



REPORT FOR ACTION CONTRACT AWARD

Contract Award – 2025-CON-CP58-B10 Garage Modernization Project at 9 Bedford Road (Car Park 58)

Date: June 27, 2025

To: Board of Directors of the Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: Ward 11 (University - Rosedale)

SUMMARY

As part of the Toronto Parking Authority's State of Good Repair (SOGR) strategy to systematically assess and restore each facility, garage modernization (refurbishment) work is scheduled for Car Park 58, located at 9 Bedford Road.

The purpose of this paper is to seek authorization from the Board of Directors, Toronto Parking Authority, award the garage modernization project located at 9 Bedford Road (Car Park 58) for 2025-CON-CP58-B10 to Ritestart Limited, having submitted the lowest compliant bid and meeting all specifications in conformance with the Construction Tender requirements, in the amount of \$633,400.00, plus \$126,700.00 as a contingency allowance, being the sum total of \$760,100.00 excluding Harmonized Sales Tax (HST).

Structural repairs at Car Park 58 included concrete patching, waterproofing, and asphalt resurfacing were completed in the first half of 2025. TPA is now prepared to advance to the modernization phase. This stage transitions Car Park 58 into TPA's modernization (refurbishment) program which focuses on customer-centric enhancements including upgraded signage, façade improvements, modernized payment systems, EV charging infrastructure, elevator replacements, and refreshed interior finishes.

The Request for Tender (RFT) was issued May 16, 2025, with three bids received by June 9, 2025. TPA recommends awarding the contract (2025-CON-CP58-B10) to Ritestart Limited, with construction starting August 2025 and completion expected in Q2 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 modernization project located at 9 Bedford Road (Car Park 58) for 2025-CON-CP58-B10 to Ritestart Limited, having submitted the lowest compliant bid and meeting all specifications in conformance with the Construction Tender requirements, in the amount of \$633,400.00, plus \$126,700.00 as a contingency allowance, being the sum total of \$760,100.00 excluding Harmonized Sales Tax (HST).

FINANCIAL IMPACT

The amount to award the construction contract for the 2025-CON-CP58-B10 - Garage Modernization at 9 Bedford Road (Car Park 58) is \$633,400.00, plus \$126,700.00 as a contingency allowance, being the sum amount of \$760,100.00 excluding Harmonized Sales Tax (HST).

Funding for this work is available in the approved TPA 2025 Capital Budget, TPA909079, CPK463-09, TPA Internal Order 700521.

CALL SUMMARY

TPA completed a competitive procurement process, with the Request for Tender (RFT) package issued on MERX on May 16, 2025, with two (2) compliant bids received upon tender close on June 9, 2025.

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

Table 1: Summary of Bids Received (2025-CON-CP58-B10 CP58 - Garage Modernization at 9 Bedford Road)

Rank	Proponent	Total Fees
1	Ritestart Limited	\$ 631,400.00
2	TruGrp Ltd.	\$ 641,600.00
3	Duron Ontario Ltd.	Disqualified

The tender submitted by Duron Ontario Ltd. was disqualified due to their temporary suspension from City of Toronto suspended and disqualified firms list as per City Council decision on March 26 and 27, 2025 agenda item 2025.GG19.17 for the period from March 27, 2025 to March 27, 2030.

In addition to the base scope, optional bid items were included in the tender, which were reviewed by TPA and Unit A. An additional scope item that was priced by Ritestart Limited and reviewed and recommended by Unit A is shown in Table 2.

Table 2: Summary of Recommended Optional Price items (2025-CON-CP58-B10 CP58 – Garage Modernization at 9 Bedford Road)

Item	Description	Price
OP3	Wayfinding sign D.4: supply and install with thermoplastic paint in lieu of oil paint.	\$ 2,000

Following a review of the optional pricing items by TPA and Unit A, it was determined that the inclusion of Optional Item OP3, substituting thermoplastic paint in place of oil-based paint, does not impact Ritestart Limited's remaining as the lowest bidder. TPA concurs with Unit A's recommendation to proceed with the inclusion of this optional item in the project scope.

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-CP58-B10 - Garage Modernization at Car Park 58 be awarded to Ritestart Limited. The Garage Modernization is scheduled to start in August 2025, with construction completion scheduled for Q2 2026.

DECISION HISTORY

At its meeting on December 12, 2022. The Board of Directors of the Toronto Parking Authority approved the award of the Garage Restoration at 9 Bedford Road (Car Park 58) to Complete Concrete Restoration Ltd. at a value of \$6.7M.

[Agenda Item History - 2023.PA1.11](#)

COMMENTS

Over the past three years, the TPA has prioritized the restoration and enhancement of its facilities through its SOGR Strategy. As part of this ongoing commitment, TPA is proceeding with the planned modernization of Car Park 58, located at 9 Bedford Road.

Built in 1987, Car Park 58 includes a surface lot and a four-level underground garage, offering approximately 399 parking spaces. The garage is integrated with the Yorkville Royal Sonesta Hotel at 220 Bloor Street West.

State of Good Repair (SOGR) structural work at Carpark 58 was completed in Q1 2025, addressing critical repairs to ensure the ongoing safety and structural integrity of the facility. This phase included concrete patching, waterproofing, asphalt resurfacing, and other key maintenance activities designed to extend the useful life of the garage and support continued safe operations.

Building on this foundation, TPA is now preparing to launch the next phase—a comprehensive SOGR modernization program. This refurbishment project will enhance

overall functionality, improve aesthetics, and elevate the customer experience. Planned upgrades include improved lighting, clearer signage, and enhanced wayfinding, all aimed at creating a more efficient, accessible, and welcoming environment. This work is aligned with TPA's strategic priorities and capital investment plan.

Importantly, this work will be coordinated with the installation of new Parking Access and Revenue Control System (PARCS) hardware and software, through the PARCS modernization program ensuring full alignment with TPA's broader strategy and capital investment plan.

In February 2025, the TPA retained a consultant to develop a comprehensive design package for the modernization of Car Park 58. Following site visits and review of documentation provided by TPA, Unit A identified recommended enhancements to the parking structure to improve functionality, aesthetics, and overall customer experience. Unit A subsequently delivered a detailed design package and supported TPA through the tendering, permitting, and construction administration phases. Throughout the design process, TPA worked with Unit A to develop a Request for Tender (RFT) package for construction services addressing the garage's modernization requirements.

The RFT package for Garage Modernization was issued for public tender on MERX, May 16, 2025, with two (2) bids received upon tender close on June 9, 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-CP58-B10 - Garage Modernization at 9 Bedford Road (Car Park 58) be awarded to Ritestart Limited. The Garage Modernization project is scheduled to start in August 2025, and the construction completion is scheduled for Q2 2026.

CONTACT

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SIGNATURE

Scott Collier
President, Toronto Parking Authority

ATTACHMENTS

None