

MEETING DATE: July 18, 2001

SUBJECT: Sheppard-Yonge Station Improved Accessibility Of West Concourse
Authorization Of Additional Funds

RECOMMENDATION

It is recommended that the Commission authorize additional funds in the amount of \$245,273.21 for the provision of two elevators in lieu of two escalators in the Sheppard-Yonge Station West Concourse, bringing the total authorized amount to \$345,273.21.

FUNDING

Sufficient funds to accommodate these expenditures are included in RTEP Projects under Sheppard Subway, Yonge to Don Mills, as set out on Pages 695-714 in the Expansion category of the 2001-2005 Capital Program approved by City Council on April 30, 2001.

BACKGROUND

On January 27, 1997 the Commission approved the design concept for Sheppard-Yonge Station. Subsequently, the construction contract was awarded to Ellis-Don Construction Ltd. on July 15, 1997.

In order to improve the accessibility of Sheppard-Yonge Station, on July 21, 1999 the Commission approved the supply and installation of two elevators in the west concourse in lieu of the two west concourse escalators originally included in the construction contract. The cost to implement the provision of the two elevators was documented in the Commission Report as approximately \$100,000. It was also documented that staff will report back to the Commission if the costs exceed \$100,000.

DISCUSSION

The installation of two elevators greatly improves the accessibility of the West Concourse on opening day for both the Sheppard Subway and Yonge Subway. It will minimize the need for seniors and disabled riders living west of Yonge Street to cross Yonge Street to utilize the only other accessible entrance to the station on the east side of Yonge Street (Sheppard Centre).

Following the Commission meeting of July 21, 1999 staff instructed the section designer, the elevator and escalator supply contractors and the station contractor to commence the

necessary work to implement this change in order to avoid any delay claims. Final contract drawings were issued to the station contractor, Ellis-Don in August 2000. Negotiations on costs with the elevator supply contractor were finalized in February 2001 and with the station contractor in May 2001. The work to date is approximately 50% complete. Additional funds in the amount of \$245,273.21 are required to complete the work, as summarized in Table 1. Two elements of work are attributed to the increase in costs as follows:

Supply of Two Elevators

Original estimated price was based on prorating the prices included in the original tender for other elevators for the Sheppard Subway. The final price increase of \$42,000 reflects the site specific requirements, includes 1998 materials and labour rates escalated to 2000, cancellation charges and re-engineering costs.

Work by Ellis-Don

As noted earlier the costs have been under negotiations for approximately the last year. The original quotation for this work was \$410,000 and was ultimately reduced to \$300,094. The increase of \$200,094 over the estimate is explained as follows:

- Increase of \$31,748 in the structure work to construct stairs in lieu of the deleted escalators
- Increase of \$49,102 for the provision of additional terrazzo, glazing and miscellaneous metals
- Increase of \$63,212 for mechanical and electrical work such as power feeders, lighting, ventilation equipment
- Increase of \$56,032 for acceleration of the revised formwork for the stairs that replaced the escalators and delay to the contract.

In summary, the majority of the cost increase is attributable to the work undertaken by Ellis-Don. The unforeseen complexity of their work was only realized once the detailed design had been finalized and submitted to the contractor for pricing.

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JUSTIFICATION

The total final costs for the work to implement the provision of elevators in lieu of escalators have been finalized and are deemed to be fair and reasonable.

July 6, 2001

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TABLE 1
SUMMARY OF COSTS

	1	2	(2-1)
	ESTIMATED	FINALIZED	CHANGE
	JUNE 1999	MAY 2001	(2-1)
Credit for Deletion of 2 Escalators	(\$410,000.00)	(\$406,050.79)	\$3,949.21
Cost for Supply of 2 Elevators	\$360,000.00	\$402,000.00	\$42,000.00
Design Fees	\$50,000.00	\$49,230.00	(\$770.00)
Work by Station Contractor Ellis-Don	\$100,000.00	\$300,094.00	\$200,094.00
Net	\$100,000.00	\$345,273.21	\$245,273.21