



REPORT FOR ACTION CONTRACT AWARD

Contract Award - Customer Experience and Electrification Improvements Consultant - Surface Lots - 2026-CS-VAR-D5010

Date: September 25, 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 seek approval from the Toronto Parking Authority (TPA) Board of Directors to award a single retainer contract to Smith and Andersen Consulting Engineering, in an amount up to \$1,500,000, excluding Harmonized Sales Tax (HST), for consulting engineering services to support infrastructure modernization, customer experience improvements, and electrification upgrades across TPA's surface parking portfolio.

The proposed contract will support a coordinated, multi-site program of improvements intended to modernize TPA's surface parking facilities, enable future electrification initiatives, including Bike Share Toronto electrification where applicable, and improve the safety, functionality, reliability, and customer experience of these locations. The work will also establish greater consistency in design standards and provide coordinated technical oversight from initial planning and feasibility through design and construction.

The consultant will provide professional services including feasibility and design studies, electrical capacity assessments, permit coordination, site reviews and inspections, contract administration, construction oversight, and implementation support. The scope may include upgrades and reconfiguration of electrical and mechanical infrastructure, safety systems, site circulation and access, electrification readiness, and other related improvements across various TPA surface parking facilities.

Awarding a single retainer contract will allow TPA to apply consistent technical and design standards across multiple projects, reduce duplication of effort, streamline project delivery, and maintain continuity of professional oversight as individual projects progress from planning through construction.

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 award the Detailed Design Consultant Contract for RFP2026-CS-VAR-D5010, to Smith and Andersen Consulting Engineering, having submitted the highest scoring proposal and meeting all the requirements from the Request for Proposal (RFP), in the amount of \$1,500,000, excluding Harmonized Sales Tax.

FINANCIAL IMPACT

The amount to award this multi-year contract for the Customer Experience and Electrification Improvements – Surface Lots project is \$1,500,000, excluding HST.

Funding for the Customer Experience and Electrification Improvements – Surface Lots project is included in the approved TPA's 2025-2027 Capital Budget, TPA909079, and TPA Internal Order 700521. The consultants will be retained through a multi-year contract with work extending through 2027, 2028, 2029, with the option to extend for an additional two years.

CALL SUMMARY

An RFP for the consultant services was issued on July 29, 2026., through an open invitation on MERX. Four (4) proposals were received and four (4) were all deemed to be compliant.

The scope of consultant services is to assess current site conditions, electrical capabilities and provide design and construction administration for infrastructure improvement to support implementation of new technologies from project initiation to closure. Possible infrastructure upgrades that are considered include conduit reconfiguration, electrical service and network improvements, and other make-ready infrastructure.

The contract will be awarded to the highest-scoring consultant and will be established as a multi-year agreement with work extending from 2027 through 2029, with the option to extend the term for an additional two years.

The grading criteria in Table 1 were defined in the RFP, and the technical scoring was completed by the TPA evaluation team.

Table 1: Evaluation Results

	Company	Phase 1: Mandatory Submission Requirements	Phase 2: Technical Submission Score (Out of 80)	Phase 2: Technical Submission Result	Phase 3: Financial Costs Score (Out of 20)	Total Score (Out of 100)
1	Smith and Andersen Consulting Engineering	Passed	66.94	Passed	20.00	86.94
2	CIMA + Canada Inc	Passed	59.33	Passed	12.59	71.92
3	Stantec Inc	Passed	58.50	Passed	10.69	69.19
4	Mott MacDonald Canada Ltd	Passed	46.56	Passed	15.69	62.24

TPA recommends awarding the retainer for the Customer Experience and Electrification Improvements – Surface Lots project to Smith and Andersen Consulting Engineering. As shown in Table 1, Smith and Andersen Consulting Engineering, received the highest score across all evaluation metrics. This evaluation was guided by the fee quoted, technical capabilities of the consultant, submission requirements, and acceptance of the terms and conditions noted in the RFP.

DECISION HISTORY

N/A

COMMENTS

Over the past five years, the Toronto Parking Authority (TPA) has undertaken a significant program of State of Good Repair (SOGR) and infrastructure modernization, with investments primarily focused on its parking garages. These investments have improved facility condition, safety, security and operational functionality, while introducing modern technologies, including the modernization of TPA's Parking Access and Revenue Control Systems (PARCS).

Building on the experience and lessons learned from these investments, TPA is now extending its modernization program to its surface parking portfolio through the Customer Experience and Electrification Improvements project. This next phase will focus on rehabilitating and upgrading site infrastructure and amenities, improving safety and accessibility, enhancing the customer experience, and expanding electrical capacity to support the evolving operational requirements of Green P Parking and Bike Share Toronto (BST).

Many of TPA's surface parking facilities were originally designed for traditional parking operations, with limited or no electrical infrastructure to support modern technologies and customer amenities. As TPA expands its mobility services and introduces new

customer-facing technologies, access to reliable 120V and 240V electrical power is becoming increasingly important.

In addition to addressing traditional site infrastructure, including pavement, curbs, wheel stops, bollards, pedestrian pathways and traffic circulation, the project will support electrical upgrades that enable enhanced lighting, closed-circuit television (CCTV), digital wayfinding, customer information displays, digital advertising and e-bike charging.

Taking a coordinated approach to these improvements will allow TPA to address existing infrastructure needs while establishing the electrical capacity and supporting infrastructure required for future customer service and mobility initiatives.

For Green P Parking customers, the proposed improvements will create opportunities to introduce modern amenities and customer-facing technologies across TPA's surface parking portfolio. These may include illuminated and digital wayfinding signage, real-time parking availability information, and digital displays communicating parking rates, payment options, service disruptions, nearby mobility connections and other relevant customer information.

Improved electrical infrastructure will also support enhanced lighting and CCTV systems to strengthen facility safety and security, particularly during evening hours and in areas with limited visibility. Digital signage and advertising infrastructure will provide additional opportunities to promote Green P and other TPA services, communicate information about local events and generate non-parking revenue.

Together with improvements to site circulation, pedestrian access and other physical infrastructure, these investments will contribute to safer, more accessible and more intuitive parking facilities that integrate more seamlessly with the external environment and City of Toronto mobility ecosystem. They will also support a more consistent customer experience across TPA's surface parking portfolio while reducing the need for repeated infrastructure upgrades as new technologies are introduced.

The proposed electrification improvements directly support Bike Share Toronto's 2030 Growth Strategy, Ride More, Connect More, and its planned expansion of e-bike services. As the system grows toward its target of 12 to 14 million annual rides by 2030, expanding access to reliable electrical infrastructure will be essential to supporting a larger e-bike fleet and maintaining service reliability.

Providing 120V and 240V electrical infrastructure at strategically located surface parking facilities will create opportunities to expand e-bike charging at suitable Bike Share Toronto stations. Increasing charging capacity will support greater e-bike availability, reduce the operational demands associated with manually exchanging and transporting batteries, and improve the system's ability to accommodate continued ridership growth. Integrating Bike Share Toronto stations with Green P Parking facilities will also support TPA's broader mobility objectives by creating more convenient connections between transportation modes. Where appropriate, expanded electrical capacity will enable enhanced BST station lighting, improved wayfinding, digital information displays and

other customer amenities that make it easier and safer for riders to locate, unlock and return bicycles.

These improvements will also create opportunities to communicate service information, promote TPA's mobility offerings and explore additional advertising revenue.

Rather than undertaking isolated infrastructure and electrical upgrades as individual projects and technologies are introduced, TPA intends to establish a coordinated, multi-site approach to modernizing its surface parking facilities. This will enable TPA to address existing SOGR requirements while planning for future electrical demand, customer service technologies and mobility initiatives.

To support this program, Management is seeking Board approval to award a single retainer contract to Smith and Andersen Consulting Engineering, in an amount of up to \$1,500,000, excluding HST, for professional engineering, technical advisory, contract administration and construction oversight services across TPA's surface parking portfolio.

The consultant will provide services from initial planning and feasibility through design and construction, including electrical capacity assessments, site investigations, engineering design, permit coordination, site reviews and inspections, contract administration and implementation support. Individual assignments may include upgrades or reconfiguration of electrical and mechanical infrastructure, safety and security systems, site circulation and accessibility, electrification readiness, and other related infrastructure improvements.

Establishing a single retainer contract will allow TPA to apply consistent technical and design standards across multiple facilities, reduce duplication of effort, streamline project delivery and maintain continuity of professional oversight as individual projects progress from planning through construction. The retainer structure will also provide flexibility to assign work according to operational priorities, available funding and project readiness, without requiring a separate procurement for each assignment within the approved scope.

Through this coordinated approach, TPA will build on its existing garage modernization program and extend those improvements to its surface parking portfolio, addressing current infrastructure needs while establishing a scalable foundation for future customer experience, electrification and mobility initiatives.

TPA recommends awarding the retainer for the Customer Experience and Electrification Improvements – Surface Lots project to Smith and Andersen Consulting Engineering. As shown in Table 1, Smith and Andersen Consulting Engineering, received the highest score across all evaluation metrics. This evaluation was guided by the fee quoted, technical capabilities of the consultant, submission requirements, and acceptance of the terms and conditions noted in the RFP.

CONTACT

Jarrett McDonald, Vice President, Operations, (437) 833-3363,
Jarrett.McDonald@greenpmobility.com

Howard Jung, Director of Parking Infrastructure & Asset Management, (416) 393-7335,
howard.jung@greenpmobility.com

SIGNATURE

W. Scott Collier
President, Toronto Parking Authority

ATTACHMENTS

Nil