



REPORT FOR ACTION

Contract Award – 2023-CON-CP43-B10 Concrete Repairs at 2 Church Street (Car Park 43)

Date: May 10, 2023

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: Ward 10 (Spadina-Fort York)

SUMMARY

The purpose of this paper is to seek authorization from the Board of Directors, Toronto Parking Authority, for the garage restoration project located at 2 Church Street (Car Park 43) valued at \$10,473,650 in base scope, plus \$1,770,732 in selected optional items, plus \$2,450,000 as a contingency allowance, being the sum total of \$14,694,382 excluding Harmonized Sales Tax (HST).

Car Park 43 located at 2 Church Street, is a 40-year-old, six (6)-storey parking structure with 2008 spaces in the St. Lawrence Market Neighbourhood. The garage includes an eight (8)-storey Toronto Community Housing building above the structure. Pre-pandemic (2019) gross revenues were \$7.3M. The 2023 plan forecasts CP43 to generate \$4.2M. First Quarter (Q1) Year to Date (YTD), CP43 has generated \$1.17M and is tracking to beat plan by \$500K to \$750K. Car Park 43 consistently remains as one of the top five (5) highest revenue-generating garages across TPA's portfolio. As such, this investment is critical from a safety perspective and consistent with our strategy to reinvest in infrastructure (State of Good Repair) (SOGR) capital and reduce reputational risk to TPA's brand.

In 2022, TPA initiated an emergency project valued at \$4.3M to replace the heavily deteriorated steel stairs with concrete-filled pans. This project will be completed by June 2023, mitigating the immediate public safety concern.

The next phase of the CP43 garage modernization program is to address the critical structural and systems deficiencies (SOGR).

The previously completed Building Condition Assessment (BCA) outlined the scope of work at Car Park 43 to include:

- Complete waterproofing and asphalt replacement.
- Concrete repairs.
- Total drainage replacement, including the sump pump system, and
- Ventilation system replacement.

TPA retained Read Jones Christoffersen Ltd. (RJC) on February 17, 2023, for consulting services needed to review the previously completed Building Condition Assessment (BCA), provide a plan/strategy to complete major repairs based on the findings of the BCA, and provide tendering, permitting, and contract administration services.

Following the close of Tender and initial review of the bids by both TPA and RJC, a post-tender addendum was issued on May 2, 2023 to the four (4) compliant bidders to clarify their understanding of the project phasing, and the guard replacement on the P1 level. Completed addendum forms were received from each of the four (4) compliant bidders by the close of the post-tender period on May 3, 2023

Based on the submission of a compliant bid (including post-tender submission), 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 2023-CON-CP43-B10 – Concrete Repairs Phase 1 at Car Park 43 be awarded to Maxim Group General Contracting Ltd. (Maxim Group). The project is scheduled to start in July 2023, with construction completion scheduled for early third quarter (Q3) 2025.

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 Concrete Repairs Phase 1 project located at 2 Church Street (Car Park 43) for 2023-CON-CP43-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 \$10,473,650 in base scope, plus \$1,770,732 in selected optional items, plus \$2,450,000 as a contingency allowance, being the sum total of \$14,694,382 excluding Harmonized Sales Tax (HST).

FINANCIAL IMPACT

The amount to award the construction contract for the 2023-CON-CP43-B10 – Concrete Repairs Phase 1 at 2 Church Street (Car Park 43) is \$10,473,650 in base scope, plus \$1,770,732 in selected optional items, plus \$2,450,000 as a contingency allowance, being the sum total of \$14,694,382 excluding Harmonized Sales Tax (HST).

Funding for this work is available in the approved TPA 2023 Capital Budget, TPA908978-1, Internal Order 700431.

DECISION HISTORY

N/A

COMMENTS

The Toronto Parking Authority (TPA) is taking necessary action consistent with our strategic priorities and reflected in capital budget to rehabilitate the parking garage located at 2 Church Street (Car Park 43).

Car Park 43 located at 2 Church Street, is a 40-year-old, 6-storey parking structure with 2008 spaces in the St. Lawrence Market Neighbourhood. The garage includes an eight (8)-storey Toronto Community Housing building above the structure. Pre-pandemic (2019) gross revenues were \$7.3M. The 2023 plan forecasts CP43 to generate \$4.2M. Q1 YTD CP43 has generated \$1.17M and is tracking to beat plan by \$500 to \$750K. Car Park 43 consistently remains as one of the top five (5) highest revenue-generating garages across TPA's portfolio. As such, this investment is critical from a safety perspective and consistent with our strategy to reinvest in our infrastructure (SOGR) capital and reduce reputational risk to our brand.

In 2022, TPA initiated an emergency project valued at \$4.3M to replace the heavily deteriorated steel stairs with concrete-filled pans. This project will be completed by June 2023, mitigating the immediate public safety concern.

The next phase of the CP43 garage modernization program is to address the critical structural and systems deficiencies (State of Good Repair).

The previously completed Building Condition Assessment (BCA) outlined the scope of work at Car Park 43 to include:

- Complete waterproofing and asphalt replacement.
- Concrete repairs.
- Total drainage replacement, including the sump pump system, and
- Ventilation system replacement.

TPA retained Read Jones Christoffersen Ltd. (RJC) on February 17, 2023, for consulting services needed to review the previously completed Building Condition Assessment (BCA), provide a plan/strategy to complete major repairs based on the findings of the BCA, and provide tendering, permitting, and contract administration services.

TPA completed a competitive procurement process, with the Request for Tender (RFT) package issued to seven bidders on April 12, 2023, with four (4) compliant bids received upon tender close on April 27, 2023.

Following the close of tender and initial review of the bids by both TPA and RJC, a post-tender addendum was issued to the four (4) compliant bidders on May 2, 2023 to clarify their understanding of the project phasing, and the guard replacement on the P1 level.

Completed addendum forms were received from each of the four (4) compliant bidders by the close of the post-tender period on May 3, 2023. The post-tender submissions were reviewed by both TPA and RJC.

In addition to the base scope, optional bid items were included in the tender, which were reviewed by both TPA and RJC. Items identified that add value to extending the service life of the repairs were reviewed for inclusion in the project, with their inclusion not impacting the lowest bidder. TPA concurred with RJC’s recommendations that these optional items be included in the project.

All bid submissions, including the post-tender addenda 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 summary of costs for the base scope, post-tender addendum adjustment, and optional prices included can be seen in Table 1.

Table 1: Summary of Bids Received after Post-Tender Addendum (2023-CON-CP43-B10 CP43 – Concrete Repairs Phase 1 at 2 Church Street)

| Rank | Proponent | Updated Base Bid (Incl. post-tender adjustment) (A) | Total Optional Items Selected (B) | Total Price (A+B) |
|------|---------------------------------------------|-----------------------------------------------------|-----------------------------------|---------------------|
| 1 | Maxim Group General Contracting Ltd. | \$10,473,650 | \$1,770,732 | \$12,244,382 |
| 2 | Heritage Restoration Inc. | \$10,478,998 | \$1,848,746 | \$12,327,744 |
| 3 | Can Mar Contracting Ltd. | \$11,835,000 | \$2,182,400 | \$14,017,400 |
| 4 | Structural Contracting Ltd. | \$12,705,240 | \$1,586,360 | \$14,291,600 |

A letter of recommendation for contract award was provided by RJC. TPA reviewed the recommendation letter and concurred with RJC’s assessment.

Based on the submission of a compliant bid, the 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-CP43-B10 – Concrete Repairs Phase 1 at Car Park 43 be awarded to Maxim Group General Contracting Ltd. The project is scheduled to start in July 2023, with construction completion scheduled for early third quarter (Q3) 2025.

CONTACT

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SIGNATURE

W. Scott Collier, President
Toronto Parking Authority