



REPORT FOR ACTION

Contract Award – 40 Larch Street (Car Park 150) Garage Restoration Project 2025-CON-CP150-B10

Date: February 14, 2025

To: Board of Directors, Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: Ward 10 (Spadina - Fort York)

SUMMARY

Over the past three years, the Toronto Parking Authority (TPA) has been committed to restoring, refurbishing, and enhancing the condition of its facilities. Our State of Good Repair (SOGR) strategy is a structured, facility-by-facility approach designed to systematically assess, repair, restore, and upgrade each site before moving on to the next. This proactive strategy ensures long-term asset sustainability and enhances user experience. By comprehensively addressing each facility, TPA ensures its assets remain safe, reliable, and aligned with evolving user expectations while also maximizing long-term value and operational efficiency.

The purpose of this paper is to seek authorization from the Board of Directors, Toronto Parking Authority, for the comprehensive garage restoration project located at 40 Larch Street (Car Park 150) valued at \$3.2 million in base scope, plus \$1.1 million in optional items allowance, plus \$990 thousand a contingency allowance, being the sum total of \$5.3 million excluding Harmonized Sales Tax (HST).

Car Park 150 is a 38-year-old, four (4)-level underground parking structure with 332 spaces, accessible from entrances on Dundas Street West and Spadina Avenue. The garage structure supports ground-level multi-story residential buildings owned and operated by Toronto Community Housing (TCHC). The gross revenues for 2024 are \$1.2 million, respectively, ranking as one of the TPA's top revenue-generating locations.

TPA retained Sense Engineering (GTA) Ltd. (Sense) in April 2024 to provide necessary consulting services to complete detailed design, tendering, permitting, and construction administration. Scope items were determined through a review of the existing Building Condition Assessment (BCA), as well as site reviews carried out by Sense to verify existing conditions.

The Request for Tender (RFT) package for Garage Restoration was issued on January 9, 2025, with seven (7) bids received upon tender close on February 3, 2025.

Based on the submission of a compliant bid, 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 2025-CON-CP150-B10 - Garage Restoration at 40 Larch Street (CP150) be awarded to Heritage Restoration Inc. The Garage Restoration is scheduled to start in April 2025 and the construction completion is scheduled for the fourth quarter 2026.

RECOMMENDATIONS

The President, Toronto Parking Authority recommends that:

The Toronto Parking Authority Board of Directors provide authority to the President, Toronto Parking Authority, to award the Garage Restoration project located at 40 Larch Street (Car Park 150) for 2025-CON-CP150-B10 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 \$3,155,943.42 in base scope, plus \$1,100,000.00 in optional items allowance, plus \$990,000.00 as a contingency allowance, being the sum total of \$5,245,943.42 excluding Harmonized Sales Tax (HST).

FINANCIAL IMPACT

The amount to award the construction contract for the 2025-CON-CP150-B10 - Garage Restoration at 40 Larch Street (Car Park 150) is \$3,155,943.42 in base scope, plus net \$1,100,000.00 in optional items allowance, plus \$990,000.00 as a contingency allowance, being the sum total of \$5,245,943.42 excluding Harmonized Sales Tax (HST).

Funding for this work is available in the approved TPA 2025 Capital Budget, TPA909081-1, Internal Order 700515.

DECISION HISTORY

N/A

COMMENTS

The Toronto Parking Authority (TPA) is taking necessary action consistent with our strategic priorities and reflected in capital budgets to rehabilitate the parking garage located at 40 Larch Street (Car Park 150).

Car Park 150 located at 40 Larch Street, is a 38-year-old, four (4)-level underground parking structure with 332 spaces, accessible from entrances on Dundas Street West and Spadina Avenue. The garage structure supports ground level multi story residential buildings owned and operated by Toronto Community Housing (TCHC). The gross revenues in 2023 and 2024 were \$1.0 million, and \$1.2 million respectively, demonstrating growth and profitability at this location. As part of the TPA's plan to ensure continued safe operation of existing parking facilities, TPA is planning to undertake a comprehensive garage restoration project at Car Park 150 located at 40 Larch Street, Toronto.

In October 2021 TPA retained RJC Engineers (RJC) to complete a BCA at Car Park 150. Based on the findings in the BCA report, it was identified that the parking garage requires comprehensive rehabilitation of asphalt and waterproofing, along with required concrete repairs and replacement of Mechanical and Electrical (M&E) systems, such as drainage, and exhaust fans.

TPA retained Sense Engineering (GTA) Ltd. (Sense) in April 2024 to provide necessary consulting services to complete detailed design, tendering, permitting, and construction administration. Scope items were determined through a review of the existing BCA, as well as site reviews carried out by Sense to verify existing conditions.

TPA worked with Sense through the design process to develop an RFT package for construction services to address the repair needs for the garage. The scope of work included major concrete repairs, waterproofing, asphalt replacement, drainage, and sump system replacement for the entire garage. The work was planned to be undertaken in phases to maintain car park operations.

TPA completed a competitive procurement process, with the Request for Tender (RFT) package issued to seven bidders on January 3, 2023, with seven (7) compliant bids received upon tender close on February 3, 2023.

All bid submissions were evaluated by both TPA staff and Sense. The selection was guided by the fee quoted, adherence to submission requirements, schedule duration, and acceptance of the terms and conditions noted in the RFT. A letter of recommendation for contract award was provided by Sense. TPA reviewed the recommendation letter and concur with Sense's assessment. A summary of the bids submitted can be seen in Table 1 below.

Table 1: Summary of Base Bids Received (2025-CON-CP150-B10 CP150 - Garage Restoration at 40 Larch Street)

Rank	Proponent	Total Fees
1	Heritage Restoration Inc.	\$ 3,144,943.42
2	Complete Concrete Restoration Ltd.	\$ 3,405,500.00
3	Restorers Group Inc.	\$ 3,731,535.00
4	Maxim Group General Contracting Limited	\$ 3,735,425.00
5	Structural Contracting Ltd.	\$ 3,742,190.00
6	Canmar Contracting Ltd	\$ 4,251,270.00
7	Kingsgate Restoration Inc.	\$ 4,267,950.00

Based on the submission of a compliant bid, 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 2025-CON-CP150-B10 - Garage Restoration at Car Park 150 be awarded to Heritage Restoration Inc. The Garage Restoration is scheduled to start in April 2025, with construction completion scheduled for the fourth quarter 2026.

CONTACT

Jarrett McDonald, Vice President, Operations, Toronto Parking Authority,
(437) 833-3363, Jarrett.McDonald@greenpmobility.com

Howard Jung, Director of Parking Infrastructure & Asset Management, Toronto Parking Authority, (437) 249-7391, Howard.Jung@greenpmobility.com

SIGNATURE

W. Scott Collier, President
Toronto Parking Authority

ATTACHMENTS

None