



REPORT FOR ACTION

Contract Award – 2023-CON-CP68-B10 Garage Restoration Project at 20 St. Andrew Street (Car Park 68)

Date: April 5, 2023

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: Ward 11 (University-Rosedale)

SUMMARY

The purpose of this report is to seek authorization from the Board of Directors, Toronto Parking Authority (TPA), for the garage restoration project located at 20 St. Andrew Street (Car Park 68) valued at \$6,538,450 plus \$1,000,000 as a contingency allowance, being the sum total of \$7,538,450 excluding Harmonized Sales Tax (HST).

Car Park 68, located at 20 St. Andrew Street (Kensington Garage), is a 45-year-old, six (6) story parking structure with 417 spaces in the Kensington Market neighborhood. This facility is one of the top 15 most productive garages in TPA's portfolio delivering a forecasted revenue of \$1.65 Million in 2023; +\$500,000 better than 2019 pre-pandemic performance. As such, this investment is consistent with our strategy of prioritizing investments for the purposes of safety, financial sustainability and brand reputation.

In 2022, TPA initiated the replacement of heavily deteriorated steel stairs at Car Park 68 with concrete filled pans, with actions taken to replace the existing stairwells to address immediate public safety concerns. The next phase of the garage modernization program is to address the State of Good Repair requirements at the facility in 2023.

TPA retained Sense Engineering (GTA) Ltd. on November 23, 2022 for consulting services needed to review the previously completed Building Condition Assessment (BCA), provide a plan to complete major repairs based on the findings of the BCA, and provide tendering, permitting, and contract administration services. The scope of work at Car Park 68 includes complete waterproofing and asphalt replacement, concrete repairs, full drainage replacement including sump pump and ventilation systems replacement.

TPA completed a competitive procurement process, with the Request for Tender (RFT) package issued to eight bidders on March 10, 2023, with seven (7) 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-CP68-B10 - Garage Restoration at Car Park 68 be awarded to The Restorers Group Inc. (Restorers Group). The Garage Restoration is scheduled to start in May 2023, with construction completion scheduled for fourth quarter 2024.

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 Garage Restoration project located at 20 St. Andrew Street (Car Park 68) for 2023-CON-CP68-B10 to Restorers Group, having submitted the lowest compliant bid and meeting all specifications in conformance with the Construction Tender requirements, in the amount of \$6,538,450 plus \$1,000,000 as a contingency allowance, being the sum total of \$7,538,450 excluding Harmonized Sales Tax (HST).

FINANCIAL IMPACT

The amount to award the construction contract for the 2023-CON-CP68-B10 – Garage Restoration at 20 St. Andrew Street (Car Park 68) is \$6,538,450 plus \$1,000,000 as a contingency allowance, being the sum total of \$7,538,450 excluding Harmonized Sales Tax (HST). Funding for this work is available in the approved TPA 2023 Capital Budget, TPA908981-1, Internal Order 700433.

DECISION HISTORY

N/A

COMMENTS

The Toronto Parking Authority (TPA) is taking necessary action to rehabilitate the parking garage located at 20 St. Andrew Street (Car Park 68).

Car Park 68 is a 45-year-old, six (6) storey parking structure with 417 spaces in the Kensington Market neighborhood. This facility is one of the top 15 most productive garages in TPA's portfolio delivering a forecasted revenue of \$1.65 Million in 2023; +\$500,000 better than 2019 pre-pandemic performance. As such, this investment is consistent with our strategy of prioritizing investments for the purposes of safety, financial sustainability and brand reputation.

In 2022, TPA initiated the replacement of heavily deteriorated steel stairs at Car Park 68 with concrete filled pans, with actions taken to replace the existing stairwells to address immediate public safety concerns. The next phase of the garage modernization program is the State of Good Repair.

On November 23, 2022, TPA retained Sense Engineering (GTA) Ltd. to review the findings of the BCA, create a RFT package, administer the tendering process, and perform the contract administration services required to complete the remaining required rehabilitation work for this facility.

TPA worked with Sense Engineering through the design process to develop a RFT package for construction services to address the repair needs for the garage. The scope of work included major concrete repairs, waterproofing, asphalt replacement, and slab on grade drainage and sump system replacement for the entire garage. The work will be undertaken in phases in order to maintain car park operations.

TPA completed a competitive procurement process, with the Request for Tender (RFT) package issued to eight bidders on March 10, 2023, with seven (7) compliant bids received upon tender close on March 31, 2023.

All bid submissions were evaluated by both TPA staff and Sense Engineering. 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 Sense Engineering. TPA reviewed the recommendation letter and concurs with Sense Engineering's assessment. A summary of the bids submitted is shown in Table 1.

Table 1: Summary of Bids Received (2023-CON-CP68-B10 CP68 – Garage Restoration at 20 St. Andrew Street)

Rank	Proponent	Total Base Bid
1	The Restorers Group Inc.	\$5,937,650
2	Across Canada Construction Ltd.	\$6,425,980
3	Structural Contracting Ltd.	\$6,655,865
4	Heritage Restoration Inc.	\$6,978,523
5	United Building Restoration Ltd.	\$7,169,500
6	Can Mar Contracting Limited	\$7,610,000
7	Palmark Construction Ltd.	\$8,589,595

In addition to the base scope, optional bid items were included in the tender, which were reviewed by TPA and Sense Engineering. Additional scope items priced by Restorers Group and reviewed and recommended by Sense Engineering is shown in Table 2.

Table 2: Summary of Optional Price items (2023-CON-CP68-B10 CP68 – Garage Restoration at 20 St. Andrew Street)

Item No.	Description	Price
O1	Cold Weather Heating to allow work to continue through winter (approx. 3 months)	\$212,000
O2	Corrosion Inhibiting Sealer to enhance durability of the repairs	\$140,000
O3	Fibre Reinforced Asphalt to enhance the service life and durability of the asphalt	\$185,000
O4	New concrete mud slab installation at entrance if none currently existing for heating cable installation	\$63,800
	Total Optional Items	\$600,800

Following a review of the optional price items by TPA and Sense Engineering, it was determined that they all add value to extending the service life of the repairs with their inclusion and will not impact Restorers Group position as lowest compliant bidder. TPA concurred with Sense Engineering's recommendation that these optional items be included in the project.

Based on The Restorers Group submission of a compliant bid, bid price, ability to complete the work in the prescribed time and conformance to tender requirements, TPA is recommending that the contract of work for 2023-CON-CP68-B10 - Garage Restoration at Car Park 68 be awarded to The Restorers Group Inc. The Garage Restoration is scheduled to start in May 2023, with construction completion scheduled for fourth quarter 2024.

CONTACT

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SIGNATURE

W. Scott Collier, President
Toronto Parking Authority