



REPORT FOR ACTION CONTRACT AWARD

Contract Award - Five (5) -Year Winter Maintenance Services (2026-2031) at Toronto Parking Authority Parking Facilities and Bike Share Toronto Stations

Date: September 21, 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 contract for Winter Maintenance Services to Across Canada Construction Ltd. (Across Canada). The proposed contract is for an initial three-year term, from November 1, 2026 to October 31, 2029, with a value of \$4,463,025.54, excluding HST. The contract includes two optional one-year extension terms which, if exercised, would extend the agreement to October 31, 2031 and result in a total potential five-year contract value of \$7,438,375.90, excluding HST. Management is also recommending a 10% contingency of \$743,837.59 to address unforeseen service requirements over the potential five-year term, bringing the total Board approval authority requested to \$8,182,213.49, excluding HST.

Across Canada, TPA's incumbent service provider, was selected through a competitive Negotiated Request for Proposals (nRFP) process led by the City of Toronto's Purchasing and Materials Management Division (PMMD), with TPA participating as a separate property group. Following technical and pricing evaluations and subsequent negotiations, Across Canada achieved the highest overall evaluated score and submitted the lowest evaluated price for the full scope of services. Since the contract award in 2023, the company has consistently met service requirements, including during several significant winter storm events in 2025 and 2026.

Under the proposed contract, Across Canada will provide winter maintenance services at 172 TPA parking garages and surface parking facilities and approximately 300 Bike Share Toronto stations. The scope of work includes snow plowing and clearing, sidewalk and pedestrian route maintenance, salting, anti-icing and de-icing treatments, snow removal and hauling, emergency weather response, maintenance of access to Bike Share Toronto stations, and related on-demand winter maintenance services. The contract will provide TPA with a consolidated winter maintenance service for its parking and Bike Share assets over the contract term.

On a comparable basis, the estimated annual cost of winter maintenance for TPA parking facilities is approximately 7% lower than the cost incurred during the final season of the current contract. This comparison excludes Bike Share Toronto stations and on-demand services. Funding requirements will be accommodated within TPA's approved operating expense budget over the contract term.

RECOMMENDATIONS

The President, Toronto Parking Authority recommends that:

1. The Board of Directors of the Toronto Parking Authority authorize the President, Toronto Parking Authority, to negotiate, enter into and execute a contract with Across Canada Construction Ltd. for winter maintenance services at TPA parking garages, surface parking facilities and Bike Share Toronto stations for an initial three-year term commencing November 1, 2026 and ending October 31, 2029, with the option, at TPA's sole discretion and subject to satisfactory contractor performance and annual budget availability, to extend the contract for up to two additional one-year terms to October 31, 2031, for a total potential contract value of \$7,438,375.90, excluding HST, plus a contingency allowance of \$743,837.59, for total authority not to exceed \$8,182,213.49, excluding HST.

FINANCIAL IMPACT

The recommended contract has an annual base value of \$1,487,675.18, excluding HST, comprising \$1,105,199.18 for winter maintenance of TPA parking facilities, \$124,026.00 for approximately three hundred (300) Bike Share Toronto stations and \$258,450.00 for on-demand winter maintenance services. The initial three-year term is valued at \$4,463,025.54, and the total potential five-year contract value, including both optional extension years, is \$7,438,375.90, excluding HST.

Management is recommending a 10% contingency of \$743,837.59 over the potential five-year term to address unforeseen winter maintenance requirements that cannot reasonably be forecast at the time of contract award. The contingency is separate from the planned allowance for on-demand services and will only be used where required and within approved operating budgets. Including the contingency, the total Board authority requested is \$8,182,213.49, excluding HST.

Table 1: Annual Cost Breakdown

Cost Component	Total Annual Cost
Annual Maintenance - Car Parks	\$1,105,199.18
Annual Maintenance - Bike Share Locations	\$124,026.00
On-Demand Winter Services	\$258,450.00
Total Annual Contract Value	\$1,487,675.18
10% Contingency	\$148,767.52
Total Annual Contract Value	\$1,636,442.70

Table 2: Total Annual Contract Value

Description	Base Contract Value	10% Contingency	Total Value
Initial Three-Year Term (Nov. 1, 2026, to Oct. 31, 2029)	\$4,463,025.54	\$446,302.55	\$4,909,328.09
Optional Extension Year 1 (Nov. 1, 2029, to Oct. 31, 2030)	\$1,487,675.18	\$148,767.52	\$1,636,442.70
Optional Extension Year 2 (Nov. 1, 2030, to Oct. 31, 2031)	\$1,487,675.18	\$148,767.52	\$1,636,442.70
Total Five-Year Approval Authority	\$7,438,375.90	\$743,837.59	\$8,182,213.49

On a comparable basis, the annual cost of winter maintenance for TPA parking facilities under the proposed contract is approximately 7% lower than the cost incurred during the 2025–2026 winter season under the current contract. This comparison excludes Bike Share Toronto stations and on-demand services. The proposed contract expands the service scope to approximately three hundred (300) Bike Share Toronto stations and consolidates these requirements with TPA's parking portfolio, supporting consistent service delivery, centralized performance oversight and operational efficiencies. Funding will be accommodated within TPA's approved operating budget over the contract term.

CALL SUMMARY

To leverage the City of Toronto's procurement expertise, competitive supplier participation and economies of scale, TPA participated as a separate property group in a competitive Negotiated Request for Proposals (nRFP) process administered by the City's Purchasing and Materials Management Division (PMMD). The nRFP (Doc5520561557) was issued in April 2026 and closed in August 2026. TPA's winter maintenance requirements divided into two service areas: the East Property Group and the West Property Group.

Proposals were evaluated in accordance with the methodology established by PMMD through a three-stage process consisting of: (i) Mandatory Submission Requirements, (ii) Technical Proposal Evaluation, and (iii) Combined Technical and Pricing Evaluation.

At Stage 1, proposals were assessed on a pass/fail basis against the mandatory submission requirements. Four proponents satisfied all mandatory requirements and advanced to the technical evaluation: Across Canada Construction Ltd., Forest Ridge Landscaping Inc., MR. Mow It All Corp., and Peter Young Ltd. O/A IPS.

At Stage 2, proponents were evaluated on their qualifications and relevant experience, staffing and operational capacity, service delivery approach, quality assurance, technology and reporting capabilities, and business continuity planning. The evaluation

specifically considered each proponent's ability to maintain reliable service delivery across TPA's consolidated portfolio during significant winter weather events. Proponents were required to achieve a minimum technical score of 70% to advance, and all four proponents exceeded the required threshold.

At Stage 3, the technical and pricing results were combined to determine the highest-ranked proponent for each TPA property group. Across Canada submitted the lowest evaluated pricing and achieved the highest overall combined score of 89.9 points for both the East and West Property Groups. As a result, Across Canada ranked first overall and was identified as providing the best overall value to TPA.

Across Canada is TPA's current winter maintenance service provider and has provided services across TPA's parking garage and surface parking portfolio since 2023. Its experience with TPA's portfolio, together with the results of the competitive procurement process, supports the recommendation to award the new winter maintenance contract to Across Canada.

DECISION HISTORY

At its meeting on July 18, 2023, the Toronto Parking Authority Board of Directors authorized the award of a contract to Across Canada Construction Ltd. for winter maintenance services, including snow clearing, snow removal and salting, at approximately 172 off-street parking facilities. The contract covered the period from November 2023 to May 2025, with one optional additional year, for an initial contract value of \$2,423,776.05 and an optional-year value of \$1,256,656.90, for a total potential contract value of \$3,680,432.95, excluding Harmonized Sales Tax.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PA5.8>

COMMENTS

The TPA has an ongoing operational requirement for winter maintenance services to support its diverse portfolio of parking garages, surface parking lots, and Bike Share Toronto stations across the city. Winter maintenance services are critical to ensuring the safety, accessibility, and reliability of TPA facilities during winter weather events and support TPA's commitment to delivering a safe and positive customer experience.

The required services include snow plowing and snow clearing, sidewalk and pedestrian route clearing, ice control and de-icing treatments, salting and anti-icing applications, snow removal and hauling, emergency weather response services, maintenance of Bike Share Toronto station access areas, and related on-demand winter maintenance services. Similar service standards were included in TPA's previous winter maintenance contracts, which required proactive weather monitoring, pre-salting, snow clearing, and timely restoration of safe operating conditions following winter weather events.

Since the previous procurement, TPA has strengthened coordination across its operational business units to identify opportunities for service integration and efficiency. As part of the current procurement, Parking Operations Support Services worked with

the Bike Share Toronto team to incorporate approximately 300 Bike Share Toronto stations into the winter maintenance program, expanding the scope beyond the previous contract and supporting a more coordinated approach across TPA's parking and mobility assets.

Consolidating winter maintenance requirements for parking facilities and Bike Share Toronto stations under a single contract will improve operational coordination, streamline contract administration, and establish consistent service standards, centralized performance oversight, and a unified contractor accountability framework. This model is expected to reduce the administrative effort associated with managing multiple vendors, procurements, invoices, and performance monitoring processes across different operational groups.

The expanded scope also creates opportunities for route optimization, more efficient deployment of labour and equipment, and economies of scale that would be difficult to achieve through separate contracts. Overall, the consolidated service model is expected to generate cost and administrative efficiencies while maintaining service quality and supporting safe, accessible, and reliable winter maintenance services across TPA's parking and mobility network.

TPA participated in the City of Toronto's competitive Negotiated Request for Proposals process, administered by the Purchasing and Materials Management Division (PMMD), to leverage procurement expertise, competitive supplier participation, and economies of scale. The nRFP included winter and summer maintenance services for participating City divisions, agencies, and corporations. TPA participated only in the winter maintenance component because it currently has separate summer maintenance contracts, with the intention of participating in future City of Toronto procurement cycles for summer maintenance services. After the technical evaluation and shortlisting process, PMMD advised TPA that it could proceed with pricing evaluation, negotiations, and contract award activities for its winter maintenance requirements.

Participation in the City-led procurement gave TPA access to a broader supplier market, a transparent evaluation framework, and PMMD's technical evaluation process. It also supports procurement best practices, promotes value for money, and helps TPA maintain high-quality winter maintenance services while improving efficiency through the integration of parking and Bike Share Toronto requirements under a single contract.

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SIGNATURE

W. Scott Collier
President, Toronto Parking Authority

ATTACHMENTS

Nil