

February 26th, 2024

Attn.: Howard Jung
Director of Parking Infrastructure
Toronto Parking Authority (TPA)
33 Queen Street East
Toronto, Ontario, M5C 1R5

CC: Kristi Jani, Aquil Suleimanyar

Dear Howard,

As per your request, WSP issued on December 5th, 2023, a set of specifications and drawings detailing the scope of work for the infrastructure necessary to Install Electric Vehicle Charging Stations at CP107, CP217, CP404, CP506, and CP508 as an optional car park. TPA released this package and all the necessary tender documents in MERX as an Invitation to Tender (ITT) identified as 2024-CS-VAR-D50.1. The ITT closed on Wednesday, January 31st, 2024, at 2:00 PM.

During the tender period, three addenda were prepared and coordinated with TPA for their release. All the proponents acknowledged the receipt of all addenda.

Six proponents submitted electronic responses as per TPA instructions within the noted deadline. These were:

- ❖ Bevcon Construction and Paving Ltd. (BEVCON)
- ❖ Canada Construction Limited (CCL)
- ❖ Energy Network Services Inc. (ENS)
- ❖ Ferguson Electric Company Ltd (Ferguson)
- ❖ Kudlak-Baird (1982) Limited (KB)
- ❖ Precise ParkLink Inc. (Precise ParkLink)

WSP reviewed the submissions, and the following are the findings.

1. All proponents complied with the submission of Form 1 – Agreement to Bond & Bid Bond and Form 2 – Certificate of Independent Bid Determination.
2. All proponents except for CCL demonstrated to have previous EV charging installation experience which was part of the requirements. For this reason, it is understood that this vendor failed the submission.
3. The technical submission from BEVCON is considered incomplete since they did not include the documentation requested in the Submission Checklist, such as the Construction Schedule, Project Management Plan, Health and Safety Plan, and

Waste Management and Disposal Plan. Since these were part of the submission requirements, this vendor failed the submission.

4. The submissions from ENS, Ferguson, and KB included the requested construction schedule; however, the end date identified in the schedule exceeds the overall project completion date intended. Consequently, those schedules do not comply with the end date outlined in the ITT which is Sept 6, 2024. Nevertheless, these vendors did mark in the Schedule B that they will comply with the construction date requirements.
5. The submission from Precise ParkLink did not identify subcontractors, so it is assumed that all the work will be performed by the main contractor. However, we recommend that TPA clarify this requirement with Precise Parklink since this can represent a risk in case of carrying subcontractors not identified at tender.
6. WSP identified that several clarifications provided in Addendum #2, were not captured in ENS Pricing form. Even though it may seem as if the financial submission from ENS is the lowest, WSP considers that many line items required to complete the scope of work were not priced, and as such, the price submitted by this proponent is not reliable. Some examples of these items are the pad-mounted transformers for the surface lots, coordination studies, fine grade and proof roll granular base after electrical conduit installation, asphalt base layer reinstatement, asphalt repairs for new light pole installation, and others. Pricing omissions may indicate a lack of attention to detail, or that the project requirements and scope of work have not been understood. Without clear pricing for fundamental components, there is a high probability of cost overruns, disputes, and delays during the construction phase, and overall, a high risk for the project's success. Due to this, WSP has assigned a value to all items that were not priced and that are necessary to complete the scope of work. These values were based on the average unit price of all proponents that passed the technical evaluation. Once this exercise was completed, the ENS financial submission did not seem to be the lowest bid. If TPA wants to proceed with ENS, then WSP recommends seeking clarity from the proponent to ensure all the scope is included in the pricing, before signing a contract agreement.

The following is based on the completeness of both the financial and the technical submissions ranked appropriately considering the lowest bid.

Proponent	Ranking
Precise ParkLink Inc	1
Energy Network Services Inc	2
Kudlak Baird (1982) Limited	3
Ferguson Electric Company Ltd	4

See attached to this letter both the technical and financial evaluation sheets as well as the average price from the proponents that informed ENS pricing analysis.

Considering the above and after the detailed review, WSP recommends that TPA move forward with Precise ParkLink Inc. for the contract award.

We would be pleased to provide any further information you require in consideration of this recommendation.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Paola Gomez'.

Paola Gomez, P.Eng., PMP®
Senior Project Manager / Team Lead
WSP Project Management

Technical Evaluation

Project: EV Charging Infrastructure at CP506, CP107, CP217, CP404, CP508 - 2024-CS-VAR-D50.1 - Submissions

Date: 20-Feb-24



Activity	Submitted						Comments					
	BEVCON	CANADA CONS. LTD	ENERGY NETWORK	FERGUSON ELECTRIC	KUDLAK-BAIRD	PRECISE PARKLINK	BEVCON	CANADA CONS. LTD	ENERGY NETWORK	FERGUSON ELECTRIC	KUDLAK-BAIRD	PRECISE PARKLINK
PASS/FAIL EVALUATION	FAIL	FAIL	PASS	PASS	PASS	PASS						
SIGNED SUBMISSION CHECKLIST	YES	YES	YES	YES	YES	YES						
REFERENCES	YES	YES	YES	YES	YES	YES						
PROJECT CONTACTS	YES	YES	YES	YES	YES	YES	PM: Adam Dellapenta Super: Jesus Hernandez	PM: Daniel Radetz Super: Marek Azymi	PM: Karl Laureysenes (VP of Emerging Technologies) Super: Sora Kenea (PC dedicated to EVSE projects)	PM: Mike O'Connell Super: Drew Saunders	PM: Dale Morrison Super: Richard Pal/Christopher Baker	PM: Jay Ryatt Super: George Bertsouklis
SUBCONTRACTORS LISTED	YES	YES	YES	YES	YES	NO						No listed. The assumption is they won't be using subs.
ACKNOWLEDGEMENT OF ADDENDA	YES	YES	YES	YES	YES	YES						
PRICING SCHEDULE B FORM	YES	YES	YES	YES	YES	YES						
COMPLETION DATE	YES	YES	YES	YES	YES	YES						
Construction Schedule	NO	YES	NO	NO	NO	YES		May 20 to Sep 6	May 20 to Sep 30. Not in compliance with end date (Sep 6)	May 22 to Sep 30. Not in compliance with end date (Sep 6)	Mar 20 to Aug 29. Not in compliance with timeframe provided (May 21 to Sep 6)	May 24 to Sep 5.
Company Profile Information	YES	YES	YES	YES	YES	YES						
Project Management Plan	NO	YES	YES	YES	YES	YES						
Health and Safety Plan	NO	YES	YES	YES	YES	YES						
COR Certification	YES	YES	YES	YES	YES	YES						
Waste Management and Disposal	NO	YES	YES	YES	YES	YES						
ADDITIONAL COMMENTS FROM DISCIPLINES							PM comments: Schedule was not met. QAQC issues, lighting was not completed satisfactorily, however, comments were addressed on time.		WK - EN didn't price for a Co-ordination Report for CP217. They're really low in general, either they're buying this job or they're going to fight for any extra they can get (I haven't had experience with them before)	Electrical: Positive experience in previous projects. LM- Did not include price for tie new fixtures into existing lighting control system	Electrical: Positive experience in previous projects.	If this contractor requires a sub, and is not disclosed in the tender docs, can represent a risk. Need to seek clarity if they will be completing all the work, even civil works.
EVSE PREVIOUS EXPERIENCE	YES	NO	YES	YES	YES	YES			TPA previous experience in car park improvement and renovation works (demo, earthwork, framing, glazing, carpentry, millwork, drywall, finishes)			
AGREEMENT TO BOND - FORM 1	YES	YES	YES	YES	YES	YES						
BID BOND - FORM 1	YES	YES	YES	YES	YES	YES						
CERTIFICATE OF INDEPENDENT BID DETERMINATION	YES	YES	YES	YES	YES	YES						

Financial Evaluation



Project: EV Charging Infrastructure at CP506, CP107, CP217, CP404, CP508 - 2024-CS-VAR-D50.1 - Submissions
Date: 20-Feb-24

	Fee (excluding HST)						Comments					
Activity	BEVCON	CANADA CONS. LTD	ENERGY NETWORK	FERGUSON ELECTRIC	KUDLAK-BAIRD	PRECISE PARKLINK	BEVCON	CANADA CONS. LTD	ENERGY NETWORK	FERGUSON ELECTRIC	KUDLAK-BAIRD	PRECISE PARKLINK
Ranking -->	FAIL	FAIL	2	4	3	1						
CP107	\$ 347,060.00	\$ 420,170.00	\$ 311,855.65	\$ 556,883.00	\$ 431,333.44	\$ 391,237.93	For lighting scope, their price is reasonable.	NEMA 3R Enclosure, the price is way too low for all the car parks. The lighting scope was the third lowest fee, almost half of the fee will go for the fixtures, then not much available for the rest of the scope.	Many line items were not priced in the Pricing Form, submitted as zero. WSP considers this as a risk. If TPA wants to move forward with this proponent, WSP recommends reaching out and getting pricing for each line item. Lighting pricing is too low, they probably cannot complete the lighting scope with that amount.	For lighting items, Ferguson was on the high end, above the average for all bidders.	The lighting scope was the second lowest fee, almost half of the fee will go for the fixtures, then not much available for the rest of the scope. Concrete pole was not priced for CP508.	Electrical section deviation in comparison to the other bidders. On the low side of the total CP217. For lighting scope, their price is reasonable.
CP217	\$ 234,950.00	\$ 313,860.00	\$ 150,462.82	\$ 257,857.00	\$ 308,311.75	\$ 168,649.00						
CP404	\$ 310,575.00	\$ 339,755.00	\$ 234,052.59	\$ 290,947.00	\$ 374,971.86	\$ 186,149.50						
CP506	\$ 357,770.00	\$ 433,230.00	\$ 278,913.54	\$ 392,354.00	\$ 362,036.87	\$ 354,244.92						
TOTAL	\$ 1,250,355.00	\$ 1,507,015.00	\$ 975,284.60	\$ 1,498,041.00	\$ 1,476,653.92	\$ 1,100,281.35						
Optional Pricing CP508	\$ 332,620.00	\$ 420,940.00	\$ 279,239.68	\$ 382,890.00	\$ 342,079.49	\$ 298,600.02						
Total with Optional Works AS SUBMITTED	\$ 1,582,975.00	\$ 1,927,955.00	\$ 1,254,524.28	\$ 1,880,931.00	\$ 1,818,733.41	\$ 1,398,881.37						
TOTAL (After Lowest Bid Analysis)	\$ 1,582,975.00	\$ 1,927,955.00	\$ 1,490,165.46	\$ 1,880,931.00	\$ 1,818,733.41	\$ 1,398,881.37						
Difference in \$ amount compared to lowest bid	\$ 184,093.63	\$ 529,073.63	\$ 91,284.09	\$ 482,049.63	\$ 419,852.04							