 500 EV chargers at nearly 30 TPA off-street locations. Further information about this report can be found at the link below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PA28.8>

COMMENTS

As part of Phase 1 of TPA's EV Charging Program, TPA is planning to install up to 500 EV chargers at nearly 30 off-street locations by 2024. This will represent the first phase of TPA's EV Charging Infrastructure Plan which will see a comprehensive network of EV infrastructure constructed across TPA's portfolio of off-street parking.

To build this public charging network, TPA requires the assistance of construction services needed to complete the installation of 20 EV chargers and the accompanying electrical infrastructure at TPA Car Parks 51, 87 and 110.

These locations have been identified as preferred locations for EV charging infrastructure based on variety of location, size and car park performance.

Table 1: Summary EV Chargers to be Installed at Car Parks 51, 87 and 110

Car Park	Address	Level 2 -19.2kW	EV equipment and installation (*1)	Site Infrastructure for Hydro Upgrades (*2)	Hydro Service Upgrades (High Level Estimate) *3	Total
51	365 Lippincott Street	10	\$161,010	\$89,668	\$100,000	\$350,678
87	14 Arundel Street	8	\$179,691	\$63,010	\$30,000	\$272,701
110	1612 Danforth Avenue	2	\$53,027	Not Needed	\$30,000	\$83,027
Total		20	\$393,728	\$152,678	\$160,000	

Notes:

1. Pricing includes EV charging equipment and installation (trenching, cabling. etc).
2. Site infrastructure includes installation of transformer vault, electrical panel and electrical connections.
3. High-level estimates of Toronto Hydro design fees, and construction for power service upgrades to be brought to the site. A contingency amount of \$15,000 is recommended in the event costs are greater than estimated.

In addition, given the scope of electrical services as part of this construction project and the available space at all three (3) surface lots, TPA will also be space-proofing and upgrading electrical infrastructure for further EV chargers and an E-Bike Station to help support the rollout of e-Bikes across the Bike Share Toronto network.

Layouts showing the location in which the EV chargers and E-Bike Stations will be installed at each Car Park are shown in Attachments one (1) through three (3).

TPA is recommending the installation of Level two (2) 19.2kW chargers at all three (3) surface lots. This is primarily driven by coordination with hydro regarding the service size available at each location. A full 19.2 kW Level two (2) charge provides approximately 110 kilometres of range during a one (1) hour charge, however charging output may be reduced based on Day one (1) site-specific power availability and load sharing with other active EV charging users.

Procurement

To retain the construction services needed to deliver the planned work at these locations, TPA issued a request for proposals (RFP) on April 11, 2022, with no bids at the end of the closing of the tender period on May 3, 2022. As a result, the project was retendered May 16, 2022 through a closed bid process. Seven (7) contractors were invited to bid 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 (WSP). 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 RFP. A letter of recommendation for award was provided to TPA by WSP. One of the bidders was disqualified for providing incomplete or outdated submissions.

Table 2: Summary of Bids Received (2022-CON-VAR-D50.2– Electric Vehicle and e-Bike Infrastructure at Car Parks 51, 87, 110)

Contractor	Ranking	Total Bid Price (excl HST)	Passed/Disqualified
Kudlak-Baird	1	\$751,160.00	Passed
Signature Electric	2	\$1,003,493.00	Passed
Ainsworth	DQ	\$653,743.47	Disqualified

Under TPA Policy Resolution 5-10: Delegation of Authority, the delegated authority to the President shall not apply to any proposed agreement that is proposed to be sole-sourced (refer to Note 7 of the approved policy). The required hydro service upgrades needed to support operation of EV chargers at the three (3) car parks can only be carried out by THESL and as a result, a non-competitive procurement process has been used.

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 is expected to occur before the end of the year.

CONTACT

Jeffery Dea, Vice President, Business Development, Toronto Parking Authority,
437-243-6545, Jeffrey.Dea2@toronto.ca

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

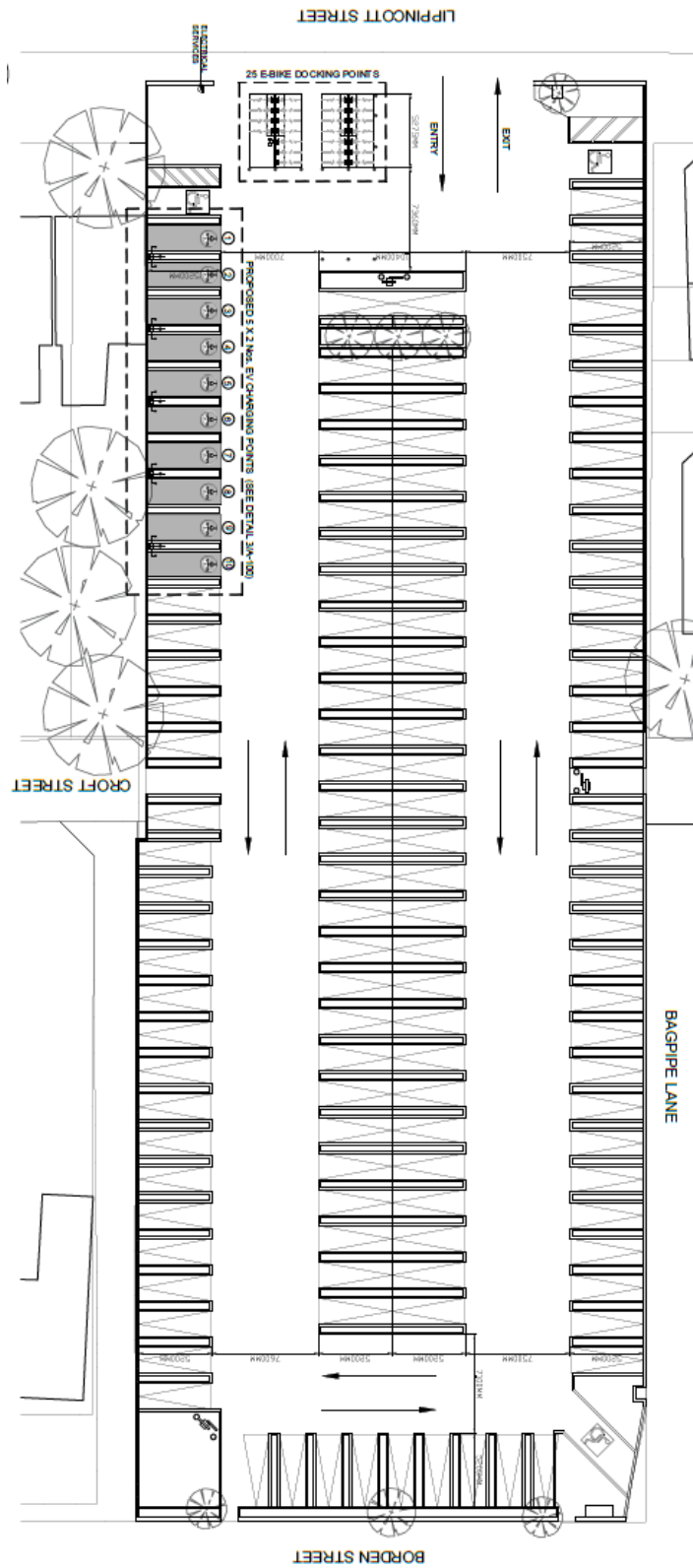
SIGNATURE

W. Scott Collier, President
Toronto Parking Authority

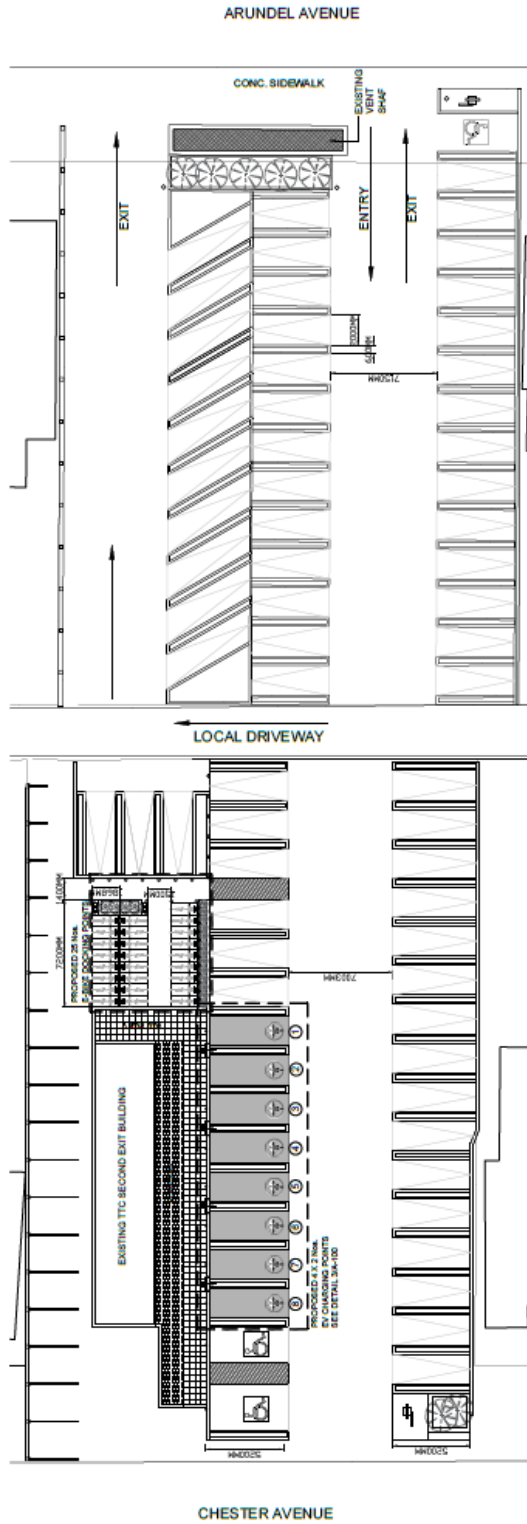
ATTACHMENTS

Attachment 1 – Car Park 51 (365 Lippincott Street) Layout
Attachment 2 – Car Park 87 (14 Arundel Avenue) Layout
Attachment 3 – Car Park 110 (1612 Danforth Avenue) Layout

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



ATTACHMENT 2 – CAR PARK 87 (14 ARUNDEL AVENUE) LAYOUT



ATTACHMENT 3 – CAR PARK 110 (1612 DANFORTH AVENUE) LAYOUT

