

REPORT FOR ACTION CONTRACT AWARD

Contract Award 2025-CON-CP52-D3060 Vent Shaft Repairs at 40 York St. (Car Park 52)

Date: October 7, 2025

To: Board of Directors of the Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: Ward 10 - Spadina-Fort York

SUMMARY

As part of the Toronto Parking Authority's (TPA) ongoing State of Good Repair (SOGR) strategy to ensure continued safe operations of existing parking facilities, TPA must undertake emergency vent shaft repairs at Car Park 52 located at 40 York St. This emergency work aligns with TPA's established SOGR process and reflects our continued commitment to proactive infrastructure maintenance and public safety.

The purpose of this paper is to seek authorization from the Board of Directors, Toronto Parking Authority, to award Structural Contracting Ltd. for the vent shaft repair project located at 40 York Street (Car Park 52) valued at \$1,493,355.00 in base scope, plus \$113,850.00 in provisional items, plus \$500,000.00 as a contingency allowance, being the sum total of \$2,107,205.00 excluding Harmonized Sales Tax (HST).

In late 2023, significant deterioration was found in TPA's section of a shared vent shaft with TTC on the east sidewalk of University Avenue (see Attachment 1 photo No.1). TPA launched emergency repairs, including shoring in the parking garage and TTC space below, street hoarding around the vent grating, and removal of loose concrete (see Attachment 1 photos No.2 and No.3).

TPA retained the Sense Engineering (GTA) Ltd. to develop the detailed repair strategy and manage procurement and contract administration processes. A competitive procurement process was conducted, resulting in five (5) compliant bids. Following evaluation, Structural Contracting Ltd. is recommended for contract award under 2025-CON-CP52-D3060 - Vent Shaft Repairs at Car Park 52 (CP52).

Construction is scheduled to begin in Q4 2025, with anticipated completion by Q3 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 vent shaft repair project located at 40 York Street (Car Park 52) for 2025-CON-CP52-D3060 to Structural Contracting Ltd., having submitted the lowest compliant bid and meeting all specifications in conformance with the Construction Tender requirements, in the amount of \$1,493,355.00 in base scope, plus \$113,850.00 in provisional items, plus \$500,000.00 as a contingency allowance, being the sum total of \$2,107,205.00 excluding Harmonized Sales Tax (HST).

FINANCIAL IMPACT

The amount to award the construction contract for the 2025-CON-CP52-D3060 – Vent Shaft Repairs at 40 York St. (Car Park 52) is \$1,493,355.00 in base scope, plus \$113,850.00 in provisional items, plus \$500,000.00 as a contingency allowance, being the sum total of \$2,107,205.00 excluding Harmonized Sales Tax (HST).

Funding for this work is included in the approved TPA 2025 Capital Budget under TPA909079, CPK472-01, TPA Internal Order 700592.

CALL SUMMARY

The Toronto Parking Authority (TPA) initiated a competitive procurement process on August 15, 2025, with six (5) compliant bids received upon tender close on September 11, 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.

Rank	Proponent	Base Bid (A)	Total Optional Items (B)	Total Price (A+B)
1	Structural Contracting Ltd	\$1,493,355	\$113,850.00	\$1,607,205.00
2	Verdi Alliance Group of Companies	\$1,584,840	\$133,300.00	\$1,718,140.00
3	Maxim Group General Contracting Limited	\$1,608,600	\$156,300.00	\$1,764,900.00
4	Heritage Restoration Inc.	\$1,632,086	\$156,216.00	\$1,788,302.00
5	Canmar Contracting Ltd	\$1,676,300	\$73,500.00	\$1,749,800.00

Table 1: Summary of Bids Received (2025-CON-CP52-D3060 CP52 – Vent Shaft Repairs at 40 York Street)

COMMENTS

As part of the Toronto Parking Authority's (TPA) plan to ensure continued safe operations of existing parking facilities (State of Good Repair Plan, SOGR), TPA is planning to undertake vent shaft repairs at Car Park 52 (CP52) located at 40 York St.

CP52's structure runs underneath University Avenue between King St. West and Front St. West. The garage consists of 2 levels with the lowest level sitting above the Toronto Transit Commission's (TTC) Yonge-University subway line. Through a building condition assessment (BCA) at the facility, severe concrete deterioration was discovered within the TPA vent shaft. TPA's consultant for the BCA, Morrison Hershfield, provided a letter identifying the need for emergency shoring to be installed within the vent shaft. TPA retained a shoring engineer, LFLongo Engineering, and a contractor, Structural Contracting Ltd, to implement shoring in the interim while a permanent repair solution could be developed.

TPA retained Sense Engineering (GTA) Ltd. (Sense) on December 22, 2023, for consulting services needed to provide design services for long-term repairs, and tendering, permitting, and contract administration services.

In addition to the TTC subway line being below the garage, to the north and south of the TPA vent shaft, are two TTC vent shafts. As a result, coordination and approvals from TTC are required for visiting the TTC space and to perform work within the vent shaft. After numerous iterations of review and revisions, TPA received approval for the design of the repairs from TTC in July 2025.

TPA completed a competitive procurement process, with the Request for Tender Package issued on August 18th, 2025. Five (5) compliant bids were received upon tender close on September 11th, 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-CP52-D3060 – Vent Shaft Repairs at Car Park 52 be awarded to Structural Contracting Ltd. The project is scheduled to start in Q4 2025, with construction completion scheduled by Q3 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

Attachment 1: Vent Shaft Photos

Attachment 1 - Vent Shaft Photos

Photo 1: 2023 Vent Shaft Condition

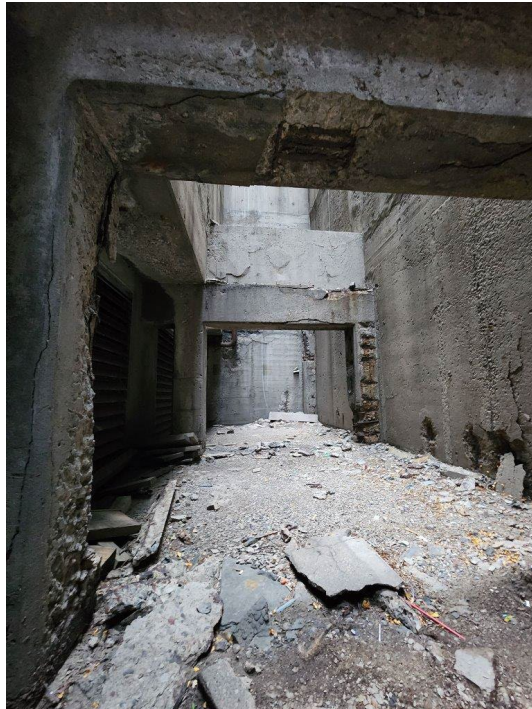


Photo 2: Current Vent Shaft Condition with Emergency Shoring and Scaffolding

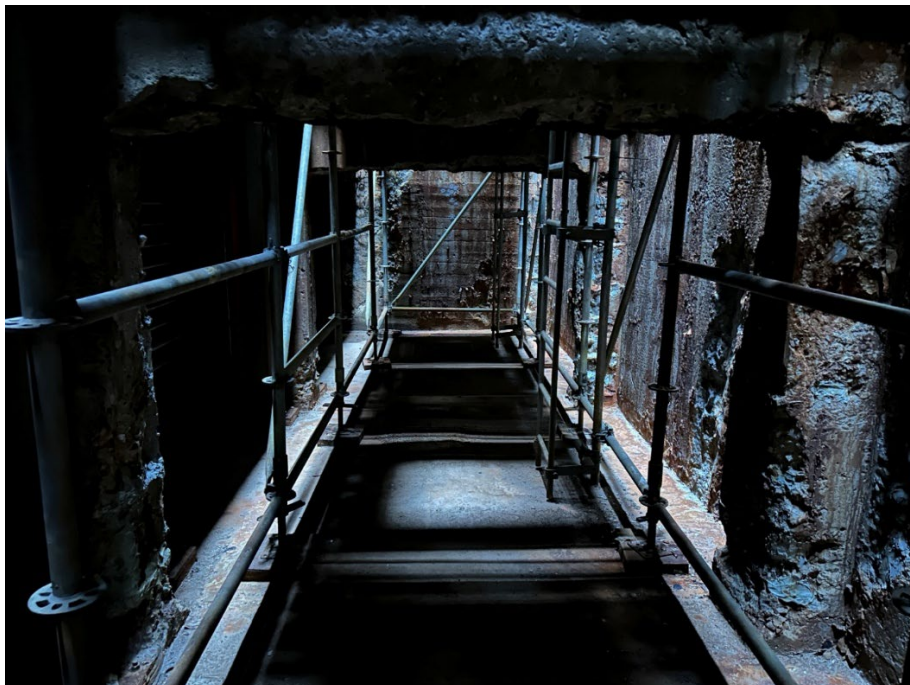


Photo 3: Fencing at University Ave. around Vent Shaft

