



REPORT FOR ACTION

Contract Award – 2023-CS-CP286-B10 Localized Waterproofing Repairs at 51 Dockside Drive (Car Park 286)

Date: April 5, 2023

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: Ward 10 (Spadina-Fort York)

SUMMARY

The purpose of this report is to seek authorization from the Board of Directors, Toronto Parking Authority (TPA), for the Localized Waterproofing Repairs located at 51 Dockside Drive (Car Park 286) valued at \$809,337 plus \$190,663 as an optional work allowance, and \$60,000 as a contingency allowance, being the sum total of \$1,060,000 excluding Harmonized Sales Tax (HST).

Car Park 286, located at 51 Dockside Drive, is a 10-year-old, three (3) level underground reinforced concrete parking structure. The garage was built circa 2011. Above the underground garage is a post-secondary institutional building operated by George Brown College. Car Park 286 is one of the top 20 highest revenue-generating car parks across TPA's portfolio delivering a forecasted revenue of \$806,000 in 2023. As such, this investment is not only important from a safety perspective, but also consistent with TPA's strategy to reinvest in infrastructure that is accretive to its profit & loss statement (P&L) and brand.

In 2022 TPA retained a consultant to complete a Building Condition Assessment (BCA) of Car Park 286 to quantify and schedule a maintenance strategy. Based on the findings in the BCA, TPA retained Read Jones Christoffersen Ltd. (RJC) to perform design, tendering, and contract administration services for the recommended repair work. RJC developed a Request for Tender (RFT) package to complete localized traffic deck coating replacement, concrete repairs, crack injection and drainage repairs at the facility.

TPA completed a competitive procurement process, with the RFT package issued for tender on March 17, 2023 to eight bidders, with five (5) compliant bids received upon tender close on March 31, 2023.

Based on the submission of a compliant bid, the bid price, ability to complete the work in the prescribed time and the conformance to tender requirements, TPA is recommending that the contract for 2023-CON-CP286-B10 – Localized Waterproofing Repairs at Car Park 286 be awarded to Maxim Group General Contracting Ltd. (Maxim Group). The work is scheduled to start in May 2023, with construction completion scheduled for fourth quarter 2023.

RECOMMENDATIONS

The President, Toronto Parking Authority recommends that:

- 1) The Toronto Parking Authority Board of Directors provide authority to the President, Toronto Parking Authority, to award the Localized Waterproofing Repairs project located at Car Park 286 for 2023-CON-CP286-B10 to Maxim Group General Contracting Ltd., having submitted the lowest compliant bid and meeting all specifications in conformance with the Construction Tender requirements, in the amount of \$809,337 plus \$190,663 as an optional work allowance, and \$60,000 as a contingency allowance, being the sum total of \$1,060,000 excluding Harmonized Sales Tax (HST).

FINANCIAL IMPACT

The amount to award the construction contract for the 2023-CON-CP286-B10 Localized Waterproofing Repairs located at Car Park 286 is \$809,337 plus \$190,663 as an optional work allowance, and \$60,000 as a contingency allowance, being the sum total of \$1,060,000 excluding Harmonized Sales Tax (HST).

Funding for the base scope work is available in the approved TPA 2023 Capital Budget, TPA908883-3, Internal Order No.700428. The optional work items included will be funded through the City of Toronto variance process.

DECISION HISTORY

N/A

COMMENTS

The Toronto Parking Authority (TPA) is taking necessary action to rehabilitate Car Park 286, located at 51 Dockside Drive.

In 2022 TPA completed a BCA program at several parking facilities. These BCAs are a foundational element to TPA's strategy to methodically and systematically reinvest in the

State of Good Repair (SOGR) of TPA infrastructure. Based on the findings and recommendations contained in the BCA for Car Park 286, TPA retained RJC in February 2023 to review the BCA findings, create a RFT package for the recommended repairs, administer the tendering process, and perform contract administration duties.

TPA worked with RJC through the design process to develop a RFT package for construction services to address the repair needs for the garage. The garage utilizes a thin membrane traffic deck coating on the suspended parking levels (as opposed to a waterproofing asphalt system typical at other TPA garages), which is prone to frequent failures in the traffic deck coating by vehicular traffic use and the leaking of corrosive liquids from vehicle engines.

A two (2) to three (3) year program of localized repairs to thin traffic deck waterproofing coatings is required as a preventative-maintenance measure. Such preventative maintenance can mitigate the risk of chlorides from sources such as road salt accumulating in the concrete slabs, which could initiate further concrete deterioration in the structure.

The scope of work in the RFT includes complete localized repairs to the traffic deck waterproofing coating, localized concrete repairs, localized slab leaking crack repairs, localized foundation wall crack injection and crystalline waterproofing of foundation walls. In addition, new drains and piping will be added to address areas of water ponding. Additional optional work items were included in the tender to be priced. Optional work items were included as a means of addressing future repairs as part of this project.

TPA completed a competitive procurement process, with the RFT package issued for tender on March 17, 2023 to eight bidders, with five (5) compliant bids received upon tender close on March 31, 2023.

All bid submissions were evaluated by both TPA staff and RJC. The selection was guided by the fee quoted, 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 RJC. TPA reviewed the recommendation letter and concurs with RJC's assessment. A summary of the bids submitted can be seen in Table 1.

Table 1: Summary of Bids Received (2023-CON-CP286-B10 Localized Waterproofing Repairs located at Car Park 286)

Rank	Proponent	Total Fees
1	Maxim Group General Contracting Ltd.	\$809,337.00
2	Restorex Contracting Ltd.	\$875,820.00
4	Structural Contracting Ltd.	\$1,008,525.00
3	Heritage Restoration Inc.	\$1,097,575.00
5	Canmar Contracting Ltd.	\$1,260,000.00

In addition to the base scope, optional unit price items were included in the tender to allow additional repairs to take place. Localized repairs are currently focused on the upper levels. Where possible, additional localized waterproofing repairs and foundation wall leaking crack repairs would be advanced in the preventative maintenance program provided that the overall project schedule is not impacted.

Based on Maxim Group General Contracting Ltd's submission of a compliant bid, bid price, ability to complete the work in the prescribed time and the conformance to tender requirements, TPA is recommending that the contract work for 2023-CON-CP286-B10 – Localized Waterproofing Repairs at Car Park 68 be awarded to Maxim Group General Contracting Ltd. The work is scheduled to start in May 2023, with construction completion scheduled for September 2023.

CONTACT

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SIGNATURE

W. Scott Collier, President
Toronto Parking Authority