

REPORT FOR ACTION

Parking Lot CP853 Rehabilitation

Date: June 4, 2026

To: The Board of Governors of Exhibition Place

From: Don Boyle, Chief Executive Officer

Wards: Ward 10 - Fort York - Spadina

SUMMARY

This report recommends approving a contract with Tony Battista Paving Inc. of Mississauga, Ontario for the Parking Lot CP853 Rehabilitation project. The tender for this contract was issued on March 23, 2026, through Exhibition Place Purchasing and Materials Stores via the Bonfire Online Procurement System, and the recommendation is to award the contract to the lowest compliant bidder meeting tender requirements and specifications within the available budget.

This project is time-sensitive due to seasonal weather and the need to prevent further site deterioration. Deferring work would accelerate pavement failure, raise long-term costs, and risk disruptions during major events.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board approve the award of Contract No. 87924-26 (RFT No. EP105-2026) to Tony Battista Paving Inc. of Mississauga, Ontario for the rehabilitation of Parking Lot CP853 in the amount of \$2,039,985.00 which includes a cash allowance of \$50,000.00 but excludes HST; this being the lowest compliant tender submission received following the public tendering of the project.

FINANCIAL IMPACT

The financing for this project is included within the approved Exhibition Place 2026 Capital Works State of Good Repair Program.

DECISION HISTORY

The Exhibition Place 2022-2026 Strategic Plan has identified Protecting and Spotlighting our Assets Goal to ensure that our State of Good Repair Program and processes are adequately linked to our capital plan.

At its meeting of October 31, 2025, the Board approved the 2026 Capital Works Program budget.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.EP19.3>

COMMENTS

Background

The CP853 Parking Lot at Exhibition Place, encompassing approximately 240,000 square feet, is a heavily used parking and event-supporting facility that has now reached a condition requiring full rehabilitation. While localized repairs have been completed over the years to address immediate deficiencies, the asphalt pavement has deteriorated significantly, resulting in widespread cracking, uneven surfaces, and reduced operational performance. Lighting levels across the lot are inconsistent due to the placement of aging light fixtures, creating visibility and safety concerns during evening and event operations. The site also lacks clearly delineated pedestrian walkways, leading to conflicts between vehicles and foot traffic. The perimeter is enclosed by outdated posts set in pre-cast concrete bases, which detract from the appearance and functionality of this prominent public-facing area.

The parking lot has exceeded its intended service life and requires a complete rehabilitation to restore functionality, improve safety, and enhance the visitor experience. The proposed project includes full reconstruction of the asphalt pavement structure; installation of new energy-efficient LED lighting—replacing ten existing poles with six taller, higher-performance light standards—and the addition of new power, water, and drain services to support Exhibition Place tenants and CNE operations. The scope also includes localized regrading to improve drainage, construction of new perimeter concrete walkways, installation of decorative removable parking blocks, and the introduction of EV charging stations to support growing sustainability requirements and future operational needs.

Rehabilitation work will be scheduled post FIFA and the CNE. Capital Works staff have shared project design drawings with the security, parking, operations, events including ShowTech Power and Lighting and the CNEA to seek their inputs and to accommodate their requirements.

These improvements will provide a long-overdue modernization, enhance traffic flow, increase parking capacity, improve pedestrian safety, expand utility servicing, and reset the service life of this essential asset for decades to come, ensuring it continues to support major events and daily operations at a high standard.

Tender Process

The tender for this contract was originally issued on February 12, 2026, and closed on March 10, 2026. No compliant bid was received at the conclusion of the original tendering process. The tender was re-issued on March 23, 2026, through the Exhibition Place Purchasing and Materials Stores via Bonfire Online Procurement System and closed on April 16, 2026. Four (4) bidders attended the mandatory site tour meeting, and four (4) submissions were received, of which (3) were compliant with the tender requirements. The compliant bidder(s) price submission, excluding HST, is as shown in the following Table1:

Table 1: Tender Price Submission and the Recommended Contract

Bidder	Base Bid Price Received	Recommended Total Contract Price
Tony Battista Paving Inc.	\$2,039,985.00	\$2,039,985.00
Ashland Construction Group Ltd.	\$2,304,872.00	
Maple-Crete Inc.	\$3,112,789.07	
Four Seasons Site Development Ltd.	*Non-compliant	

*Non-compliant - did not meet the mandatory tender submission requirements.

The lowest compliant bidder, Tony Battista Paving Inc. meets or exceeds all tender requirements including those of qualification and experience. Staff and the Board Consultant have reviewed the bids and based on Battista Paving Inc.'s safety record and experience with related projects, staff recommend awarding the contract to Tony Battista Paving Inc.

Tony Battista Paving Inc. employs a team of 25 full-time and seasonal staff and has been delivering paving, concrete, and parking lot restoration services for more than 70 years. Over the past five years, the Contractor has completed numerous large-scale, time-sensitive parking lot projects for major clients such as Honda Indy, Cinespace Studios, Delta Bingo & Gaming, The Pulpit Club, and Mercedes. Their portfolio also includes extensive work at the Exhibition Place, including parking lot and roadway paving, concrete walkway repairs, and other site-improvement projects, demonstrating a strong understanding of the property's operational needs and performance expectations.

The recommended construction price of \$2,039,985.00 excluding HST will be funded from the approved 2026 State of Good Repair Capital Budget.

This recommendation is contingent upon approval by the Office of the City CFO & Treasurer and of the Surety Company proposed by the successful bidder for the supply of the bonding requirements. It is also subject to the City Fair Wage Office confirming that the recommended contractor and its subcontractors maintain wage rates and working conditions in accordance with Toronto Workers' Rights requirements.

CONTACT

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SIGNATURE

Don Boyle
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