



Queen's Park and St. Patrick Stations Finishes Renewal Contract Award

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

Summary

The purpose of this report is to obtain authorization for the award of Contract U60-9, Queen's Park and St Patrick Stations Finishes Renewal to Maystar General Contractors Inc. in the amount of \$33,487,550.00, inclusive of all taxes, on the basis of lowest-priced acceptable bid.

This work for the contract is a continuation of the work started in March, April and May 2021 within three separate 10-day closures. The work of this contract provides services for replacing the porcelain enamel panelling, new ceiling finishes and replacement of temporary services currently installed on the platforms. The construction phase of the contract is scheduled to commence in Q3 2022.

Recommendations

It is recommended that the TTC Board:

1. Authorize the award of Contract U60-9, Queen's Park and St Patrick Stations Asbestos Abatement and Finishes Renewal to Maystar General Contractors Inc. in the amount of \$33,487,550.00, inclusive of all taxes, on the basis of lowest-priced acceptable bid.

Financial Summary

Funds for this expenditure are included in the TTC's 2022-2031 Capital Budget and Plan as approved by the TTC Board on December 21, 2021 and City Council on February 17, 2022 under Program 3.1 Finishes capital project, which includes Station Finish Renewal.

The total project cost for the Station Finish Renewal project is approximately \$83.675, million comprising costs to the end of 2021 of \$30.091 million. The TTC's 2022-2031 Approved Capital Budget and Plan includes funding of \$53.584 million, of which approximately \$32.308 million has been committed to date under Program 3.1 Finishes capital program, which includes the Station Finish Renewal capital project.

The 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 Toronto residents and beyond, we are committed to ensuring reliable, safe and inclusive transit services for all our customers.

Although there are heritage aspects of the stations that need to be preserved, the scope of work does permit a subtle change to the finishes that will benefit accessibility and wayfinding.

This change will serve to emphasize the breezeways at platform level by introducing a complimentary darker colour, removing the uniformity of the platform appearance.

This work will further enhance the safety of the network for both employees and passengers.

Decision History

In February 2021, the TTC sought delegated authority in order to award a third-party contract to do large-scale asbestos abatement during a 10-day closure on a portion of Line 1 for work at Queen's Park and St. Patrick stations. These contracts were restricted to three, 10-day closures in March, April and May 2021. The work in question was successfully completed and prepared the stations for this upcoming finishes renewal contract.

February 10, 2021 State of Good Repair – Delegated Authority to CEO

https://ttc-cdn.azureedge.net/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2021/February_10/Reports/4_State_of_Good_Repair_Delegation_of_Authority_to_CEO.PDF?rev=9f863211c2cd47e0a7ca47a5e7eda5e5&hash=9BF8FDE0FC94D1674553427E8495E3D3

Issue Background

Prior to 2021, Queen's Park and St Patrick stations both had plaster and lath ceilings over the platform and track level. Above these ceilings was friable asbestos containing spray applied acoustic insulation on the liners. Due to leaks deteriorating the condition of these materials, there were concerns that the asbestos could fall onto the tunnel or platform impacting service.

The work undertaken in 2021 during three separate 10 day closures removed the plaster and lath ceiling and approximately 95% of the friable asbestos materials. This work was largely possible due to lower ridership levels in the system at that time, which facilitated the continuous closure periods. Performing this work in 2021 has greatly reduced the customer impacts as a result of this station finishes contract.

The work to be performed under this contract would include the removal of the remaining porcelain enamel wall panels at the platforms, along with the remaining section of friable asbestos behind the upper row of metal panels. In addition, this work will provide new porcelain enamel wall panels and a new ceiling tile system. This new wall panel and ceiling systems are intended to be easily removed allowing easier maintenance and repair of leaks in the tunnel liners.

This work is divided into two components led by work on the platform level followed by work at track level. The work at platform level will have limited impacts to customers and stations operations as the majority of the removal work will be behind hoarding, followed by new wall and ceiling panel installation occurring during non-revenue hours.

The work at track level will be predominately performed during scheduled weekend closures.

Comments

The recommendation for award is based on the lowest compliant Total Bid Price. The Request for Bid (RFB) was published on MERX on April 20, 2022. Three companies submitted a bid by the closing date of May 26, 2022, as summarized in Appendix A. This is a deliverables-based contract based on the requirements outlined in the contract documents.

Maystar General Contractors Inc. submitted the lowest-priced bid, is COR-certified with Infrastructure Health and Safety Association (IHSA), and did not state any exceptions or qualifications. Maystar General Contractors Inc. has satisfactorily completed work of a similar size and nature for the TTC in the past. Reference checks were also completed, which further support that Maystar has satisfactorily performed work of a similar size and nature. Their bid is considered commercially acceptable.

Van Horne Construction Ltd. submitted the second lowest-priced bid and did not state any exceptions or qualifications.

Duron Ontario Ltd. submitted the third lowest-priced bid and also did not state any exceptions or qualifications.

The Agreement to Bond submitted by Maystar General Contractors Inc. covers both a Labour and Material Payment Bond and a Performance Bond and was submitted by Zurich Insurance Company Ltd., who have been verified as a Surety Company licensed to transact business under the Insurance Act of Ontario. As such, they are considered financially capable of performing the work.

The RFB stated that the Bidders must be Certificate of Recognition (COR™) certified with Infrastructure Health and Safety Association (IHSA), at the time of the bid closing and for the duration of the term of contract as indicated in the bid documents.

Contact

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Attachments

Attachment 1 – Summary of Bids, Contract U60-9 Queen’s Park and St Patrick Stations Finishes Renewal

APPENDIX A

Contract U60-9 Queen's Park and St. Patrick Stations and Finishes Renewal

Summary of Bids:

Bid No.	Bidder	Total Bid price
1*	Maystar General Contractors Inc.	\$33,487,550.00
2	Van Horne Construction Limited	\$33,887,549.66
3	Duron Ontario Ltd.	\$44,070,000.00

*Recommended Company