

TORONTO TRANSIT COMMISSION REPORT NO.

MEETING DATE: February 27, 2008

SUBJECT: PROCUREMENT AUTHORIZATION
BAY STATION CUMBERLAND ENTRANCE IMPROVEMENTS
CONTRACT D1-5

RECOMMENDATION

It is recommended that the Commission:

1. Authorize the award of a contract to Aplus General Contractors Corp. in the amount of \$560,000.00 for Contract D1-5, Bay Station Cumberland Entrance Improvements;
2. Approve an increased project cost of \$255,000 for the Cumberland Entrance to Bay Station Project for a total estimated final cost of \$855,000;
3. Consider funding this project on a 3:1 ratio (75% funded by other sources), noting that this project will be transferred to Program 3.1 Finishes (CTT010) and the increased funding requirement in 2008 will be accommodated by funds available within the Station Modernization program; and
4. Forward this report to the City of Toronto – Chief Financial Officer requesting confirmation of these project adjustments.

FUNDING

Funds in the amount of \$600,000 were included under Program 3.9 Buildings and Structure, under Cumberland Entrance to Bay Station Project - Category Improvement as outlined on pages 969-970 of the TTC 2008-2012 Capital Program approved by City Council on December 11, 2007. Full funding was to have been provided under sections 37 and 45 of the Planning Act for local community improvements.

The current estimated final cost of this project is now \$855,000. The increase in the estimated final cost has resulted primarily from the structural inadequacies of the existing structure which were not known during the conceptual design. Sufficient funding for this cost increase can be accommodated in 2008 within Program 3.1 Finishes from the Station Modernization Program under Category Improvement as outlined on pages 581-584 of the TTC 2008-2012 Capital Program. Any further project impacts to future years will be addressed in the 2009-2013 Capital Program.

BACKGROUND

The Cumberland Avenue entrance to Bay Station is an integral part of the Yorkville commercial and park area. The Yorkville Business Improvement Association (BIA), in conjunction with the City of Toronto, wishes to improve the condition and appearance of the Cumberland Avenue entrance to the Bay Subway Station by integrating it into the surrounding features and architectural elements.

DISCUSSION

The existing entrance was constructed as part of the original Bay Station approximately 40 years ago (Exhibit A). The renovation of the station entrance is a City of Toronto initiative to enhance the aesthetics of the adjacent Cumberland Park. The new entrance building will be comprised of a glass/stone wall façade, automatic doors, increased lighting and signage. The Cumberland entrance will be closed during construction. The alternate access through 110 Bloor St is fully functional; has sufficient egress capacity to handle all expected patron flows; and is open during TTC service hours. Construction of the Cumberland entrance is planned for completion in 2008.

From design concepts developed in 2005, one concept (Exhibit B) was selected by key stakeholders, including City of Toronto's Urban Design Department, local Councillors and ACAT for design and estimating by TTC in late 2006. A package was prepared for tender in 2007.

The original scope was based on a retrofit of the existing structure where the existing roof slab and some of the existing walls were retained and additional support columns were inserted into the structure to accommodate the retrofit requirements. However, through the course of the design, it became necessary to revise the scope to include full replacement of the roof structure and walls due to structural inadequacies of the existing structure. New signage and related electrical also had to be added to meet current TTC standards.

A Request for Tenders was posted on the Commission's Web site as of October 9, 2007. Six companies requested copies of the tender documents, out of which four submitted a tender and are summarized on the attached Appendix C.

Aplus General Contractors Corp. submitted the lowest price tender and did not state any exceptions or qualifications. Aplus General Contractors Corp. has satisfactorily completed work of similar size and nature in the past. Their tender is considered acceptable.

Alpeza General Contracting Inc. submitted the second lowest priced tender and also did not state any exceptions or qualifications and their tender is considered acceptable.

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

There were no alternatives offered by any of the Tenderers.

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

The successful Tenderer will be required to execute a Performance Bond and a Labour and Material Payment Bond each in the amount of 50% of the contract value.

JUSTIFICATION

The tender submitted by Aplus General Contractors Corp. is the lowest priced acceptable tender.

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Attachments:

- Exhibit A – Photos of Existing Facility
- Exhibit B – Selected Concept.
- Exhibit C – Summary of Tenders

APPENDIX A

Existing - Cumberland Ave Entrance



Looking West



Looking South

APPENDIX B

Proposed New Cumberland Entrance



Looking West

APPENDIX C

PROCUREMENT AUTHORIZATION
BAY STATION CUMBERLAND ENTRANCE IMPROVEMENTS
CONTRACT D1-5

SUMMARY OF TENDERS

Bid No.	Tenderer	Tendered Price
1	Aplus General Contractors Corp.	\$560,000.00
2	Alpeza General Contracting Inc.	\$779,560.00
3	Torcom Construction Inc.	\$1,040,000.00
4	Jeviso Construction Corp.	\$1,148,000.00
	ENGINEER'S ESTIMATE	\$500,000.00