

TORONTO TRANSIT COMMISSION REPORT NO.

MEETING DATE: July 9, 2009

SUBJECT: PROJECT AUTHORITY INCREASE
CUMBERLAND ENTRANCE TO BAY STATION IMPROVEMENTS
CONTRACT D1-5

ACTION ITEM

RECOMMENDATION

It is recommended that the Commission:

1. Approve an increased project cost of \$345,000 for the Cumberland Entrance to Bay Station project for a total estimated final cost of \$1,200,000.
2. Forward this report to the City via the City Budget Committee requesting additional budget and project cost approval in the amount of \$345,000 for the City Project CTT010, Cumberland Entrance to Bay Station, bringing the total to \$1,200,000 to be accommodated by corresponding reduction in the City Project CTT110, Station Improvements Program.

FUNDING

Funds in the amount of \$855,000 were included under Program 3.1, Finishes, Cumberland Entrance to Bay Station, as outlined on pages 603-604 of the TTC's 2009-2013 Capital Program approved by City Council on December 10, 2008.

The current estimated final cost of this project is \$1,200,000, resulting in an additional funding requirement of \$345,000.

The project is partially funded through sections 37 and 45 of the Planning Act for local community improvements in the amount of \$600,000. The required adjustments to both projects' budgets will be reflected in the TTC's 2010-2014 Capital Program budget.

BACKGROUND

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

The existing entrance was constructed as part of the original Bay Station approximately 40 years ago. 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.

DISCUSSION

The major contributing factors for this increase in the final cost are primarily due to:

- Unforeseen site conditions pertaining to the structural wall connections, and
- Changes in the curtain wall configuration for improved maintainability.

The design of the new structural wall connection to the existing wall foundation was based on existing as-built drawings. However, following demolition of the old wall it was discovered that the actual reinforcing arrangement was different than shown on the as-built drawings. This required extensive site investigations and required re-design, which resulted in additional costs and a two month schedule delay.

The change from the curtain wall window vents to narrowline swing doors was required to ensure improved long term maintainability. This change resulted in additional costs and a further one month schedule delay.

JUSTIFICATION

The additional funding is required for unanticipated additional project costs.
