

MEETING DATE: January 21, 2004

SUBJECT: Procurement Authorization Kennedy Station Commuter Parking Lot Expansion Phase 2 Contract F3-21

RECOMMENDATION

It is recommended that the Commission authorize the acceptance of the tender submitted by Empire Paving Limited (Empire) in the amount of \$589,982.70, Contract F3-21 – Kennedy Station Commuter Parking Lot Expansion Phase 2.

FUNDING

Sufficient funds are included for this expenditure in Project 3.3 Yards and Roads, under Commuter Parking Expansion Short Term Improvements Phase 1, (as set out on pages 569 to 578 of the Improvement Category) of the 2004-2008 Capital Program, which was approved by the Commission on November 19, 2003.

On April 5, 2000, the Commission authorized the sale of the surplus portion of Roe Loop at a price of \$285,000 and authorized the proceeds be retained for the design and construction of additional commuter parking spaces at Kennedy Subway Station. Those funds will now be released toward the funding requirements for this expenditure.

BACKGROUND

Sustained growth in demand for parking spaces has resulted in 100% or greater utilization at 14 of 23 of the lots with virtually no capacity for future growth at terminal locations. An increase in the inventory of available parking spaces is urgently required to satisfy current demand and provide a basis for continued marketing programs to attract new transit users from consumers presently using their cars. In 2002 and 2003, 591 spaces were added bringing the total available spaces to 13,279.

Phases 1 and 2 of the Kennedy Station Commuter Parking Expansion are both contained within Project 3.3 Yards and Roads, under Commuter Parking Expansion Short Term Improvements Phase 1. Kennedy Station Commuter Parking Expansion Phase 1, which was completed in 2003, provided 125 spaces. Kennedy Station Commuter Parking Expansion Phase 2 was expected to provide 173 spaces; however through detailed design, 199 spaces were achieved.

DISCUSSION

Contract F3-21 – Kennedy Station Commuter Parking Lot Expansion Phase 2 provides for the expansion of the Kennedy Station Parking Lot by an additional 199 spaces; including lighting, drainage and landscaping.

Tender documents were prepared for Contract F3-21, Kennedy Station Commuter Parking Lot Expansion Phase 2 and a Request for Tenders was posted on TTC web site as of November 11, 2003. Twenty-five companies requested copies of tender documents out of which twelve submitted tenders as summarized in Appendix 'A'.

Empire Paving submitted the lowest priced tender and did not state any exceptions or qualifications. Empire Paving has satisfactorily completed work of a similar size and nature for the Commission in the past. Their tender is considered commercially and technically acceptable.

The Agreement to Bond submitted by the Contractor covers both a Labour and Material and a Performance Bond. The Surety Company noted on the tender is licensed to transact business under the Insurance Act of Ontario.

Winstar Construction Corp. submitted the second lowest priced tender and also did not state any exceptions or qualifications and their tender is considered commercially and technically acceptable.

Sanan Construction submitted the third lowest priced tender and also did not state any exceptions or qualifications and their tender is considered commercially and technically acceptable.

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JUSTIFICATION

The tender submitted by Empire Paving Limited is the lowest priced compliant tender.

January 6, 2004

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Attachment

APPENDIX 'A'

**KENNEDY STATION COMMUTER
PARKING LOT EXPANSION PHASE 2
CONTRACT F3-21**

TENDERS RECEIVED

COMPANY	TENDERED PRICE
Empire Paving Limited	\$589,982.70
Winstar Construction Corp.	\$645,000.00
Sanan Construction	\$655,333.00
Dig-Con International Ltd.	\$680,000.00
Brennan Paving	\$709,775.00
Grascan Ltd.	\$711,000.00
Miwel Construction Ltd.	\$724,000.00
Consolidated Canadian Contractors	\$766,000.00
Generic Construction Inc.	\$818,336.00
Ross Clair / Division of R.O.M. Contractors Inc.	\$825,800.00
Kapp Contracting Inc.	\$853,750.80
Warren Bitulithic Ltd.	\$920,384.55

Engineer's Estimate

\$680,000.00