



## REPORT FOR ACTION CONTRACT AWARD

### Contract Award - 2025-CON-CP43-B10 Garage Restoration at 2 Church Street (Car Park 43 East)

**Date:** June 27, 2025

**To:** Board of Directors of the Toronto Parking Authority

**From:** President, Toronto Parking Authority

**Wards:** Ward 10

#### SUMMARY

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As part of the Toronto Parking Authority's State of Good Repair (SOGR) strategy to systematically assess and restore each facility, structural repair work is scheduled for the east half of Car Park 43, located at 2 Church Street.

The purpose of this paper is to seek authorization from the Board of Directors, Toronto Parking Authority, to award United Building Restoration Ltd. the contract for the garage restoration project located at 2 Church Street (Car Park 43) - East valued at \$3,636,800.00 in base scope, plus \$2,044,900.00 in optional items, plus \$1,704,510.00 as a contingency allowance, being the sum total of \$7,386,210.00 excluding Harmonized Sales Tax (HST).

State of Good Repair (SOGR) work on the west half of Car Park 43 commenced in 2023 and is on track for completion in September 2025. TPA is now preparing to initiate the next phase of rehabilitation on the east side of the facility, addressing key structural and system deficiencies, including concrete restoration, waterproofing, and drainage upgrades.

In March 2025, TPA retained Sense Engineering to develop the detailed repair strategy and manage the procurement and contract administration process. A competitive procurement process was conducted, resulting in seven (7) compliant bids. Following evaluation, United Building Restoration Ltd. is recommended for contract award under 2025-CON-CP43-B10 – Garage Restoration at Car Park 43.

Construction is scheduled to begin in Q3 2025, with anticipated completion by Q4 2027.

## **RECOMMENDATIONS**

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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 2 Church Street (Car Park 43) for 2025-CON-CP43-B10 to United Building Restoration Ltd., having submitted the lowest compliant bid and meeting all specifications in conformance with the Construction Tender requirements, in the amount of \$3,636,800.00 in base scope, plus \$2,044,900.00 in optional items, plus \$1,704,510.00 as a contingency allowance, being the sum total of \$7,386,210.00 excluding Harmonized Sales Tax (HST).

## **FINANCIAL IMPACT**

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The amount to award the construction contract for the 2025-CON-CP43-B10 – Garage Restoration at 2 Church Street (Car Park 43) \$3,636,800.00 in base scope, plus \$2,044,900.00 in optional items, plus \$1,704,510.00 as a contingency allowance, being the sum total of \$7,386,210.00 excluding Harmonized Sales Tax (HST).

Funding for this work is included in the approved TPA 2025 Capital Budget under TPA909079, CPK463-09, TPA Internal Order 700592.

## **CALL SUMMARY**

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The Toronto Parking Authority (TPA) initiated a competitive procurement process on May 28, 2025, with seven (7) compliant bids received upon tender close on June 20, 2025.

All bid submissions were evaluated by both TPA and Sense Engineering (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 concurred with Sense's assessment. A summary of the bids submitted can be seen in Table 1.

**Table 1:** Summary of Bids Received (2025-CON-CP43-B10 CP43 – Garage Restoration at 2 Church Street)

Rank	Proponent	Base Bid (A)	Total Optional Items (B)	Total Price (A+B)
1	United Building Restoration Ltd.	\$3,636,800	\$2,044,900	\$5,681,700
2	Roma Building Restoration Ltd.	\$3,802,500	<i>Incomplete Pricing <sup>1</sup></i>	<i>Incomplete Bid <sup>1</sup></i>
3	Structural Contracting Ltd.	\$4,109,400	<i>Incomplete Pricing <sup>2</sup></i>	<i>Incomplete Bid <sup>2</sup></i>
4	Maxim Group General Contracting Ltd.	\$4,397,165	\$1,297,650	\$5,694,815
5	The Restorers Group Inc.	\$6,141,360	\$981,599.97	\$7,122,960
6	CanMar Contracting Ltd.	\$5,716,530	\$1,758,200	\$7,474,730
7	Macdero Construction (Ontario) Ltd.	\$5,808,150	\$1,690,500	\$7,498,650

<sup>1</sup> Bid submission optional pricing was incomplete

<sup>2</sup> Bid submission did not include a schedule and optional pricing scope was incomplete

## DECISION HISTORY

At its meeting on July 26, 2022. The Board of Directors of the Toronto Parking Authority approved the award of the Exit Stairwell Rehabilitation at 2 Church Street (Car Park 43) to Ritestart Limited at a value of \$5.6M (Excluding HST).

[Agenda Item History - 2022.PA31.9](#)

At its meeting on May 10, 2023, The Board of Directors of the Toronto Parking Authority approved the award of the Concrete Repairs Phase 1 Project at 2 Church Street (Car Park 43 West) to Maxim Group General Contracting Ltd at a value of \$14.6M (Excluding HST). [Agenda Item History - 2023.PA4.8](#)

## COMMENTS

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. TPA is taking necessary action consistent with our strategic priorities and reflected in capital budgets to rehabilitate the parking garage located at 2 Church Street (Car Park 43).

Car Park 43 is a 42-year-old, six (6)-level parking structure with 2008 spaces in the St. Lawrence Market Neighbourhood. The garage includes an eight (8)-storey Toronto Community Housing building above the structure. Car Park 43 consistently remains as one of the top five (5) highest revenue-generating garages across TPA's portfolio, delivering gross revenue of \$4.57 Million in 2023, and \$3.66M in 2024 despite partial garage closure due to construction.

In 2022, TPA initiated an emergency project valued at \$4.3M to replace the heavily deteriorated steel stairs with new concrete-filled galvanized steel pans. This project was completed in June 2023, mitigating immediate public safety concerns.

In 2023, TPA launched a two-stage SOGR program at Car Park 43 to address critical structural and system deficiencies across the facility. Stage 1, initiated in 2023, focused on the west side of the garage and included full waterproofing and asphalt replacement, concrete restoration, and complete drainage system upgrades. This phase remains on track for completion by September 2025.

Following completion of Stage 1, Stage 2 has now commenced to rehabilitate the east side of the facility. The scope of work mirrors that of Stage 1 and includes concrete repairs, waterproofing replacement, and drainage system upgrades, ensuring a comprehensive restoration of the entire garage.

TPA retained Sense Engineering (GTA) Ltd. (Sense) on March 25, 2025, for consulting services needed to provide a plan/strategy to complete major repairs, and provide tendering, permitting, and contract administration services.

TPA completed a competitive procurement process, with the Request for Tender (RFT) package issued on May 28, 2025. Seven (7) compliant bids were received upon tender close on June 20, 2025.

All bid submissions were evaluated by both TPA 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 who found the base bid pricing to be fair and competitive, and the optional items to be good value for investment. TPA reviewed the recommendation letter and concurred with Sense's assessment and recommended optional scope. A summary of the bids submitted can be seen in Table 1.

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 2025-CON-CP43-B10 – Garage Restoration at Car Park 43 be awarded to United Building Restoration Ltd. The project is scheduled to start in July 2025, with construction completion scheduled by Q4 2027.

## **CONTACT**

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## **SIGNATURE**

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W. Scott Collier  
President, Toronto Parking Authority