



## **Bloor-Yonge Station Capacity Improvements Project – Procurement Amendment Authorization**

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

### **Summary**

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The purpose of this report is to request the Board's approval to amend Contract No. S85-42 Bloor-Yonge Capacity Enhancement to advance the design of the Bloor-Yonge Capacity Improvements (BYCI) Project from 60% to 100% completion for a portion of the station area that intersects with the adjacent development at 2 Bloor Street East.

There is an opportunity to integrate the intersecting area of the BYCI Project into the proposed reconstruction of the adjacent development in order to minimize potential construction delay and business loss claims.

### **Recommendations**

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It is recommended that the TTC Board:

1. Authorize a contract amendment to AECOM Canada Ltd. under Contract No. S85-42 Bloor-Yonge Capacity Enhancement, to increase the upset limit amount by \$4,000,000, inclusive of all taxes, to a total upset limit amount of \$23,696,700.26 in Canadian funds, inclusive of all taxes.

### **Financial Summary**

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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 3.9 Buildings and Structures – Bloor-Yonge Capacity Improvements Project.

The total project budget for the BYCI Project is \$1.514 billion, comprising of costs to the end of 2021 of \$26.749 million and cash flow funding of \$1.487 billion in the 2022-2031 Capital Budget and Plan. Of the approved funding in the 2022-2031 Capital Budget and Plan, approximately \$29.172 million has been committed to date.

On December 8, 2021, the Board approved the BYCI Project – Stage Gate 3, including project preliminary design baselines and project delivery strategy. The Provincial and Federal governments have made commitments to the project of approximately \$500 million each under the Investing in Canada Infrastructure Program and Public Transit Infrastructure Fund (ICIP-PTIF 2). The TTC with the City will seek to finalize the transfer payment agreement with government partners, pending federal and provincial funding approval in principle. The City of Toronto has provided a one-third matching contribution with the approval of increased City Building Funds.

A contract amendment to Contract No. S85-42 Bloor-Yonge Capacity Enhancement is requested in the amount of \$4,000,000, inclusive of all taxes, to AECOM Canada Ltd. to advance the design of the BYCI Project from 60% to 100% for a portion of the station area that intersects with an adjacent development.

The original Contract S85-42 to AECOM was valued at \$4 million. An amendment of \$1.7 million was issued on January 31, 2020 for scope changes, including co-ordination of the design with developers and optimization studies of the ongoing design at that time (see Attachment 2 – Contract S85-42 Amendments Summary). The Board approved an amendment on February 25, 2020 in the amount of \$12 million to advance the design from 10-30% and prepare Stage Gate 3 deliverables. An amendment of \$1,996,799.26 was approved on February 15, 2022 to advance design of the BYCI Project from 30% to 60% for a portion of the station area that intersects with an adjacent development.

The current contract value is \$19,696,700.26, inclusive of all taxes. Approval of the request to amend Contract S85-42 to AECOM Canada Ltd. by \$4 million will bring the total upset limit amount to \$23,696,700.26, inclusive of all taxes.

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 BYCI Project is being designed to be accessible in accordance with the Accessibility for Ontarians with Disabilities Act, as amended 2005 (AODA), the Integrated Accessibility Standards Regulation, O. Reg. 191/11 (IASR), and the Ontario Building Code.

Consultation with stakeholders, including the Advisory Committee on Accessible Transit (ACAT), will continue at key milestones for the BYCI Project, including an online public information meeting planned for Q4 2022.

## Decision History

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On April 15, 2016, Contract S85-42 Bloor-Yonge Station Capacity Enhancement was awarded to AECOM Canada Ltd. to undertake an analysis of ridership and facilities at Bloor-Yonge Station, and development of a preferred concept design for the expansion of Bloor-Yonge Station.

In May 24, 2017, City Council confirmed the expansion of the station as a priority project for Provincial and Federal funding, and requested the TTC to report on the status of the expansion of the Bloor-Yonge Station.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX25.1>

On April 11, 2019, the Board approved “Line 1 Capacity Requirements – Status Update and Preliminary Implementation Strategy” in which the expansion of Bloor-Yonge Station was identified as a key component to address capacity of the subway system.

[https://ttc-cdn.azureedge.net/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2019/April\\_11/Reports/18\\_Line\\_1\\_Capacity\\_Requirement\\_and\\_Preliminary\\_Implementatio.pdf?rev=812341c5088e48fa8a0bc0d7e68ff199&hash=01979E9C12FC9BAE9B9CE8B70D026760](https://ttc-cdn.azureedge.net/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2019/April_11/Reports/18_Line_1_Capacity_Requirement_and_Preliminary_Implementatio.pdf?rev=812341c5088e48fa8a0bc0d7e68ff199&hash=01979E9C12FC9BAE9B9CE8B70D026760)

On April 16, 2019, City Council endorsed the Bloor-Yonge Capacity Improvements (BYCI) Project as a priority project under the City of Toronto’s funding allocation of the Investing in Canada Infrastructure Plan (ICIP) and Public Transit Infrastructure Fund (PTIF). All three levels of government are expected to contribute \$0.5 billion towards the estimated \$1.5 billion project. City Council approved funding for the municipal share in the 2020 budget process.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX4.1>

On February 25, 2020, the Board authorized a contract amendment to AECOM to advance the design to approximately 30% and prepare the Stage Gate 3 – Project Performance Baseline deliverables.

[https://ttc-cdn.azureedge.net/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2020/February\\_25/Reports/5\\_Bloor\\_Yonge\\_Capacity\\_Improvements\\_Procurement\\_Amendment\\_Au.pdf?rev=fb498802173745858c71ec71985792ef&hash=467A8CBC7B7D7129EABCBB3B113853AD](https://ttc-cdn.azureedge.net/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2020/February_25/Reports/5_Bloor_Yonge_Capacity_Improvements_Procurement_Amendment_Au.pdf?rev=fb498802173745858c71ec71985792ef&hash=467A8CBC7B7D7129EABCBB3B113853AD)

On October 22, 2020, the Board authorized compensation, on a cost recovery basis, to CreateTO for up to \$1.5 million from the approved BYCI Project budget for their efforts to facilitate and project manage amendments to the existing ground lease at 2 Bloor Street East, as well as the acquisition of property requirements for the construction of the early works.

[http://www.ttc.ca/About\\_the\\_TTC/Commission\\_reports\\_and\\_information/Commission\\_meetings/2020/October\\_22/Reports/3\\_Bloor\\_Yonge\\_Capacity\\_Improvements\\_Early\\_Works\\_Property\\_Acq.pdf](http://www.ttc.ca/About_the_TTC/Commission_reports_and_information/Commission_meetings/2020/October_22/Reports/3_Bloor_Yonge_Capacity_Improvements_Early_Works_Property_Acq.pdf)

On June 16, 2021, the Board authorized acquisition of property requirements for the main construction works of the BYCI Project.

[http://www.ttc.ca/About\\_the\\_TTC/Commission\\_reports\\_and\\_information/Commission\\_meetings/2021/June\\_16/Reports/3\\_Bloor%20Yonge%20Capacity%20Improvements%20-%20Main%20Property%20Acquisit.pdf](http://www.ttc.ca/About_the_TTC/Commission_reports_and_information/Commission_meetings/2021/June_16/Reports/3_Bloor%20Yonge%20Capacity%20Improvements%20-%20Main%20Property%20Acquisit.pdf)

On December 8, 2021, the Board approved the Bloor-Yonge Capacity Improvements Project – Stage Gate 3, including project preliminary design baselines and project delivery strategy.

[https://ttc-cdn.azureedge.net/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2021/December-8/6\\_Bloor\\_Yonge\\_Capacity\\_Improvement\\_Project\\_Stage\\_Gate\\_3.pdf?rev=979a7824ad02435db6594f8e223ff779&hash=D93E644075BFA4D38944EC6FF913B836](https://ttc-cdn.azureedge.net/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2021/December-8/6_Bloor_Yonge_Capacity_Improvement_Project_Stage_Gate_3.pdf?rev=979a7824ad02435db6594f8e223ff779&hash=D93E644075BFA4D38944EC6FF913B836)

On May 18, 2022, the Board approved the award of Contract S85-45, Bloor-Yonge Capacity Improvements Owner’s Engineer Consultant Services, to AECOM Canada Ltd. to support the continued development and implementation of the BYCI Project, including the development of technical documents, contributing to procurement process, training, and technical review of submittals.

[https://ttc-cdn.azureedge.net/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2022/May-18/7\\_Bloor-Yonge\\_Station\\_Capacity\\_Improvements\\_Project\\_Procurement\\_Authoriz.pdf?rev=8c14283357e741dab0b6e8f1a0abfa7d&hash=01BA02C5259255D7FEC565683765A9CF](https://ttc-cdn.azureedge.net/-/media/Project/TTC/DevProto/Documents/Home/Public-Meetings/Board/2022/May-18/7_Bloor-Yonge_Station_Capacity_Improvements_Project_Procurement_Authoriz.pdf?rev=8c14283357e741dab0b6e8f1a0abfa7d&hash=01BA02C5259255D7FEC565683765A9CF)

## **Issue Background**

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Bloor-Yonge Station is a major transfer point in the TTC subway system. Line 1 is expected to experience significant ridership growth reflecting ridership generated from population growth from within and outside the city of Toronto and the implementation of transit expansion initiatives, including the northerly extension of Line 1.

Bloor-Yonge Station is a key pre-condition for further network expansion planned by the Province/Metrolinx, and has been identified as a priority project by the City of Toronto, Province of Ontario and Government of Canada.

It is anticipated that without modifications to Bloor-Yonge Station, overcrowding will increase dwell times, create bottle necks and reduce the level of service to customers at this critical interchange station and along Line 1 and Line 2.

This report aligns with the TTC Corporate Plan, including Critical Path 3 – Move more customers more reliably, and Critical Path 4 – Make taking public transit seamless.

## Comments

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The BYCI Project has completed 30% design and Stage Gate 3 deliverables, including the project preliminary design baselines and the selection of Progressive Design-Build as the recommended project delivery strategy, which was approved by the Board on December 8, 2021. AECOM Canada Ltd. undertook the 30% design and Stage Gate 3 deliverables as part of Contract S85-42. The Progressive Design-Builder is not scheduled to be retained until 2023. Therefore, AECOM's services are needed to undertake the design of an intersecting area between the BYCI Project and the redevelopment of 2 Bloor Street East as described below.

The BYCI Project footprint intersects with multiple developer properties, including Brookfield Properties located at 2 Bloor Street East, which includes an office tower and retail/office podium (see Attachment 1). The podium presence at street level on Bloor Street East includes access to the former Hudson Bay Company (HBC) and a retail concourse at a lower level that also includes the existing main entrance to the Bloor-Yonge Station.

The BYCI Project in the intersecting area shown in Attachment 1 requires complex construction work (underpinning, structural modifications, etc.) to expand the Bloor-Yonge Station, which is expected to commence construction in 2024. Several tenants at 2 Bloor Street East may be impacted by the BYCI Project in the intersecting area, including the former HBC entrance and retail spaces at the lower concourse level, resulting in potential business loss claims. However, Brookfield is also proposing to renovate their podium structure, which will also impact their tenants, with the podium construction overlapping with the location and timelines of the BYCI Project.

There is an opportunity to co-ordinate with Brookfield to have them perform this BYCI work on behalf of the TTC and only impact the tenants once. Advancing the design of the BYCI Project to 100% in the station area that intersects with the Brookfield development, and requesting Brookfield construct this BYCI work, will help minimize potential construction delay and business loss claims.

AECOM Canada Ltd. provided a work plan to advance the design for the BYCI structure in the intersecting area noted. There is urgency to complete the BYCI design for the intersecting area in a timely manner in order to co-ordinate with Brookfield's podium works, which are subject to negotiations with Brookfield. The design work was split into two phases. The first phase of design from 30-60% was initiated by AECOM earlier this year following approval by the Executive Contract Review Committee on February 15, 2022. The request to amend Contract No. S85-42 Bloor-Yonge Capacity Enhancement in the amount of \$4,000,000 to AECOM Canada Ltd. is for the second phase to complete the design of the BYCI Project from 60% to 100% for the portion of the station area that intersects with Brookfield's podium works as shown in Attachment 1.

Subject to negotiations with Brookfield, any approval for construction of the BYCI intersecting works by Brookfield will be addressed in a future report to the Board.

## **Contact**

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## **Signature**

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Gary Downie  
Chief Capital Officer

## **Attachments**

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Attachment 1 – Bloor-Yonge Capacity Improvements – Station Footprint  
Attachment 2 – Contract S85-42 Amendments Summary

03085-313596064-38

# Attachment 1 – Bloor-Yonge Capacity Improvements – Station Footprint



## Attachment 2 – Contract S85-42 Amendments Summary

| Amendment # | Increase/Decrease | Date Issued | Description   |
|-------------|-------------------|-------------|---|
| 0           | \$4,000,000.00    | April 15/16 | Contract awarded to AECOM Canada Ltd.   |
| 1           | \$0.00            | Jan 20/17   | Amend scope to include additional passenger flow modelling scenario.  |
| 2           | \$0.00            | Feb 7/17    | Amend scope to include additional passenger flow modelling scenario.  |
| 3           | \$0.00            | Feb 12/19   | Extend completion date to Feb 28/19.  |
| 4           | \$0.00            | Mar 11/19   | Extend completion date to Aug 31/19.  |
| 5           | \$0.00            | Aug 22/19   | Extend completion date to Dec 31/20.  |
| 6           | \$1,700,000.00    | Jan 31/20   | Increase upset limit – co-ordination of design with developers and optimization studies.                                |
| 7           | \$12,000,000.00   | Mar 3/20    | Increase upset limit – advance design from 10% to 30% and prepare Stage Gate 3 deliverables. (Board approval Feb 25/20) |
| 8           | \$0.00            | Dec 23/20   | Extension of Contract to June 23, 2023.   |
| 9           | \$1,996,700.26    | Feb 18/22   | Increase upset limit – South Wedge design to 60%. (ECRC approval Feb 15/22)   |