



REPORT FOR ACTION CONTRACT AWARD

Contract Award – 2026-CS-VAR-E1030 Security Enhancements - Pedestrian Access Controls Implementation Retainer

Date: May 8, 2026

To: Board of Directors of the Toronto Parking Authority

From: President, Toronto Parking Authority

Wards: All

SUMMARY

The purpose of this report is to obtain approval from the Toronto Parking Authority (TPA) Board of Directors to award a contract to Smith and Andersen Consulting Engineering in the amount of \$1,200,000 to provide consultant design support and construction oversight services for infrastructure upgrades to support the Security Enhancements - Pedestrian Access Controls Implementation at twelve (12) car parks.

At its meeting on May 15, 2025, the Toronto Parking Authority Board of Directors received Management's security approach and framework. As part of that discussion, TPA outlined its intent to implement pedestrian access controls at parking garages that meet the criteria for upgrade.

At its meeting on July 17, 2024, the TPA Board of Directors approved the procurement of a Parking Access and Revenue Control System (PARCS). The PARCS includes pedestrian access control capabilities designed to enhance safety and deter unauthorized access and antisocial behaviour.

With this new capability, TPA must undertake base building infrastructure upgrades at twelve (12) selected parking facilities to support the successful implementation of pedestrian access controls and related safety and security enhancements. The pedestrian access control capabilities will require modifications to the existing design of pedestrian doors and the installation of roll-up vehicle doors. The scope of work includes upgrades to building systems, including fire and life safety systems and HVAC, as well as electrical and mechanical infrastructure, entrance and exit circulation elements, and other foundational components necessary to support ongoing operations, modernization initiatives, and future growth.

To support delivery of this work, TPA intends to award a contract for design, technical advisory, and construction oversight services. The consultant will coordinate with internal stakeholders, obtain permit approvals when required, conduct site reviews and inspections, and support implementation of the required infrastructure upgrades. Awarding a single contract will promote consistent design standards, streamline project delivery, and provide effective oversight throughout the program, helping ensure TPA's parking facilities remain safe, reliable, resilient, and capable of supporting future technology and security enhancements.

Implementation of pedestrian access controls is expected to allow TPA to re-allocate approximately \$500,000 to \$600,000 annually from its security services (OPEX) budget to other locations that are not suitable for pedestrian access control upgrades. Prototype results from Car Park 262, located at 10 Soho Street, demonstrate the effectiveness of this approach. Since pedestrian access controls were implemented in June 2023, security incidents have declined from a pre-implementation peak of 205 incidents per month to an average run rate of approximately six incidents per month versus the 24-month period ending December 2025, representing an approximate 97% reduction.

RECOMMENDATIONS

The President, Toronto Parking Authority recommends that:

- 1) The Board of Directors of Toronto Parking Authority provide authority to the President, Toronto Parking Authority, to execute retainer agreements for RFP 2026-CS-VAR-E1030 Security Enhancements - Pedestrian Access Controls Implementation Retainer to Smith and Andersen Consulting Engineering to provide design and contract administration services on an as-required basis through June 30, 2028, for a combined total amount not to exceed \$1,200,000 (excluding HST).

FINANCIAL IMPACT

The total potential contract award value for design and contract administration services provided by the consultants included in the contract for the 2026-CS-VAR-E1030 - Security Enhancements - Pedestrian Access Controls Implementation Retainer is \$1,200,000 excluding Harmonized Sales Tax (HST).

Funding for the potential work to be completed is included in the approved TPA's 2025-2027 Capital Budget, TPA909079, TPA Internal Order 700521.

CALL SUMMARY

TPA completed a Request for Proposal (RFP) package issued on MERX on March 9, 2026, with five (5) compliant bids received upon tender close on April 7, 2026.

All bid submissions were evaluated by TPA staff. The selection was guided by the submission requirements, and acceptance of the terms and conditions noted in the RFP. A summary of the bids submitted can be seen in Table 1.

Table 1: Vendor Score Summary

Vendor	Total Score (out of 100)
Smith and Andersen Consulting Engineering	87.17
AXIA Design Associates Inc.	83.24
Green PI Inc.	82.17
Paul Didur Architect Inc.	78.97
EXP Services Inc.	77.93

Based on the evaluation completed by TPA staff in accordance with the proposal evaluation scoring breakdown in the RFP, the top proposal was submitted by Smith and Andersen Consulting Engineering.

DECISION HISTORY

At its meeting on July 17, 2025, the Board of Directors of the Toronto Parking Authority approved item PA15.11 – Parking Access Revenue Control Systems (PARCS) Contract Award Negotiation Selection, to begin negotiations and execute a contract with a vendor to supply PARCs hardware and software solutions.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PA15.11>

At its meeting on May 15, 2025, the Board of Directors of the Toronto Parking Authority approved item PA14.11 - Toronto Parking Authority Security Approach and Framework. The item outlined the TPA's security approach and framework in response to November 13, 2024, City Council adopted Item IE17.5, "Enhanced Nighttime Security at Green P Parking Facilities."

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PA14.11>

At its meeting on November 13, 2024, City Council adopted Item IE17.5, "Enhanced Nighttime Security at Green P Parking Facilities." The item requested the Toronto Parking Authority to review and consider a universal security protocol for their garages and parking lots and to provide a summary of the current security approach and assessment framework used to allocate security resources at Toronto Parking Authority facilities. It also requested that TPA undertake a safety audit of Car Park 150 located at 40 Larch Street.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.IE17.5>

At its meeting on June 26, 2019, the Board of Directors of the Toronto Parking Authority adopted item PA7.5, providing authority for the President, TPA to enter into a Service Level Agreement with the Corporate Security Section of Corporate Real Estate Management for the purpose of Corporate Security assuming management and oversight responsibility of TPA's security program.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.PA7.5>

COMMENTS

The purpose of this report is to seek approval from the Toronto Parking Authority (TPA) Board of Directors to award a single retainer contract to Smith and Andersen Consulting Engineering in the amount of up to \$1,200,000, excluding HST, to provide consultant design support, technical advisory, and construction oversight services for infrastructure upgrades required to support pedestrian access controls at twelve (12) parking facility locations.

At its meeting on July 17, 2025, the TPA Board of Directors approved the procurement of a Parking Access and Revenue Control System (PARCS). PARCS includes pedestrian access control capabilities designed to enhance safety, deter unauthorized access and antisocial behaviour, and improve the overall security of TPA parking facilities.

At its meeting on May 15, 2025, the TPA Board of Directors received Management's security approach and framework. As part of that discussion, TPA outlined its intent to implement pedestrian access controls at parking garages that meet the criteria for upgrade.

The level of pedestrian access control required at each facility is determined on a case-by-case basis, considering factors such as customer and staff insights, threat assessments, internal security practices, external standards and benchmarking, City and TPA policies, stakeholder input, and cost-effectiveness. A key design principle is to balance accessibility with asset security, recognizing that TPA facilities are intended to provide broad public access and, in many cases, are not continuously monitored.

Upgrading the infrastructure at the twelve (12) selected locations will strengthen existing security measures, improve the overall parking experience, and elevate cleanliness and safety standards. These enhancements support our ongoing commitment to reducing risk/incidents, connecting more effectively with customers, building a great place to work, and lowering both operational and security-related costs.

Implementation of pedestrian access controls is expected to support a more efficient and targeted security operating model. Based on current estimates, TPA anticipates the ability to reallocate approximately \$500,000 to \$600,000 annually from its security services operating budget to locations that are not suitable for pedestrian access control upgrades and continue to require conventional security coverage.

Prototype results from Car Park 262, located at 10 Soho Street, demonstrate the effectiveness of this approach. Since pedestrian access controls were implemented in June 2023, security incidents have declined from a pre-implementation peak of 205 incidents per month to an average run rate of approximately six incidents per month versus the 24-month period ending December 2025, representing an approximate 97% reduction.

Following implementation, each location will be reassessed to determine whether existing guard service levels can be adjusted, including opportunities to transition from static 24/7 coverage to mobile patrol services where appropriate. Improved access control is also

expected to reduce vandalism and related repair and replacement costs within TPA's facilities maintenance program.

As part of TPA's broader PARCS modernization initiative, base building infrastructure upgrades are required at selected parking facilities to support the successful implementation of pedestrian access controls and related safety and security enhancements.

The scope of work will include upgrades to garage entry and exit systems, pedestrian and vehicle access controls, security infrastructure, electrical and mechanical systems, fire and life safety systems, HVAC, circulation elements, and other foundational building components required to support safe, reliable, and efficient operations.

The specific upgrades will vary by site and will be tailored to address existing conditions, operational requirements, infrastructure readiness, and future system integration needs.

To support delivery of this work, TPA intends to award a single retainer contract to Smith and Andersen Consulting Engineering for design support, technical advisory, contract administration, and construction oversight services. The consultant will support work across multiple car park locations, obtain permit approvals when required, coordinate with internal stakeholders and external contractors, conduct site investigations, prepare design documentation, review shop drawings, undertake inspections, and monitor implementation to ensure work is completed in accordance with TPA standards and project objectives. Awarding a single contract will promote consistency in design standards, streamline project delivery, and provide effective oversight throughout the modernization program.

These improvements support TPA's ongoing commitment to reducing risk and security incidents, improving customer and employee safety, enhancing asset performance, and ensuring TPA's parking facilities remain reliable, resilient, and capable of supporting future technology and security enhancements.

Based on the evaluation of proposals received through the procurement process, TPA recommends awarding the contract for the Safety, Security, Vehicle and Pedestrian Access Controls Modernization Retainer to Smith and Andersen Consulting Engineering in the amount of up to \$1,200,000, excluding HST. The recommended award reflects the vendor's demonstrated experience, technical approach, and ability to provide consistent, high-quality consulting services across multiple TPA parking facilities.

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SIGNATURE

W. Scott Collier, President
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