



**For Action  
With Confidential Attachment**

## **Update on Delegated Authority to Award Future Easier Access III Contracts**

**Date:** April 14, 2022  
**To:** TTC Board  
**From:** Chief Capital Officer

### **Reason for Confidential Information**

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This report contains information about a trade secret or scientific, technical, commercial or financial information that belongs to the City or local board and has monetary value or potential monetary value.

### **Summary**

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This purpose of this report is to update the TTC Board on the construction estimates of remaining stations on the Easier Access III (EAIII) project. It seeks to obtain Board approval to revise the delegated authority previously afforded to the TTC Chief Executive Officer to award future EAIII construction contracts provided that the contract award values are within TTC construction estimates based on updated estimates, which are summarized in the confidential attachment.

Since the last report on this matter at the July 2021 Board meeting, several stations have had their design stage completed and proceeded or in process of proceeding to construction phase. As such, four stations remain, including, Spadina, Warden (EAIII component), King and Old Mill, that are proposed to continue to be awarded by delegation of authority to the CEO. An update to the project estimates is required at this time to account for increases in raw materials, unit quantities, labour costs as well as design development and maturity.

StatCan has published data confirming non-residential building construction price indexes increased by 15.3% between Q4 2020 through to Q4 2021 in the Toronto area, which reflects the increase in pricing we are currently receiving for our construction projects.

The revised delegated authority will continue to allow the TTC to advance EAIII work between Board meetings and bring forward the construction contract awards by approximately four to eight weeks. This will also facilitate remaining contract awards that may be ready for award in the second half of the year following the final July 2022 Board meeting during the election recess.

This aligns with our Corporate Plan Critical Path 3: Move more customers more reliably and Critical Path 4: Make taking public transit more seamless.

## **Recommendations**

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It is recommended that the TTC Board:

1. Revise the delegated authority to the TTC Chief Executive Officer to award future Easier Access III construction contracts provided the contract award values are within the latest TTC Construction Estimate.
2. Authorize that the information in the confidential attachment remain confidential until such time as the Easier Access III construction contracts are awarded.

## **Financial Summary**

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Funding for these expenditures is included in the TTC's 2022-2031 Capital Budget and Plan under Program 3.9 Building and Structures – Easier Access III project, Legislative category, which was approved by the TTC Board on December 21, 2021 and City Council on February 17, 2021.

The total project cost for the Easier Access III program is approximately \$1,089.6 million, comprising of costs to the end of 2021 of \$460.3 million. A budget adjustment to account for the \$8.7 million of unspent funds in 2021 will be carried forward and included in the Adjustments to Capital Budget Carryforward Funding and Future Year Commitments report that will be subject to City Council approval, bringing the approved funding in the 2022-2031 Capital Budget and Plan to \$629.3 million. Of the approved funding in the 2022-2031 Capital Budget and Plan, approximately \$169 million has been committed to date.

The financial impact of the revised station estimates, taking into consideration the total approved Easier Access III program budget, is currently estimated to be \$10.14 million. This incremental impact will be reviewed against actual expenditures on these stations and the final estimates on the Islington and Warden Redevelopment projects. Any impact to the overall EAIII program budget will be addressed during the 2023 Budget process.

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

## **Equity/Accessibility Matters**

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A cornerstone of the TTC's Corporate Plan 2018-2022 is accessibility, and as a proud leader in providing accessible public transit in the city of Toronto, we are committed to ensuring reliable, safe and inclusive transit services for all our customers. The TTC started work to make subway stations accessible in 1990 and has a target to complete

all subway stations by 2025. This is in accordance with the TTC's 2019-2023 TTC Multi-Year Accessibility Plan and its objective to fulfill the provincially legislated requirements in the Accessibility for Ontarians with Disabilities Act, 2005 (AODA). To date, 55 stations are accessible and there are 17 remaining stations to be made accessible by 2025.

Easier Access designs for each station were presented for review to the ACAT Design Review Subcommittee and their comments were addressed and incorporated in the final designs where feasible.

## **Decision History**

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The previous Board report for delegated authority to award EAIII contracts was presented to the Board at its July 7, 2021 meeting:

[https://ttc-cdn.azureedge.net/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2021/July\\_7/Reports/3\\_Making\\_Summerhill\\_Rosedale\\_Castle\\_Frank\\_Stations\\_Accessibl.pdf?rev=cc3b85693cbe4397b1087112415afc49&hash=D082992C9CB793348E80B235DA7E4CA2](https://ttc-cdn.azureedge.net/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2021/July_7/Reports/3_Making_Summerhill_Rosedale_Castle_Frank_Stations_Accessibl.pdf?rev=cc3b85693cbe4397b1087112415afc49&hash=D082992C9CB793348E80B235DA7E4CA2)

In order to meet the 2025 legislated completion date, the EAIII Program schedule has been accelerated where possible. For further project background and history refer to Easier Access III Project Status Reports, which were approved by the Board at its July 14, 2020 and February 10, 2022 meetings:

July 14, 2020 Easier Access III Project Status Report:

[https://ttc-cdn.azureedge.net/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2020/July\\_14/Reports/7\\_Easier\\_Access\\_Phase\\_III\\_Project\\_Status\\_Report.pdf?rev=a13ddb15f247b98e806994a4e16ea2&hash=29B99C6650FC8487DA534727D05758D9](https://ttc-cdn.azureedge.net/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2020/July_14/Reports/7_Easier_Access_Phase_III_Project_Status_Report.pdf?rev=a13ddb15f247b98e806994a4e16ea2&hash=29B99C6650FC8487DA534727D05758D9)

February 10, 2022 Easier Access Phase III – Project Status Update:

[https://ttc-cdn.azureedge.net/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2022/February-10/Reports/6\\_Easier\\_Access\\_Phase\\_III\\_-\\_Project\\_Status\\_Update\\_-\\_February\\_-\\_2022.pdf?rev=d57df510f9854172b1af2c3beb15f476&hash=311B7D99F4DEED8DC757B8FCE4B30301](https://ttc-cdn.azureedge.net/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2022/February-10/Reports/6_Easier_Access_Phase_III_-_Project_Status_Update_-_February_-_2022.pdf?rev=d57df510f9854172b1af2c3beb15f476&hash=311B7D99F4DEED8DC757B8FCE4B30301)

The TTC's accessibility improvement activities originally outlined in the 2019-2023 TTC Multi-Year Accessibility Plan was approved by the Board at its May 8, 2019 meeting. Refer to attached update to the Accessibility Plan, which was approved by the Board at its May 12, 2021 meeting:

[https://ttc-cdn.azureedge.net/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2021/May-12/6\\_2021\\_Accessibility\\_Plan\\_Status\\_Update.pdf?sc\\_lang=en&rev=44f126cbbdc14423a2305d725b4a71f7&hash=74D8C7DFA6BCBB19489281E8F416F90F](https://ttc-cdn.azureedge.net/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2021/May-12/6_2021_Accessibility_Plan_Status_Update.pdf?sc_lang=en&rev=44f126cbbdc14423a2305d725b4a71f7&hash=74D8C7DFA6BCBB19489281E8F416F90F)

## **Issue Background**

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The TTC began work in 1990 to make subway stations accessible and has a target to complete all subway stations by 2025. To date, 55 stations are accessible and there are 17 remaining stations to be made accessible by 2025.

The current program schedule is meeting the commitment to make all stations accessible by 2025. There are eight stations currently in construction: Lansdowne, Donlands, College, Summerhill, Rosedale, Castle Frank, Glencairn and Greenwood, Christie, Lawrence, High Park, Spadina, Museum, Warden (EAIII component), King and Old Mill stations will commence the construction later this year. Warden and Islington station redevelopment contracts will commence construction in 2023.

Scarborough Rapid Transit (SRT) – Line 3 station locations are not part of the program as the SRT line will be replaced by the Scarborough Subway Extension.

Since the last report to the Board in July 2021 on delegated authority to award EAIII contracts, Glencairn and Greenwood contracts were awarded by delegated authority; and Christie and Lawrence are in the process to be awarded by delegated authority. Four stations remain that are proposed to be awarded by delegated authority: Spadina, Warden (EAIII Component), King and Old Mill.

## **Comments**

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### **Delegation of Authority for Future Easier Access III Contract Awards**

Given the legislative deadline of 2025, the Board's delegation of authority to the TTC CEO to award contracts will expedite the commencement of construction at the remaining Easier Access III (EAIII) stations. This process is proposed to be utilized provided the contract award values are within the value of the TTC's latest internal construction estimate for each station, to be confirmed by the Chief Capital Officer and the Chief Financial Officer. A summary of the contracts that will be awarded by delegated approval will be provided to the Board on a semi-annual basis as part of an Easier Access III Status Update Report.

Since the last report on this matter at the July 2021 meeting, several stations have completed their design stage and proceeded or in process of proceeding to construction phase. As such, four stations remain, including, Spadina, Warden (EAIII component), King and Old Mill, that is proposed to continue to be awarded by delegation of authority to the City. An update to the project estimates is required at this time to account for increases in raw materials and other baseline prices and updates to the estimates due to design development and maturity.

The award of the Redevelopment contracts at Warden and Islington stations, which involve a larger scale of work, including the construction of new bus terminals, will not be part of this process and will require Board approval of the construction contract awards. Museum Station will also not be part of this process as it is a larger combined contract that also includes a secondary entrance/exit.

The award of the Warden Station EAIII contract, which includes construction of two elevators in 2022 in advance of the Redevelopment Contract, will follow this proposed delegated contract approval process.

## **Contact**

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## **Signature**

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Gary Downie  
Chief Capital Officer

## **Attachments**

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Attachment 1 – Confidential Attachment

SP# 03050-92-36