

October 29, 2024

Toronto Parking Authority
33 Queen Street East
Toronto, Ontario M5C 1R5

BID EVALUATION REPORT

Attention: Aquil Suleimanyar and Howard Jung.

RE: EVSE Supply and Installation– CP44, CP130, CP701, CP82, and CP48 (optional)
TPA #: 2024-CS-VAR-D50.3
CIMA #: T001697A

Please find below our bid evaluation for the supply and installation of electric vehicle supply equipment (EVSE) at the following car parks:

- CP44 (14 Fuller Avenue)
- CP130 (7 Bartlett Avenue)
- CP701 (197 Blantyre Avenue)
- CP82 (9 Emerson Avenue)
- Optional - CP48 (85 Lee Avenue)

The bids were received by TPA on October 22, 2024. TPA reviewed and forwarded seven bids to CIMA+ on October 23, 2024.

We trust you find the evaluation report complete but should you have any questions, please contact Mark Angus for follow up.



1 Executive Summary

The following bid evaluation report for this project that involves the supply and installation of electric vehicle supply equipment (EVSE) at various parking lots. The parking lots include four surface lots, and one optional surface lot. A total of seven bids were received and after reviewing each package, it's been established that Bevcon Construction has prepared the most desirable bid. They've submitted a bid that includes all necessary documentation as well as a proposed cost of \$998,700.00 (\$1,253,550.00 total).

2 Description of Work

2.1 CP44 (14 Fuller Avenue)

Contractor to supply and install equipment and perform the work with reference to tender package and addendums for the following scope of work:

- Six L2 EV chargers.
- Metering, main electrical center, distribution, and load panel.
- Two new light poles.
- Excavation and back fill for cable trench to Hydro new service, bike station, and license plate recognition system.
- Shave/pave and paint the stalls to be dedicated to electric vehicles.
- Signage including medallion, EV parking, wayfinding, and accessible parking.

2.2 CP130 (7 Bartlett Avenue)

Contractor to supply and install equipment and perform the work with reference to tender package and addendums for the following scope of work:

- Six L2 EV chargers.
- Metering, main electrical center, distribution, and load panel.
- One new light pole.
- Excavation and back fill for cable trench to Hydro new service, bike station, and license plate recognition system.
- Shave/pave and paint the stalls to be dedicated to electric vehicles.
- Signage including medallion, EV parking, wayfinding, and accessible parking.

2.3 CP701 (197 Blantyre Avenue)

Contractor to supply and install equipment and perform the work with reference to tender package and addendums for the following scope of work:

- Six L2 EV chargers.
- Metering, main electrical center, distribution, and load panel.
- One new light pole.



- Excavation and back fill for cable trench to Hydro new service, bike station, and license plate recognition system.
- Shave/pave and paint the stalls to be dedicated to electric vehicles.
- Signage including medallion, EV parking, wayfinding, and accessible parking.

2.4 CP82 (9 Emerson Avenue)

Contractor to supply and install equipment and perform the work with reference to tender package and addendums for the following scope of work:

- Six L2 EV chargers and two L3 EV chargers.
- Main electrical center, distribution, and load panel.
- One new light pole.
- Excavation and back fill for cable trench to Hydro new service, bike station, and license plate recognition system.
- Shave/pave and paint the stalls to be dedicated to electric vehicles.
- Signage including medallion, EV parking, wayfinding, and accessible parking.

2.5 CP48 (85 Lee Avenue)

- Six L2 EV chargers.
- Metering, main electrical center, distribution, and load panel.
- One new light pole.
- Excavation and back fill for cable trench to Hydro new service, bike station, and license plate recognition system.
- Shave/pave and paint the stalls to be dedicated to electric vehicles.
- Signage including medallion, EV parking, wayfinding, and accessible parking.

3 BIDS

3.1 Commercial

3.1.1 Number of Bids

Seven bids were submitted, and are listed below in alphabetical order:

- Bevcon Construction & Paving Ltd. (BCP)
- Black & McDonald (B&M)
- Canada Construction Ltd. (CC)
- Energy Network Services Inc. (ENS)
- Ferguson Electric Company Ltd. (FEC)
- Lifeline Electric (LE)
- Precise ParkLink Inc. (PP)



3.1.2 TPA Submission Checklist

The following items were listed as requirements in the bid package. Comments are provided where deemed applicable.

Submission Checklist	BCP	B&M	CC	ENS	FEC	LE	PP
Has your Tender been signed, sealed and witnessed?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Have you completed all schedules and prices in the Pricing Form?	Yes	Yes	Yes	Yes*	Yes	Yes	Yes
Have you completed and enclosed the Excel version of the Pricing Form?	No	Yes	No	No	Yes	No	No
Have you enclosed the Bid Bond?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Have you enclosed the Agreement to Bond, signed and sealed by your proposed Surety?	Yes	Yes	Yes	Yes	Yes	No	Yes
Have you enclosed the Certificate of Independent Bid Determination?	Yes	Yes	Yes	Yes	Yes	No	Yes
Have you enclosed proof of valid COR certification or equivalent OHS certification?	Yes	Yes	Yes	Yes	Yes	No	Yes
Have you indicated the number of Addenda included in the Tender Price?	Yes, four	Yes, four	Yes, four	Yes, four	Yes, four	Yes, four	Missing Final Addendum 4**
Have you noted the time for completion of work?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Have you listed your Subcontractors?	Yes, one listed	Yes, two listed	Yes, one listed	Yes, three listed	Yes, two listed	Yes, seven listed	Yes, one listed

Submission Checklist	BCP	B&M	CC	ENS	FEC	LE	PP
Have you listed your experience in similar work?	Yes, three were included with one involving EV Chargers	Yes, three included with all three involving EV chargers	Yes, three included with none involving EV chargers	Yes, several included with all involving EV chargers	Yes, many included with several involving EV Chargers	Yes, three included in Schedule B without description.	Yes, three included with all involving EV Chargers
Are the documents complete?	Yes	Yes	Yes	Yes	Yes	No	Yes

Table 1. TPA Submission Checklist

* - Have missing items in Pricing Form

** - Precise ParkLink did respond with the Pricing Form included in the final revision



3.1.3 Bonding Requirements

All bidders included a Bid Bond payable to Toronto Parking Authority in the amount of Ten Percent (10%) of the Tender amount.

All bidders except Lifeline Electric provided a copy of the Agreement to Bond, Schedule G – Form 1, completed and certified by a Surety Company licensed to conduct business in Canada, and acceptable to the TPA, covering the provision of a Performance Bond for 50% of the Contract price and a Labour and Material Payment Bond for 50% of the Contract price.

3.1.4 Similar Experience

All bidders provided a minimum of three (3) client references.

3.1.4.1 Bevcon Construction & Paving Ltd. (BCP)

There were three (3) project samples provided by BCP, one included EV charging. Key personnel were indicated for the sample projects.

BCP has been selected to perform the construction scope for other TPA EV Projects. TPA and CIMA+ had overall positive experience and are satisfied with BCP's performance. There were few change orders initiated by this contractor, and most of them were approved.

The respondents from reference checks shared their overall positive experience and satisfaction with the work completed and noted that they did deliver what is outlined in the scope of work. It was noted that the reference projects included work that BCP had completed in the past with the Toronto Parking Authority and based on this TPA would be familiar with their performance.

3.1.4.2 Black & McDonald Limited (B&M)

There were three (3) project samples provided by B&M, all included EV charging. Key personnel were indicated for the sample projects.

Reference checks were completed based on the provided reference projects. The Region of Peel - Electrical Vehicle Charging Stations, which was similar in scope to the current works was seen as favorable by Ashwani Sinha. There were no change orders initiated by the contractor, only by the client.

3.1.4.3 Canada Construction Ltd. (CC)

There were three (3) project samples provided by CC, none included EV charging. Key personnel were indicated for the sample projects.

We were able to contact their reference Ge-Hung Yee-Ching from the Toronto Parking Authority who indicated they were generally satisfied with their quality of work. However, it was also noted



that there were several issues experienced involving scope changes, change orders, and the project schedule.

A second reference named Martin Balgavy was contacted regarding CC's work on the Moorevale Park Clubhouse Renovation project. Martin also indicated satisfaction with their service and that the project was completed on time without scope changes.

3.1.4.4 Energy Network Services Inc. (ENS)

Of the twelve (12) project examples provided by ENS, all included EV charging. The proposed Project Manager and Site Superintendent names did not appear on any of the project examples.

ENS has been selected to perform the construction scope for TPA Phase 1. TPA and CIMA+ had overall positive experience and are satisfied with ENS's performance. There were few change orders initiated by this contractor, and most of them were approved.

The second ENS reference was for EV Chargers at the King City Project. The response from Brennen Filice was positive and included EV charger installation and commissioning. It was mentioned that the project went well under the leadership of the Project Manager used for this project, but it is not the same project manager listed in this proposal.

The third reference was for City of Kingston EV Charger project. The response from Dan McDougall was positive and included EV charger installation and commissioning. The project is currently underway and is being directed by the Project Manager that was included in this proposal.

3.1.4.5 Ferguson Electric Company Ltd. (FE)

There were ninety (90) project samples provided by FE including twelve (12) EV charging in the title.

The first provided reference was for the Supply and Installation of Electric Vehicle Charging Infrastructure for the City of Mississauga. The response from Imtiyaz Pirmohamed was positive. It was mentioned that the Project Manager named in this bid, handled the work well and was diligent at keeping the project on time even with supply issues.

The second project example was "Dufferin County EV Chargers at Various Sites Phase 1 and 2." The respondent, Sara MacRae, had only positive things to say. The Project Manager for this project was the same one that is named in this proposal, and it was noted that they had a good project tracking process. They had been praised to be resourceful and able to add value to the project in their recommendation when problems arose.

The final reference contacted was Flo/AddEnergie but they declined to comment.



3.1.4.6 Lifeline Electric (LE)

There were three (3) projects mentioned by LE in Schedule B, all included EV charging in the title. A reference check was not performed because this bidder did not include important documents such as the Bid Bond, Certificate of Independent Bid Determination, and proof of valid COR certification or equivalent OHS certification.

3.1.4.7 Precise ParkLink Inc. (PP)

There were three (3) project samples provided by PP, all included EV charging. Key personnel were indicated for the sample projects.

We were able to contact Mr. Carlo Cordi at the GTAA / Toronto Pearson Airport. It was mentioned that they are very diligent on keeping schedules and keeping projects on time. Their Project Manager on the EV project Jay Ryatt offers a service that is exceptional, in the way he manages the work. They take time to understand the request, they follow up and are transparent when they can't complete or offer a service. This makes them easy to work with and reliable.

3.1.5 Bid Determination

Except for Lifeline Electric, all vendors provided a copy of the Certificate of Independent Bid Determination, Schedule G – Form 2 with their bids.

3.2 Technical

3.2.1 General

All vendors included pricing for all items under General for all lots. However, ENS didn't provide a separate cost for all listed items in the Schedule B Pricing Form.

3.2.2 Service Upgrade & Power Distribution

All vendors met the technical requirements. However, ENS didn't provide a separate cost for all listed items in the Schedule B Pricing Form.

3.2.3 EV Charger Installation

All vendors included pricing for all items under EV Charger Installation for all lots.

3.2.4 Civil work

All vendors included pricing for all civil items for all lots.



3.3 Bid Pricing

3.3.1 Bid Pricing Review

After reviewing the bid prices of each submission, it was determined that Precise Parklink and Bevcon would be more seriously considered for this contract as they were the two lowest bids by a significant margin and managed to include all necessary documents. While comparing the two bids, it was noted that major discrepancies exist on various line items between contractor's submissions and in particular, the following items are of major concern:

1. Bonding/Grounding supply and installation: Bevcon's pricing seems high in comparison to the other submitted bids.
2. Distribution Center supply, assembly and installation: Precise ParkLink's pricing seems low in comparison to other projects of similar nature.
3. Concrete Encased Utility Duct Bank supply and installation: Precise ParkLink's pricing seems low in comparison to other submitted bids.
4. Dry Type Step Up Transformer supply and installation: Precise ParkLink's pricing seems low in comparison to other change orders received from Precise ParkLink on another TPA EV project.
5. L3 EV Charger supply and installation: Precise ParkLink's pricing seems high in comparison to other submitted bids.
6. Light Poles supply and installation: Precise ParkLink's pricing seems high in comparison to other submitted bids.
7. Lighting conduits supply and installation: Precise ParkLink's pricing seems high in comparison to other submitted bids.
8. E-Bike/License Plate Recognition supply and installation: Precise ParkLink's pricing seems high for CP44 & CP82 in comparison to other submitted bids.
9. EV Parking Medallion supply and installation: Precise ParkLink's pricing seems low in comparison to costs seen in previous TPA projects.

3.3.2 Project Cost Estimate versus Bids

To validate the project cost estimates, a costing consultant (Altus) was used to prepare a representative cost estimate for the scope of work. Table 2 below indicates the comparison of the vendors proposals to the Altus pricing. Cost consultants typically have very conservative numbers for specific equipment, such as the EV chargers. In this Cost Estimate the EV chargers were included, whereas the bidders will install free issued EV chargers.



	CP44	CP130	CP701	CP82	Total
BCP	\$231,600.00	\$212,650.00	\$236,200.00	\$318,250.00	\$998,700.00
B&M	\$380,274.46	\$259,344.42	\$298,805.81	\$374,373.46	\$1,312,798.15
CC	\$450,100.00	\$405,000.00	\$410,100.00	\$629,100.00	\$1,894,300.00
ENS	\$535,926.64	\$308,438.45	\$362,803.73	\$698,223.34	\$1,905,392.16
FEC	\$388,000.00	\$300,000.00	\$336,000.00	\$476,000.00	\$1,500,000.00
LE	\$505,650.00	\$476,800.00	\$471,100.00	\$657,150.00	\$2,110,700.00
PP	\$254,211.39	\$199,785.46	\$227,245.61	\$312,515.98	\$993,758.44
Altus	\$218,335.00	\$253,212.00	\$229,619.00	\$282,313.00	\$983,479.00

Table 2. Cost Estimate versus Bidder Pricing

3.3.3 Base Bid

The pricing for the contractors' bids for the **base scope** of work ranked as follows:

Rank	Contractor	Base Bid (Taxes Excluded)
1	Precise ParkLink Inc. (PP)	\$993,758.44
2	Bevcon Construction & Paving Ltd. (BCP)	\$998,700.00
3	Black & McDonald Ltd. (B&M)	\$1,312,798.15
4	Ferguson Electric Company Ltd. (FEC)	\$1,500,000.00
5	Canada Construction Ltd. (CC)	\$1,894,300.00
6	Energy Network Services Inc. (ENS)	\$1,905,392.16
7	Lifeline Electric (LE)	\$2,110,700.00

Table 3. Bid Price Ranking – Base Scope

A detailed Pricing Forms comparison for the ones that submitted the Excel version of Pricing Form, indicating the unit pricing for all items for all four lots can be found in Appendix B.

3.3.4 Optional Items

The proposal request included provisions for optional work at carpark CP48 located at 85 Lee Avenue.

	CP48	Total
BCP	\$254,850.00	\$1,253,550.00
B&M	\$268,989.38	\$1,581,787.53
CC	\$413,200.00	\$2,307,500.00
ENS	\$343,345.13	\$2,248,737.29
FEC	\$279,000.00	\$1,779,000.00
LE	\$473,600.00	\$2,584,300.00
PP	\$220,102.05	\$1,213,860.49
Altus	\$228,810.00	\$1,212,289.00



Table 4. Bidder Pricing for Optional Items

*Revised total includes totals from Table 2 added to optional items totals.

The pricing for the contractors' bids for the base scope of work and the retained optional work are ranked as follows:

Rank	Contractor	Base Scope and all options (Taxes Excluded)
1	Precise ParkLink Inc. (PP)	\$1,213,860.49
2	Bevcon Construction & Paving Ltd. (BCP)	\$1,253,550.00
3	Black & McDonald Ltd. (B&M)	\$1,581,787.53
4	Ferguson Electric Company Ltd. (FEC)	\$1,779,000.00
5	Energy Network Services Inc. (ENS)	\$2,248,737.29
6	Canada Construction Ltd. (CC)	\$2,307,500.00
7	Lifeline Electric (LE)	\$2,584,300.00

Table 5. Bid Price Ranking – Base Scope & all Options



4 Recommendation

The evaluation of the recommended bidder is based on Table 3 which provides pricing for the base work scope.

4.1 Recommendation Limited to this Bid

Some of the bids received which were much larger than the Altus cost estimate, however, multiple were comparable. The two lowest bids received were Bevcon Construction and Precise ParkLink who submitted packages with pricing that is so similar the difference is negligible. Other factors will be considered when determining a successful bidder.

Both Bevcon Construction and Precise ParkLink have completed similar contracts for previous TPA projects. During these contracts Bevcon Construction remained more responsive, provided deliverables/documents in a timely manner, and completed the work with fewer changes.

CIMA+ recommends that the contract be awarded to Bevcon Construction. The basis for this recommendation is they prepared a commercially competitive, technically acceptable bid. TPA has direct working knowledge with this contractor.

4.2 Total Project Budget

With the current volatile market pricing and delivery challenges, additional contingency is recommended in the project release amount.

Bevcon Construction's bid was very comparable to the cost consultant's estimate.

Based on the potential for additional work to be included in the contract award, CIMA+ has anticipated some additional construction management involvement to track and supervise the Bidder. The recommended amount is listed below under "Additional Consulting Fees for Services During Construction".

CIMA+ recommends the following total project budget:

Item Description	Price
Base Scope	\$998,700.00
Construction Contingency (approx. 30%)	\$299,610.00
Estimated Construction Cost	\$1,298,310.00
Consulting Fees for Services During Construction	\$92,696.60
Consulting Fees for Additional Services During Construction Contingency (approx. 30%)	\$27,808.98
Consulting Fees for Warranty Review	\$23,448.00



Estimated Project Cost Excluding taxes (rounded)	\$1,442,263.58
HST	\$187,494.27
Total Project Budget (rounded)	\$1,629,757.85

Table 6. Recommended Total Project Budget

The tenders are valid until 21 December 2024. In the current market conditions, there is no guarantee that the vendors will be able to hold their pricing after this date. Also, in order to meet the project completion date of 31 August 2025, it is recommended that the contract be awarded before 6 December 2024.

We trust that this meets with your expectations. CIMA+ welcomes the opportunity to further discuss any items.

MARK ANGUS, P.Eng.
Director / Energy and Resources

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