



Easier Access Design Services Contract – Procurement Amendment Authorization

Date: November 16, 2020
To: TTC Board
From: Chief Capital Officer

Summary

The purpose of this report is to request the Board's approval to amend Contract G85-344A – Consultant Design Services to continue with the consultant services for Old Mill and Spadina Stations Easier Access Phase III (EAIII), Warden Station Redevelopment and EAIII, and Yorkdale Station skylight repair projects.

This amendment to the consultant design services contract will ensure completion of those projects in order to fulfil the provincially-legislated requirements in the 2005 Accessibility for Ontarians with Disabilities Act (AODA) for all TTC subway stations to be accessible by 2025.

Recommendations

It is recommended that:

1. The Board authorize a contract amendment to WSP Canada Group Limited for Contract G85-344A – Consultant Design Services Contract, increasing the upset limit amount by \$7,000,000 (including taxes), bringing the total upset limit amount to \$13,000,000 (including taxes).

Financial Summary

Sufficient funds for this design expenditure are included in the TTC's 2020-2029 approved Capital Budget and Plan under Program 3.9 Building and Structures – Easier Access III project, Legislative category; and Skylights Replacement Program, State of Good Repair (SOGR) category. The total EAIII project cost is approximately \$1.081 billion with an approved funding in the 2020-2029 Capital Budget and Plan of \$837 million, of which approximately \$466 million has been committed to date. The total project cost for the Skylights Replacement Program is approximately \$31 million, of which approximately \$17 million has been committed to date.

The additional funding of \$244 million required to complete EAIII will be included in TTC's 2021-2030 Capital Budget and Plan submission through the 2021 budget process.

The Interim Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Equity/Accessibility Matters

A cornerstone of the TTC's Corporate Plan 2018-2022 is accessibility and as a proud leader in providing accessible public transit to residents of Toronto and surrounding municipalities, we are committed to ensuring reliable, safe and inclusive transit services for all our customers.

This is supported through the work of the EA III project. An accessible path with elevators and the associated equipment and finishes will be provided from street level to subway platforms for all remaining stations not currently accessible.

To date, 49 subway stations are accessible and there are 23 remaining subway stations to be made accessible by 2025 in accordance with the AODA.

Decision History

A competitive bid process was conducted in 2016 for EAIII Design Consultant Services Contract G85-344. Contracts G85-344 A, B and C were awarded to the following three design consultants, with an upset limit of \$5 million (for a total upset limit of \$15 million), for a six-year duration from Notification of Award: WSP Canada Group Limited, NORR Limited and Stantec Consulting Limited. Refer to:

[http://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2016/July 11/Reports/15 PA Design Consultant Services EA and 2nd Ex it.pdf](http://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2016/July%2011/Reports/15%20PA%20Design%20Consultant%20Services%20EA%20and%202nd%20Ex%20it.pdf)

In order to meet the 2025 required completion date, the EAIII Program schedule has been accelerated where possible. For further project background and history, refer to:

[http://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2020/July 14/Reports/7 Easier Access Phase III Project Status Report.pdf](http://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2020/July%2014/Reports/7%20Easier%20Access%20Phase%20III%20Project%20Status%20Report.pdf)

[http://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2020/July 14/Reports/6 2020 Accessibility Plan Status Update.pdf](http://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2020/July%2014/Reports/6%202020%20Accessibility%20Plan%20Status%20Update.pdf)

Issue Background

The aforementioned projects at the Old Mill (W45-8), Spadina (A45-18), Warden (E4-13) and Yorkdale (A15-11A) stations were assigned to WSP Canada Group Limited under Contract G85-344A based on competitive staff rates, technical and subject-matter expertise, and staff resource availability from the design consultant.

It should be noted that the elevator in service dates for the aforementioned EAIII stations will be achieved in advance of the Substantial Performance dates. The current stage gate schedules for the projects at Old Mill, Spadina and Yorkdale Stations are respectively as follows:

Old Mill Station EAIII:

Stage Gate 0	Project Initiation	Completed
Stage Gate 1/2	Concept Design Completion	Completed
Stage Gate 3	Scope Design Completion	Q2 2021
Stage Gate 4	Detail Design Completion	Q1 2022
Stage Gate 5	Tender Award	Q3 2022
--	Elevators In-service	Q4 2024
Stage Gate 6	Construction Substantial Performance	Q2 2025
Stage Gate 7	Construction Handover Completion	Q3 2025

Spadina Station EAIII:

Stage Gate 0	Project Initiation	Completed
Stage Gate 1/2	Concept Design Completion	Completed
Stage Gate 3	Scope Design Completion	Completed
Stage Gate 4	Detail Design Completion	Q3 2020
Stage Gate 5	Tender Award	Q2 2021
--	Elevators In-service	Q4 2022
Stage Gate 6	Construction Substantial Performance	Q2 2023
Stage Gate 7	Construction Handover Completion	Q3 2023

Yorkdale Station Skylight Repair:

Stage Gate 0	Project Initiation	Completed
Stage Gate 1/2	Concept Design Completion	Not Applicable
Stage Gate 3	Scope Design Completion	Not Applicable
Stage Gate 4	Detail Design Completion	Completed
Stage Gate 5	Tender Award	Q3 2021
Stage Gate 6	Construction Substantial Performance	Q3 2023
Stage Gate 7	Construction Handover Completion	Q4 2023

The Warden Station Redevelopment project (E4-13) has been integrated with the EAIII project planned for the site to facilitate design, construction, constructability and integration. The current bus terminal at Warden Station has a multiple-bay configuration with separate stairs to each bay. The station will require new multi-bay bus platforms with common stairs, escalators and elevators.

Adding to the redevelopment complexity of Warden Station is the designation of the site for future residential development by CreateTO for housing needs and the resulting site constraints, which involve delineation of the site between the TTC and CreateTO areas.

The elevator installation elements of the EAIII project planned for the passenger pick-up/drop-off area and subway platform for the existing station at Warden has been

separated from the redevelopment project under a separate contract (E45-5) in advance of the redevelopment work. This was done to advance work on these elements of the project while the redevelopment design is being finalized for execution.

The current stage gate schedule for the EAll elements (E45-5) at Warden Station is as follows:

Stage Gate 0	Project Initiation	Completed under E4-13
Stage Gate 1/2	Concept Design Completion	Completed under E4-13
Stage Gate 3	Scope Design Completion	Completed under E4-13
Stage Gate 4	Detail Design Completion	Q4 2021
Stage Gate 5	Tender Award	Q2 2022
--	Elevators In-service	Q1 2023
Stage Gate 6	Construction Substantial Performance	Q3 2023
Stage Gate 7	Construction Handover Completion	Q1 2024

The remaining elements of the redevelopment project (E4-13) will continue beyond 2025. In order to fulfil the AODA mandate while completing the required redevelopment scope at the station, extensive staging of the work is required, including a temporary bus terminal at the station. The multi-bay bus platforms at Warden Station will be constructed within the property boundary of the station, constrained by the adjacent site identified for future residential development by CreateTO.

Construction of a temporary bus platform will be required to allow for demolition of the existing bus platform and construction of the new one, all to be completed within the station site at Warden. The temporary terminal is required as the new terminal will need to be constructed at the same location as the current bus terminal.

The current stage gate schedule for the remaining elements of the redevelopment project (E4-13) at Warden Station is as follows:

Stage Gate 0	Project Initiation	Completed
Stage Gate 1/2	Concept Design Completion	Completed
Stage Gate 3	Scope Design Completion	Q4 2020
Stage Gate 4	Detail Design Completion	Q4 2022
Stage Gate 5	Tender Award	Q2 2023
--	Temporary Bus Terminal/Station Accessible	Q4 2024
Stage Gate 6	Construction Substantial Performance	Q2 2026
Stage Gate 7	Construction Handover Completion	Q3 2026

Approximately \$4.71 million of the originally awarded upset limit of \$5 million for Contract G85-344A has been committed to date. This \$5 million upset limit is expected to be exceeded as a result of the forecasted costs, which will be required to complete Stage Gate 4 to 7 deliverables for the aforementioned projects. The overall increase from the original awarded upset limit amount is anticipated to be approximately \$8 million.

A contract amendment in the amount of \$1 million for Contract G85-344A was processed in October 2020. The amendment allowed detail design consultant services

in support of Stage Gate 4 deliverables to proceed respectively for the EAIII project at Old Mill Station (W45-8) and the elevator installations of the EAIII elements (under E45-5) planned for the passenger pick-up/drop-off area and subway platform accessibility under the redevelopment project (E4-13) at Warden Station.

A subsequent amendment in the amount of \$7 million for Contract G85-344A is still required for the consultant services and associated fees in support of Stage Gate 4 to 7 deliverables. This amendment would allow detail design and support during construction services to proceed for the remaining elements of the redevelopment project (E4-13) at Warden Station and support during construction services at Old Mill (W45-8), Spadina (A45-18), Warden (E45-5) and Yorkdale stations (A15-11A), without delay.

It is important to acknowledge that the capital cost of the Warden Redevelopment work and the station's EAIII elements are in excess of four times the historical cost and range of a typical EAIII project due to the magnitude and complexity of the work, which includes the replacement of the bus terminal and other station modifications. As a result, the associated design fees are also proportionately higher.

Redevelopment elements covered under Contract E4-13 and EAIII elements covered under E45-5 of Warden Station collectively account for \$6 million of the \$8 million projected additional cost.

Comments

The consultant services in support of Stage Gate 4 to 7 deliverables of the aforementioned projects are critical to fulfilling the provincially legislated requirements in the Accessibility for Ontarians with Disabilities Act, 2005 for all TTC subway stations to be accessible by 2025.

Other procurement approaches and their associated risks and impacts in support of the Stage Gate 4 to 7 deliverables for the redevelopment elements covered under Contract E4-13 and EAIII elements covered under Contract E45-5 have been assessed, as follows:

- Request for Proposal (RFP) procurement of a new standalone consultant services contract;
- Consultant services solicitation under other EAIII design services contracts; and
- Detail design and construction support services solicitation from the TTC Engineering Department.

Co-ordination issues and potential implementation delays with either another design consultant or internal department, particularly for the key service deliverables either in progress or completed to date, are expected if the other procurement approaches are undertaken for Contracts E4-13 and E45-5. Internal department may still require external consultant services for technical expertise and staff resources for completion of various project deliverables. In consideration of the schedule constraints for the two Warden Station projects (E4-13 and E45-5), it has been determined that there would be a higher risk of not achieving the established AODA deadline of 2025, as legislated. For

similar risks outlined for the use of internal department, the other two procurement approaches are also not recommended.

Board approval is recommended for an additional amount of \$7 million for Contract G85-344A for consultant services and associated fees in support of Stage Gate 4 to 7 deliverables to achieve the established AODA deadline of 2025. The increase would allow for support during construction services to proceed with the projects at Old Mill (W45-8), Spadina (A45-18) and Yorkdale (A15-11A) stations. It would also allow for the shortest timelines for design and construction of the redevelopment covered under Contract E4-13 and EAIII elements covered under Contract E45-5 of Warden Station with co-ordination issues and potential implementation delay kept to a minimum.

Contact

Jane Murray, Chief Project Manager – Construction
416-590-6811
jane.murray@ttc.ca

Signature

Gary Downie
Chief Capital Officer – Engineering, Construction and Expansion
gary.downie@ttc.ca

03050-102-136