



TORONTO PARKING AUTHORITY

Internal Memorandum Award Memo

DATE: September 11, 2023
TO: President, Toronto Parking Authority
FROM: Vice President, Operations, Toronto Parking Authority
SUBJECT: Project No. 2023-CS-CP26-B10.1: 37 Queen St. E. - Priority Repairs

RECOMMENDATIONS

The Vice President, Operations, Toronto Parking Authority recommends that:

1) The President of the Toronto Parking Authority grant authority to award the Tender for the Priority Repairs at 37 Queen St. E (Car Park 26), to Maxim Group, in the amount of \$247,050.00 for base scope of work, plus \$22,350.00 heating contingency allowance plus \$60,000.00 of general contingency, being a sum total of \$330,550.00 excluding Harmonized Sales Tax (HST).

FINANCIAL IMPACT

The amount to award the contract for Priority Repairs at 37 Queen St E (Car Park 26), is \$247,050.00 for base scope of work, plus \$22,350.00 heating contingency allowance plus \$60,000.00 of general contingency, being a sum total of \$330,550.00 excluding Harmonized Sales Tax (HST).

Funding for the Contracting Services will be acquired using IO # 700481 - CP 26 Emergency Repairs (2023), Captor TPA908868-3, COT CPK463-03, as included in the approved TPA 2024 Capital Budget.

CALL SUMMARY

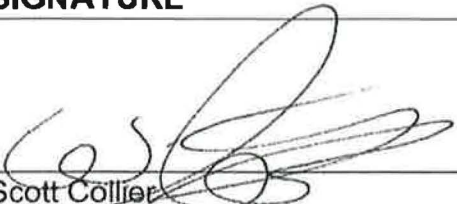
Priority repairs are required to address areas of concrete deterioration. TPA's consultant Sense Engineering prepared a tender package for priority repairs. A tender package was issued to five contractors on July 31, 2023. The RFP Closed on August 24, 2023, four (4)

CONTACT

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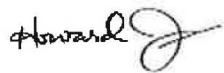
SIGNATURE



Scott Collier
President, Toronto Parking Authority



Jarrett McDonald
Vice President, Operations



Howard Jung
Director, Parking Infrastructure and Asset Management

ATTACHMENTS

Attachment 1: Summary of Bids



TORONTO PARKING AUTHORITY

INTERNAL MEMORANDUM CONTRACT AMENDMENT

DATE: September 25, 2023
TO: President, Toronto Parking Authority
FROM: Vice President, Operations, Toronto Parking Authority
SUBJECT: Project No. 2023-C-CP36-B10.1: 110 Queen Street West –Priority Repairs
WARDS: Spadina-Fort York – Ward 10

SUMMARY

As part of the Toronto Parking Authority's (TPA) State of Good Repair Plan (SOGR) for existing parking facilities, TPA completed a condition assessment for CP36. During the condition assessment, TPA's consultant, WSP Canada Inc. (WSP) identified areas of concrete deterioration requiring urgent repair and loose concrete removal. Priority repairs are required to address these areas of concrete and conduit deterioration.

TPA retained Sense Engineering Ltd. (Sense) on July 10th, 2023, for consulting services.

TPA completed a competitive procurement process with a Request for Tender (RFT) package, prepared by Sense, issued to six (6) bidders on August 25th, 2023. Six (6) compliant bids were received upon tender close on September 11th, 2023.

Following the close of tender and initial review of the bids by both TPA and Sense, a letter of recommendation for contract award was provided by Sense. TPA reviewed the recommendation letter and concurred with Sense's assessment.

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-CP36-B10.1 – Priority Repairs at Car Park 36 be awarded to Heritage Restoration Inc.

RECOMMENDATIONS

The Vice President, Operations, recommends that:

- 1) The President of the Toronto Parking Authority grant authority to award the Priority Repairs project located at 110 Queen Street West (Car Park 36) for 2023-CON-CP36-B10.1, to Heritage Restoration Inc., having submitted the lowest compliant bid and meeting all specifications in conformance with the Construction Tender requirements, in the amount of \$480,728.00 in base scope, plus \$18,000.00 in selected optional items, being the sum total of \$498,728.00 excluding Harmonized Sales Tax (HST).

FINANCIAL IMPACT

The amount to award the contract for 2023-CON-CP36-B10.1: 110 Queen St. W. (Carpark 36) – Priority Repairs is \$480,728.00 in base scope, plus \$18,000.00 in selected optional items, being the sum total of \$498,728.00 excluding Harmonized Sales Tax (HST).

Funding for the Priority Repairs at CP 36 is available in the approved TPA 2023 Capital Budget under TPA908374-1, CPK337-01, internal order 700111.

CALL SUMMARY COMMENTS

On August 25th, 2023, TPA issued a Request for Tender (RFT) for the construction services needed to carry out a priority repairs at Carpark 36. The RFT for these services was issued to six (6) bidders. The RFT closed on September 11th, 2023. Six (6) proposals were received and are listed below in the ascending order of their total base bid cost amount quoted without HST.

All bid submissions were evaluated by both TPA and Sense. The selection was guided by the bid price, ability to complete the work in the prescribed time, and conformance to tender documents.

Table 1: Summary of Bids Received

Rank	Proponent	Base Bid (A)	Total Optional Items Selected (B)	Total Fee (A+B, excl. HST)
1	Heritage Restoration Inc.	\$528,728.00	\$26,000.00	\$554,728.00
2	The Restorers Group Inc.	\$542,605.00	\$120,000.00	\$662,605.00
3	Roma Building Restoration Ltd.	\$628,895.00	\$73,000.00	\$701,895.00
4	Maxim Group General Contracting Limited	\$648,500.00	\$60,500.00	\$709,000.00
5	United Building Restoration Ltd.	\$648,600.00	\$80,600.00	\$729,200.00
6	Structural Contracting Ltd.	\$698,550.00	\$89,450.00	\$788,000.00

In addition to the base scope, optional bid items were included in the tender, which were reviewed by both TPA and Sense. 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 Sense's recommendations that optional item 1 (Cold Weather Heating) be included in the project.

After reviewing the total scope of work including optional items, the allowance for mechanical and electrical repairs was decreased based on feedback from Sense regarding investigation findings and total allowances included in the base scope. Sense engaged Heritage Restoration Inc., the lowest bidder, to confirm a revised bid price for the change in scope.

Following the close of tender, a letter of recommendation for contract award was provided by Sense. TPA reviewed the recommendation letter and concurred with Sense's assessment. It is recommended that the contract of work for 2023-CON-CP36-B10.1 – Priority Repairs at Car Park 36 be awarded to Heritage Restoration Inc.

COMMENTS

As part of the Toronto Parking Authority's (TPA) State of Good Repair Plan (SOGR) for existing parking facilities, TPA completed a condition assessment for CP36. During the condition assessment, TPA's consultant, WSP Canada Inc. (WSP) identified areas of concrete deterioration requiring urgent repair and loose concrete removal. Following the removal of loose concrete, WSP completed further review and identified additional areas of concrete deterioration requiring urgent repair. Priority repairs are required to address these areas of concrete and conduit deterioration.

TPA retained Sense Engineering Ltd. (Sense) on July 10th, 2023, for consulting services needed to review the site at the priority repair locations, investigate the embedded conduit impact by priority repairs, and complete the required design, tendering, permits, and construction administration services.

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Howard Jung, PEng, PMP
Director, Parking Infrastructure and Asset Management



Jarrett McDonald
Vice President, Operations



Scott Collier
President



INTERNAL MEMORANDUM CONTRACT AWARD

Contract Award for TPA Painting Retainer - Various Sites

Date: October 16, 2023
To: President, Toronto Parking Authority
Vice President, Operations, Toronto Parking Authority
From: Director, Parking Infrastructure and Asset Management, Toronto Parking Authority
Wards: Various

RECOMMENDATIONS

The Vice President, Operations, recommends that:

The President, Toronto Parking Authority (TPA) grant authority to award the contract for the implementation of a Master Services Agreement (MSA) for the painting and application of vinyl wraps to the walls and columns of various TPA garages and surface lots, to Almon Equipment Ltd, in the amount of an upset limit of \$450,000.00 plus HST over the course of three years.

FINANCIAL IMPACT

The amount to award the contract for No. 2023-CS-VAR-C010.70 - TPA Painting Retainer Various Sites is an upset limit of \$450,000.00 excluding HST.

Funding for TPA Painting Retainer – Various Sites is available in TPA908868-2, CPK463-03, IO 700436.

CALL SUMMARY

On July 20th, 2023 the TPA issued RFP No. 2023-CS-VAR-C010.70 – TPA Painting Retainer – Various Sites for the painting and application of vinyl wraps of various car parks throughout the city. The posting was made on MERX and was extended to previous vendors who have worked with the TPA other projects. There were no attendees for the non-mandatory site visits and only one vendor submitted any questions during the RFI period. The tender was created with an upset limit of

\$450,000. The bidders were required to provide unit pricing for the different tasks that would be expected of them, this included but was not limited to per stall paint pricing, per meter squared for both paint and vinyl finishes and per stall thermoplastic solutions. The RFP was set to close on August 11, 2023. However, upon a request for extension, the close was extended to August 18, 2023, bringing the total to four weeks on the market with one (1) bid received. The bid was reviewed by CIMA Canada Inc and TPA. The bid was found acceptable and recommended by CIMA Canada Inc.

COMMENTS

The TPA aims to implement a MSA for the painting and application of vinyl wraps to the walls and columns of various TPA garages and surface lots including, but not limited to, where Electric Vehicle (EV) chargers have been installed. The MSA will expire if not expended within three years of contract execution.

During this work, the parking stalls adjacent to the stalls where the work is being conducted will remain in operation. The scope of the construction activities will be limited to applicable stalls where possible and the enclosure of the work area will be ensured to prevent material damages or unnecessary risks to the public. From the lessons learned of the EV program, it was found to be prudent to have a vendor available who was aware of the TPA's painting and vinyl requirements and would be able to, on short notice, provide painting support for various locations.

CONTACT

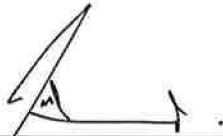
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