

Engineering & Construction Service
Metro Hall
55 John Street
20th Floor
Toronto, Ontario M5V 3C6

Wellington Street TTC Track Replacement – Project Notes

July 2, 2021

Contract: 20ECS-TI-20SP

Wellington Street Construction Project Scope

- The City of Toronto and Toronto Transit Commission are renewing aging streetcar tracks on Wellington Street from Yonge Street to Church Street and on Church Street south of King Street E to Wellington Street. This project also includes road safety, streetscaping, sidewalk and lighting improvements along the same section of Wellington Street East including the intersection of Wellington Street, Church Street and Front Street.

Reason for Project Delay

- The project commenced on March 8, 2021 and was anticipated to be complete at the end of September 2021, however, within the first several weeks of the project, the City's contractor began to notice some conflicts between the design plans as they were tendered as compared to the actual state of the underground infrastructure, namely a sophisticated network of underground utilities that includes Bell, Hydro, Enbridge, Cogeco, Zayo, Rogers & Beanfield.
- Initially, the contractor was able to adjust and work around the challenges, however, as the project advanced, more unforeseen inconsistencies between the design plans and the actual state of underground infrastructure were discovered that made it impossible for our Contractor to continue. These additional inconsistencies include the location and positioning of sewer laterals, the location of existing utilities and the discovery of a large oil tank under the Flatiron building that required removal. It also included some specific electrical challenges at the intersection of Church and Wellington.
- At that time, the contractor informed the City that they would not be able to continue to work on this project. After consultation with the contractor, Transportation Services (Project and asset owner) and Engineering & Construction Services (service delivery partner) made the decision to delay the project until Spring 2022, in order to provide City staff and affected utilities ample time to address and resolve these challenges without causing further disruptions to residents and the business community.

Identification of Challenges

- The City made every effort to coordinate and sequence this work. The inconsistencies between the design plans and the underground infrastructure has been caused by a number of factors that were unknown until excavation began, including the location of sewer laterals, and the discovery of fixtures and/or items that required removal. Other inconsistencies were caused by work that was done between the time this project was tendered and the time that the project commenced.

City's Response to Challenges Before Work Resumes

- City staff and consultants are working with the relevant parties to address each conflict (e.g. other utilities and approval authorities) and to resolve design and construction issues. The City's contractor will also be consulted prior to the restart of the project.

Options Considered Aside From Delaying the Project Until Spring 2022

The City explored a number of different options to complete the project in an effective and efficient manner. These included:

- Restarting work in Fall 2021
- Cancelling the contract for the current project outright and retendering in 2022
- After careful consideration and collaboration with construction partners, the City decided to pause construction until spring 2022 in order to provide City staff and contractors ample time to address and resolve the design and infrastructure challenges without causing further disruptions to residents and the business community.

Toronto Hydro Provided Approvals Required to Continue the Work

- The City acknowledges that Toronto Hydro was willing to provide conditional approval for the work at the intersection of Church and Wellington and are thankful and appreciative for this level of cooperation.
- However, as indicated in Question #2 above, there are other design issues impacting this project and it is essential that the City obtain the appropriate safety and clearance approvals to ensure that construction can be expedited when we are ready to resume.

Project Length to Complete Once Work Resumes

- Based on a spring 2022 restart date with all the required approvals, the contractor estimates that the work will take 3 months to complete.

Delay Cost to Taxpayers?

- Managing and controlling project costs is a fundamental part of the City's processes for project management and budget oversight. As a matter of City policy, unforeseen project costs are managed and controlled first through contingency values in project budgets and Change Order processes which require oversight and management approval. The total cost of delay to the project is not yet known, but will be documented through the City's Capital Budget administration processes.

City's Plan to Keep Business and Residents Engaged and Informed

The City recognizes that our approach to keeping residents and businesses informed and engaged to date has not been adequate. We apologize. Moving forward, we are re-committing to keeping all stakeholders informed. To this end, we will:

- Develop and circulate a Construction Project update and FAQ with contact information by July 2, 2021.
- Develop detailed bi-weekly email updates that will be circulated to the St. Lawrence Market BIA, The St. Lawrence Market Neighbourhood Association, residential building management companies, residents, businesses and Councillor Kristyn Wong-Tam's office beginning in July 2021.
- Post bi-weekly updates to the project webpage which can be found here: www.toronto.ca/downtownconstructionprojects
- As we prepare to re-start construction in Spring 2022, the City will establish bi-weekly Construction Liaison Committee meetings starting early in new year and leading up to and throughout the construction period.
- As we prepare to re-start construction in spring 2022, the City will connect with properties along Wellington to review detailed information as required.

Project Contact Information

- If you have any questions, comments or concerns about this project, please contact Paul Martin, Senior Coordinator, Public Consultation at 416-392-3074 or paul.martin@toronto.ca
- For questions specific about TTC, please contact Diego Sinagoga, Senior Community Liaison Office, TTC, at 416-393-2197 or 647-468-4183 or diego.sinagoga@ttc.ca.