



REPORT FOR ACTION

Contract Amendment – Consulting Agreement 2023- CS-CP43-B10 Car Park 43 State of Good Repair Restoration Project

Date: November 8, 2024

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 additional consulting fees for Read Jones Christoffersen Ltd. (RJC) for the ongoing State of Good Repair (SOGR) restoration project located at 2 Church Street (Car Park 43) increasing the current contract value from \$490,961 to \$809,000 excluding Harmonized Sales Tax (HST).

The initial contract, valued at \$458,110, was awarded to Read Jones Christoffersen Ltd. (RJC) on February 17, 2023, for consulting services including detailed design, tendering, and permitting for garage repairs at Car Park 43 under the President of the Toronto Parking Authority's Delegation of Authority (DOA). This award was reported to the Toronto Parking Authority Board of Directors on April 21, 2023, as part of a regular Delegated Authority Update. With subsequent change orders, under the President's DOA, the current contract value stands at \$490,961.

2 Church Street (Car Park 43) \$14.6 million SOGR restoration construction project, led by Maxim Group General Contracting Ltd. and reviewed by RJC consulting services, commenced on July 17, 2023, as part of TPA's State of Good Repair program. The project scope includes waterproofing, asphalt replacement, concrete repairs, complete drainage replacement with sump pump installation, slab-on-grade replacement, and ventilation system upgrades. According to the construction schedule provided by Maxim, the project was slated for completion by November 2024, with consulting fees for RJC approved through this period.

However, during the restoration project it was discovered that the original construction of Car Park 43's stormwater and sanitary drainage systems did not meet design

standards, and the subgrade drainage fails to comply with Ontario Building Code slope requirements. The site's proximity to Lake Ontario contributes to the high groundwater table, impacting existing drainage pipes and creating challenges for replacements. To address these conditions, CP 43 requires a specialized subgrade drainage system. Consequently, we are requesting an increase in the contract value from \$490,961 to \$809,000, excluding Harmonized Sales Tax (HST).

These significant site conditions uncovered during construction including concealed subgrade drainage issues, physical site constraints, and constructability challenges will require additional consulting costs beyond the originally approved contingency. To address these issues, a Subgrade Drainage Redesign Allowance will be included to cover anticipated consulting for investigation, redesign, and additional construction review. These additional services and costs will extend the consultant's scope of construction design, review and contract administration services from November 2024 to June 2025 the anticipated completion SOGR restoration project at Car Park 43.

RECOMMENDATIONS

The President, Toronto Parking Authority recommends that:

The Toronto Parking Authority Board of Directors provide authority to the President, Toronto Parking Authority, to amend the contract at 2 Church Street (Car Park 43) for 2023-CS-CP43-B10 with Read Jones Christoffersen Ltd., in the amount \$490,961.21 excluding Harmonized Sales Tax (HST) to include an additional \$60,000 in base scope related to the 27 week construction schedule extension, plus \$200,000 in Subgrade Drainage Redesign Allowance, plus \$58,038.79 in additional contingency allowance, being the sum total of \$318,039 in fee increases for a total approved contract value of \$809,000.00 excluding Harmonized Sales Tax (HST).

FINANCIAL IMPACT

The original contract for this project was awarded for \$458,110 under the President of the Toronto Parking Authority's Delegation of Authority (DOA). Due to subsequent change orders, the current contract value has now increased to \$490,961.

We are requesting an amendment for the 2 Church Street (Car Park 43) project, totaling an additional \$318,039. This amendment includes: \$60,000 for the base scope, which covers a 20-week extension of the construction schedule; \$200,000 for the Subgrade Drainage Redesign Allowance; and \$58,038.79 for additional contingency

If approved, this amendment would raise the contract value from \$490,961 to \$809,000, excluding Harmonized Sales Tax (HST). Funding for this work is available in the approved TPA 2024 Capital Budget, TPA908978-1, Internal Order 700431.

DECISION HISTORY

At the April 21, 2023, Board meeting, the Toronto Parking Authority Board of Directors were informed of the commitments made as part of the Delegation Authority Update for consultancy services for Car Park 43 Concrete Repairs Phase 1 (2 Church Street) project with the project work at that time being in the design phase. The contract value is \$458,110 excluding Harmonized Sales Tax (HST). Additional information can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PA3.4>

At the May 25, 2023, Board meeting, the Toronto Parking Authority Board of Directors award of the garage restoration construction project located at 2 Church Street (Car Park 43) to the contractor Maxim Group General Contracting Ltd. in the amount of \$14,694,382 excluding Harmonized Sales Tax (HST). Additional information can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.PA4.8>

COMMENTS

The Toronto Parking Authority (TPA) is taking necessary action 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 parking spaces. The garage includes an eight (8)-storey Toronto Community Housing building above the structure. Pre-pandemic (2019) gross revenues were \$7.3M. Car Park 43 is consistently one of the top five (5) highest revenue-generating garages across our portfolio. As such, this investment is critical from a safety perspective and consistent with our strategy to reinvest in our infrastructure (SOG) capital and reduce reputational risk to our brand.

TPA's modernization plan for Car Park 43 follows a two-phase approach. The first phase, currently underway, addresses significant State of Good Repair (SOG) deficiencies in the west parking structure, including concrete repairs and the complete replacement of waterproofing, asphalt, drainage systems, and lighting upgrades. The second phase will focus on enhancing the customer experience through service improvements, such as new elevator installations, improved wayfinding, operational enhancements, and major upgrades to electrical infrastructure to support EV implementation.

On February 17, 2023, TPA retained the consulting services of Read Jones Christoffersen Ltd. (RJC) to review the previously completed Building Condition Assessment (BCA), provide a plan and strategy to complete major repairs based on the findings of the BCA, and provide tendering, permitting, and contract administration services. On July 17, 2023, construction began for TPA's State of Good Repair project at CP43 including waterproofing and asphalt replacement, concrete repairs, full

drainage replacement including sump pump system, and ventilation system replacement. The original construction schedule provided by Group General Contracting Ltd. (Maxim) dated June 28, 2023, projected the completion date to be June 27, 2025.

During the first six months of construction, work progressed at a pace faster than originally anticipated. Based on the construction schedule provided by Maxim, dated March 13, 2024, the completion date for the project was updated to be November 22, 2024. Due to Maxim's increased rate of work, the optional consulting fees included in the contract were adjusted to compensate for the additional services required in contract administration and construction review.

On September 20, 2024, Maxim and RJC informed TPA of significant defects in the subgrade drainage system uncovered during the Car Park 43 restoration project. It was discovered that the original stormwater and sanitary drainage systems did not meet design standards, and the subgrade drainage fails to comply with Ontario Building Code slope requirements. The site's proximity to Lake Ontario contributes to the high groundwater table, further compromising the existing drainage pipes and creating complex challenges for their replacement. To address these conditions, Car Park 43 requires a specialized subgrade drainage system. RJC, in collaboration with geotechnical and mechanical subconsultants, is developing a solution. Due to the weather-dependent nature of the remaining work, project completion is now anticipated to extend to June 2025.

The additional consulting fees required to address this site condition, and the resulting contract extension will increase the contract value beyond the TPA President's Delegation of Authority limit.

Based on the need of additional consulting services to complete the project, TPA requests the Board of Directors, Toronto Parking Authority, provide authorization for additional consulting fees for the ongoing garage restoration project located at 2 Church Street (Car Park 43), increasing the total approved contract value from \$490,961.21 to \$809,000 excluding Harmonized Sales Tax (HST) for inclusion of an additional \$60,000 in base scope related to the 27 week construction schedule extension, plus \$200,000 in Subgrade Drainage Redesign Allowance, plus \$58,038.79 in additional contingency allowance, being the sum total of \$318,039 in fee increases for a total approved contract value of \$809,000.00 excluding Harmonized Sales Tax (HST).

CONTACT

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SIGNATURE

W. Scott Collier, President
Toronto Parking Authority