

TORONTO TRANSIT COMMISSION REPORT NO.

MEETING DATE: December 19, 2012

SUBJECT: THE LESLIE BARN STREETCAR MAINTENANCE AND
STORAGE FACILITY
PROJECT STATUS UPDATE NO. 2

INFORMATION ITEM

RECOMMENDATION

It is recommended that the Commission receive this report on the status of The Leslie Barn project for information, noting that:

- i. TTC staff continue to meet with staff from the City of Toronto and Waterfront Toronto to fulfil the terms of the Notice of Approval Conditions (NOAC) associated with the Site Plan Application issued for the main facility and yard;
- ii. Consultations with local businesses and residents on the streetscape design have been well received. Consultations regarding the construction phasing are underway. A strategic communication plan is in development;
- iii. The procurement process for Contract ABYS1-1, Leslie Street Connection Track, has commenced; and
- iv. This report is being forwarded to the Planning, Technical Services, Transportation Services, and Water Divisions of the City of Toronto, and Councillors McMahon and Fletcher, as required by the NOAC.

FUNDING

This report has no effect on TTC's operating or capital budgets.

BACKGROUND

The NOAC for the Site Plan Application for the Ashbridges Bay Maintenance and Storage Facility (MSF) project was received on April 4, 2012. Numerous conditions were included in the NOAC including the requirement to report quarterly to the Commission. The relevant conditions are shown in Appendix A.

At its meeting on November 21, 2012 the Commission approved changing the name of the Ashbridges Bay MSF to The Leslie Barn.

This report is the second in fulfilling the requirement for quarterly status reports to the Commission.

DISCUSSION

A. Project Status

The Leslie Barn project consists of four major contracts. A description and the status of each major contract are as follows:

i. Contract WM60-1 - Soil Removal and Capping

The site preparation contract involved the removal of a large mound of approximately 375,000 cubic metres of soil from the site and the placement of capping material to establish the approximate final elevation required for future construction. It also included stabilization of the soil using rammed aggregate piers.

Status: Substantial completion of the contract was achieved on January 27, 2012, ahead of schedule. This phase of the project was completed on time and on budget.

Concerns: None

ii. Contract WM1-1 - LFLRV Maintenance/Storage Facilities Ashbridges Bay

This contract consists of the construction of the main facility and storage yard on the site.

Status: Approval to award this contract was received at the January 31, 2012 Commission Meeting and the contract was awarded on April 12, 2012. The construction of the storm water management pond; the foundation and erection of the structural steel of the substation; and installation of overhead catenary system pole bases in the east end of the site are complete. The foundation of the carhouse and much of the underground services on the site are in progress. Contract WM1-1 is scheduled to achieve substantial completion in June 2014. This phase of the project is trending towards completion on time and on budget.

Concerns: Issuance of the retaining wall permit is dependent on the fulfilment of related terms of the NOAC.

iii. Contract WM40-2 - Hydro One Cable Relocation

A major Hydro One distribution cable is buried around the west and north perimeter of the MSF site. The cable crosses the northwest corner of the site where it is in conflict with the future storage and circulation tracks. Contract WM40-2 is a purchase order to Hydro One Networks Inc. (HONI) for the relocation of the cable.

Status: Construction of the ductbank on Lake Shore Boulevard is near completion and the construction of the ductbank on Leslie Street has commenced. Delays have occurred due to the HONI contractor encountering abandoned footings from the Gardiner Expressway along the Lake Shore Boulevard portion of the alignment. The HONI contractor now expects to complete the ductbank in January 2013, approximately one month behind schedule. However, the perimeter of the site will still be handed over to the WM1-1 Contractor before the contract milestone, with final completion of the HONI work in the spring of 2013. This phase of the project will be completed on time and on budget.

Concerns: None.

iv. Contract ABYS1-1 – Leslie Street Connection Track

Contract ABYS1-1 consists of the construction of the streetcar tracks from the MSF site entrance to the existing streetcar network on Queen Street, associated utility relocations, road reconstruction, streetscape enhancements on Leslie Street and Queen Street, and the perimeter landscaping of the MSF site.

Status: At its meeting on November 21, 2012 the Commission was advised of the bidding strategy for Contract ABYS1-1. A value engineering exercise was conducted with the contractor and the acceptable suggestions were incorporated into the bid documents. The closing date for the tender is scheduled for January 2013.

The award of contract ABYS1-1 is expected in early 2013 with the construction on site starting in April 2013 to be substantially complete by the end of 2014.

Concerns: Failure to negotiate a fair price for contract ABYS1-1 will result in retendering the contract which will impact the project schedule by a minimum of six months. This phase of the project is a concern regarding adherence to schedule and budget.

B. Contingency Funds

i. Landscape Enhancements - Lake Shore Boulevard to the Leslie Street Spit

The NOAC requires landscape enhancements on the west side of Leslie Street from Lake Shore Boulevard to Commissioners Street, and both sides of Leslie Street from

Commissioners Street to the entrance to the Leslie Street Spit. Staff have consulted with City of Toronto and Waterfront Toronto staff, the local Councillors, Toronto and Region Conservation Authority (TRCA), Toronto Port Lands Company (TPLC) and the "Friends of the Spit" interest group on the design and have incorporated the added scope in Contract ABYS1-1. The design has been presented to affected residents and businesses, both in individual meetings and in community meetings held on October 9, 2012, and was well received.

ii. Decorative Hydro and Street Lighting Poles

The NOAC requires decorative hydro transmission poles and compatible decorative street light poles that integrate with the streetscape design. The recommended approach for decorative poles is to replace the hydro poles with tapered, coloured concrete poles and all other poles with a family of tapered, similarly coloured steel poles. This recommendation continues to be reviewed by staff at the City of Toronto, TTC Operations, and Toronto Hydro.

C. Communications Strategy

TTC is developing a communications strategy and community relations plan in consultation with the local Councillors. In September and October, public consultation on the Leslie and Queen streetscaping was conducted and the plans were well received. In November, one on one consultation was initiated with area businesses regarding the construction phasing and traffic management and will continue into December.

Next Update

Project Update Report No. 3 will be submitted to the March 2013 Commission Meeting.

December 3, 2012

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03-06-000097935

Attachment – Appendix A

**The Leslie Barn Streetcar Maintenance and Storage Facility
Project Status Update No. 2
Appendix A**

Selected conditions from the Notice of Approval Conditions for the Site Plan Application of the Ashbridges Bay Maintenance and Storage Facility (The Leslie Barn).

POST APPROVAL CONDITIONS

13. *TTC agrees to report quarterly to the TTC Board with an update on the status of the implementation of the Ashbridges Bay LFLRV yard and associated Leslie Street Connecting Track projects including the utilization of all contingency funds, with copies of the status reports to be provided as information to City Planning, Technical Services, Transportation Services, Toronto Water, and the local Ward Councillors (Wards 30 and 32).*

The contingency funds referred to in the reporting condition are referenced in the following sections from the NOAC:

POST APPROVAL CONDITIONS

12. *TTC agrees to provide a contingency of \$500,000.00 in the budget for the Ashbridges LFLRV yard project to be allocated towards Landscape Enhancements along Leslie Street south of Lake Shore Boulevard East to the entrance to the Leslie Street Spit. This contingency is in addition to the proposed landscaping on the east side of Leslie Street adjacent to the yard.*

SITE PLAN ADVISORY COMMENTS

- 2 *Contingency for Hydro Poles*
 - a) *TTC agrees to provide decorative hydro transmission poles and compatible decorative street light poles as part of the project. The current estimated value of the decorative transmission and street light poles is \$750,000.00, subject to detailed design and material pricing. TTC agrees to establish an appropriate contingency amount in the project budget for the proposed Leslie Street Connecting Track project to be allocated towards decorative hydro transmission and street light poles.*