



Islington Station Redevelopment

Date: May 8, 2023
To: TTC Board
From: Chief Capital Officer

Summary

The purpose of this report is to obtain authorization for the award of Contract W4-18, Islington Station Redevelopment, to Kenaidan Contracting Ltd. in the amount of \$109,640,601.53, inclusive of all taxes, on the basis of the lowest acceptable total bid price.

The total bid price comprises all labour, equipment, hardware and materials for the redevelopment of Islington Station, on Line 2 Bloor-Danforth, to achieve the objective of the TTC's Easier Access III (EAIII) program, and helps TTC to fulfill the provincially legislated requirements in the 2005 Accessibility for Ontarians with Disabilities Act (AODA) for barrier-free accessibility at all TTC subway stations to provide barrier-free accessibility between all modes of transportation at the station.

On May 25, 2009, City Council adopted the recommendation to surplus portions of Islington Station and bus terminal, and directed transfer of the property to Build Toronto, now known as CreateTO. Since this time TTC staff have been working collaboratively with CreateTO, and the City's Community Planning and Transportation Services departments on the new layout of the station and new bus terminal to be constructed by TTC and remnant portions of land to be constructed as a affordable housing development under the Housing Now initiative by CreateTO's development partner. (see Future Site and Surroundings Plan on page 14).

The EAIII and redevelopment scope (see appendix A) of work under Contract W4-18 includes a new street-level bus terminal and dedicated driveway, an underground pedestrian tunnel for access between the new bus terminal and the existing station Concourse Level, two escalators; one elevator for access between the new bus terminal and underground pedestrian tunnel, one elevator for access between the existing subway Concourse Level and Platform Level. As well, the scope includes a street-level entrance with ramps for access to the existing station Concourse Level and their associated works.

Additionally, interim modifications and traffic signalization of the existing intersection of Islington Avenue and Aberfoyle Crescent for coordinated vehicular traffic, pedestrian movements, and bus access to the new bus terminal site will be completed under Contract W4-18. Other major items that are necessary as part of the redevelopment

scope of work under Contract W4-18 are retail spaces, new service rooms, back-of-house rooms, staff washrooms, and upgrades to the incoming power supply and electrical distribution at the station.

To date, 56 subway stations are accessible with 16 remaining stations to be made accessible. There are 14 stations currently in construction and with the placement of this contract only Old Mill Station remains to awarded.

Recommendations

It is recommended that the TTC Board:

1. Authorize the award of Contract W4-18, Islington Station Redevelopment, to Kenaidan Contracting Ltd. in the amount of \$109,640,601.53, inclusive of all taxes, based on the lowest acceptable total bid price.

Financial Summary

Funds for this expenditure are included in the TTC's 2023-2032 Capital Budget and Plan under Program 3.9 – Building and Structures – Islington Station Redevelopment project, which was approved by the TTC Board on January 9, 2023, and by City Council on February 15, 2023. The total project cost of the Easier Access III (EAIII) program is approximately \$1,123.7 million of which \$158 million represents the total cost for the Islington Station Redevelopment project as outlined in the table below. Of the total project cost for the Islington Station Redevelopment Project, approximately \$9 million has been committed to date.

Project Name	LTD Actuals to 2022	2023 Budget	2024	2025	2026	2027	2028-2032	10-Year Total	Total Project Cost
Islington Station Redevelopment	8,952.9	12,090.8	31,749.4	45,289.2	51,308.1	8,609.5	-	149,047.0	158,000.0

*(in thousands)

Based on the expected progress of work, the contract expenditures will be incurred between 2023 and 2027 and will require the following cash flow funding:

	2023 Forecast	2024 Forecast	2025 Forecast	2026 Forecast	2027 Forecast	Total Contract Amount
Construction Expenditure	8,146.3	22,558.5	32,224.2	28,896.9	5,201.2	97,027.1
Non Rebatale HST 1.76%	143.4	397.0	567.2	508.6	91.5	1,707.7
Total Construction Expense	8,289.7	22,955.5	32,791.4	29,405.5	5,292.7	98,734.8
Rebatale HST	915.6	2,535.6	3,622.0	3,248.0	584.6	10,905.8
Total Authority, including HST	9,205.3	25,491.1	36,413.4	32,653.5	5,877.3	109,640.6

*(in thousands)

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

Equity/Accessibility Matters

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

The TTC started work to make subway stations accessible in 1990 and to complete all subway stations in accordance with the TTC's 2019-2023 TTC Multi-Year Accessibility Plan in its objective to help fulfill the provincially legislated requirements in the Accessibility for Ontarians with Disabilities Act, 2005 (AODA). To date, 56 stations are accessible and there are 16 remaining stations to be made accessible under the EAIII program.

The Islington Station Redevelopment project provides an accessible path from a new entrance at street level through an accessible ramp and forward motion elevator between the concourse and subway platform levels. A further forward motion elevator will provide accessibility between the new bus terminal and the station's concourse level. Consistent with all other EAIII stations, the Easier Access designs for each station were presented for review to the Advisory Committee on Accessible Transit (ACAT) Design Review Subcommittee and their comments were addressed and incorporated in the final designs where feasible.

Decision History

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, February 10, 2022 and July 14, 2022 meetings:

[July 14, 2020, Easier Access III Project Status Report](#)

[February 10, 2022, Easier Access Phase III – Project Status Update](#)

[July 14, 2022, Easier Access Phase III – Project Status Update](#)

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 the attached update to the Accessibility Plan, which was approved by the Board at its June 23, 2022 meeting:

[2022 Accessibility Plan Status Update](#)

Issue Background

Easier Access III Program

The TTC began work in 1990 to make subway stations accessible and to date, 56 subway stations are accessible with 16 remaining stations to be made accessible.

There are 14 stations currently in construction: Donlands, College, Summerhill, Rosedale, Castle Frank, Glencairn, Greenwood, Lawrence, High Park, Museum, Christie, Spadina, Warden (EAIII advance works), and King. The Warden and Islington Station redevelopment contracts will proceed to construction in 2023.

Line 3 Scarborough station locations are not part of the program as train operation will end in late 2023 to be replaced by accessible bus service until the opening of the Scarborough Subway Extension.

Islington Station Redevelopment

The EAIII and redevelopment scope of work (see Appendix A) under Contract W4-18 includes a new street-level bus terminal and dedicated driveway, an underground pedestrian tunnel for access between the new bus terminal and the existing station Concourse Level, two escalators; one elevator for access between the new bus terminal and underground pedestrian tunnel, one elevator for access between the existing subway Concourse Level and Platform Level. As well, the scope includes a street-level entrance with ramps for access to the existing station Concourse Level and their associated works.

The new bus terminal at Islington Station will be constructed on an adjacent portion of the main TTC commuter parking lot, north of the existing terminal, and constrained by the existing Hydro One Network Inc. (HONI) corridor, Islington Avenue and the future extension of Aberfoyle Crescent westward to service the future residential development by CreateTO. The new bus terminal will include five bays, and layover spaces.

The remainder of the main TTC commuter parking lot has been designated for future residential development by CreateTO. The existing street-level bus terminal is planned for demolition in its entirety by CreateTO following the completion of the new bus terminal as it is included in the site identified for their future residential development.

A dedicated ingress/egress driveway for the new bus terminal abutting the future extension of Aberfoyle Crescent will be constructed. To facilitate all public transit vehicles that will service the new terminal, interim modifications and traffic signalization of the intersection of Islington Avenue and Aberfoyle Crescent for vehicular traffic and pedestrian movements will be completed under Contract W4-18. The current intersection is un-signalized with stop-control signage on Aberfoyle Crescent.

Subsequent modifications and additional traffic signalization of the intersection will be undertaken by CreateTO in their construction of the future extension of Aberfoyle

Crescent westward to service their future residential development, and therefore excluded from TTC Contract W4-18.

Construction of the new bus terminal and other elements under Contract W4-18 at Islington will continue beyond 2025. A new street-level station main entrance (New West Entrance) in the northwest quadrant of the future signalized intersection of Islington Avenue and Aberfoyle Crescent and a new concourse level-to-platform level elevator will be additionally constructed.

The EAIII and redevelopment design for Islington Station was presented for review to the ACAT Design Review Subcommittee and received their endorsement with their comments addressed and incorporated in the final design.

Construction is set to carry out the work in stages to minimize disruption to the riders, residents and pedestrian and vehicular traffic in the area.

The New West Entrance will provide barrier-free accessibility from the street level on Islington Avenue to the concourse level at the station.

On completion of New West Entrance, the bus service will be adjusted to provide an accessible connection between buses and the subway until the new bus terminal is in operation.

The tender award and construction stages for the EAIII and redevelopment scope of work under Contract W4-18 and their projected timeframes for completion are summarized in the table below.

Contract Stage	Stage Description	Projected Timeframe
1	Tender award	Q2 2023
2a	Contractor site mobilization	Q3 2023
2b	New station electrical rooms and power distribution in-service	Q1 2025*
2c	New station concourse-to-platform elevator and new West Entrance in-service	Q1 2025*
2d	New station bus terminal in-service	Q2 2026*
2e	Construction contract substantial performance	Q2 2026*
2f	Construction contract completion	Q4 2026*

Note*: The above dates are the contract dates with the contractor and do not include schedule risk time allowance.

Comments

Contract W4-18 comprises all labour, equipment, hardware and materials for the redevelopment of Islington Station Line 2 to achieve the objective of the TTC's Easier Access III (EAIII) program) in order to help fulfill the provincially legislated requirements in the 2005 Accessibility for Ontarians with Disabilities Act (AODA) for barrier-free accessibility at all TTC subway stations and to provide barrier-free accessibility between all modes of transportation at this station. Accessible pedestrian access will be provided through a new entrance at the northwest quadrant of the station.

A Request for Pre-Qualification (RFPQ) statements was issued, in order to establish a list of pre-qualified bidders to participate in the procurement process for both Contracts E4-13, Warden Station Redevelopment, and W4-18, Islington Station Redevelopment.

The RFPQ was publicly advertised on September 12, 2022, on MERX and Bonfire with Pre-Qualification Statements to be submitted by October 21, 2022. The TTC used MERX for advertisement purposes of the RFPQ only. The TTC used Bonfire to distribute the RFPQ documents, RFPQ notices and addenda, to post responses to inquiries received from participating companies, and to receive electronic prequalification submissions from participating companies.

To participate in the RFPQ, participating companies were advised they had to possess a Certificate of Recognition (COR™) as issued by the Infrastructure Health and Safety Association (IHSA) at the time of the Submission Deadline.

Four pre-qualification submission packages were received and evaluated by the evaluation team. As a result of the evaluation, the following two companies were pre-qualified to receive bid documents for both Contracts E4-13, Warden Station Redevelopment, and W4-18, Islington Station Redevelopment:

Kenaidan Contracting Ltd.
EllisDon Civil Ltd.

Specifications and drawings were prepared for Contract W4-18 and a Request For Bids (RFB) was issued to the two pre-qualified companies through MERX on January 23, 2023 with a closing date of April 14, 2023.

Both pre-qualified companies submitted a bid by the closing date, as summarized in Appendix B. The bid validity expires on July 13, 2023.

The RFB stated that the Bidders must possess a Certificate of Recognition as issued by the Infrastructure Health and Safety Association (IHSA), at the time of the bid closing and for the duration of the contract as indicated in the bid documents.

Kenaidan Contracting Ltd. submitted the lowest-priced bid and did not state any exceptions or qualifications. Kenaidan Contracting Ltd. possesses the required COR™ as specified in the pre-qualification and RFB documents. A reference check was completed confirming that Kenaidan has satisfactorily performed work of similar size, scope and complexity in the past. Their Bid is considered commercially acceptable and is recommended for award.

The Agreement to Bond submitted by Kenaidan Contracting Ltd. covers both a Labor and Material Payment Bond and a Performance Bond and was submitted by Aviva Insurance Company of Canada, 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.

Kenaidan Contracting Ltd. will be required to execute a Performance Bond and Labour and Material Payment Bond, in the amount of \$54,820,300

EllisDon Civil Ltd. submitted the higher-priced bid and did not state any exceptions or qualifications. EllisDon possesses the required COR™ as specified in the Bid Documents and their bid is considered commercially acceptable.

Contact

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Signature

Gary Downie
Chief Capital Officer

Attachments

Appendix A – Islington Station Redevelopment – Scope Overview Illustrations and Renderings

Appendix B – Summary of Bids, Contract W4-18 – Islington Station Redevelopment

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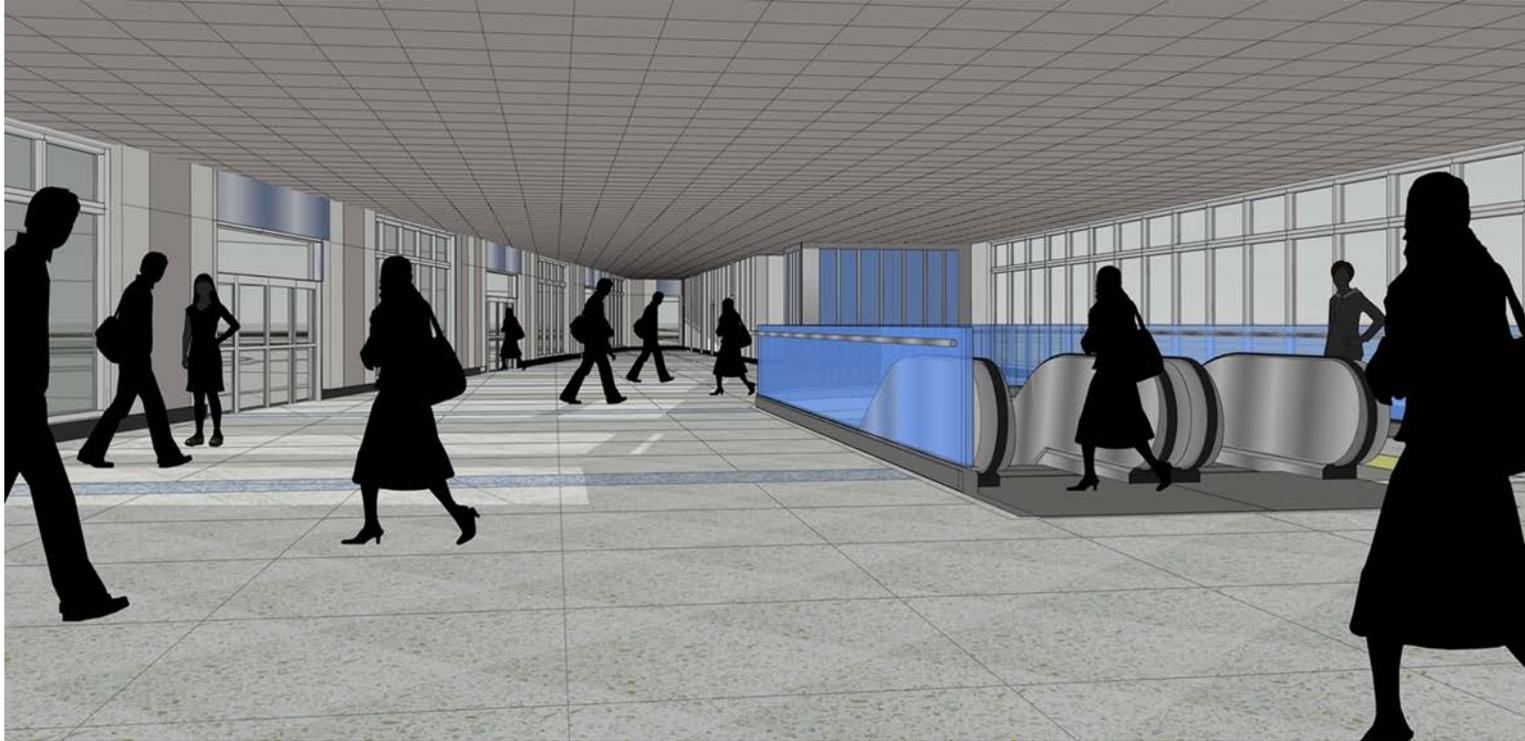
Appendix A

Islington Station Redevelopment

Scope Overview Renderings and Illustrations



New Bus Terminal and New Bus Entrance Rendering
(Note: for presentation purpose only)



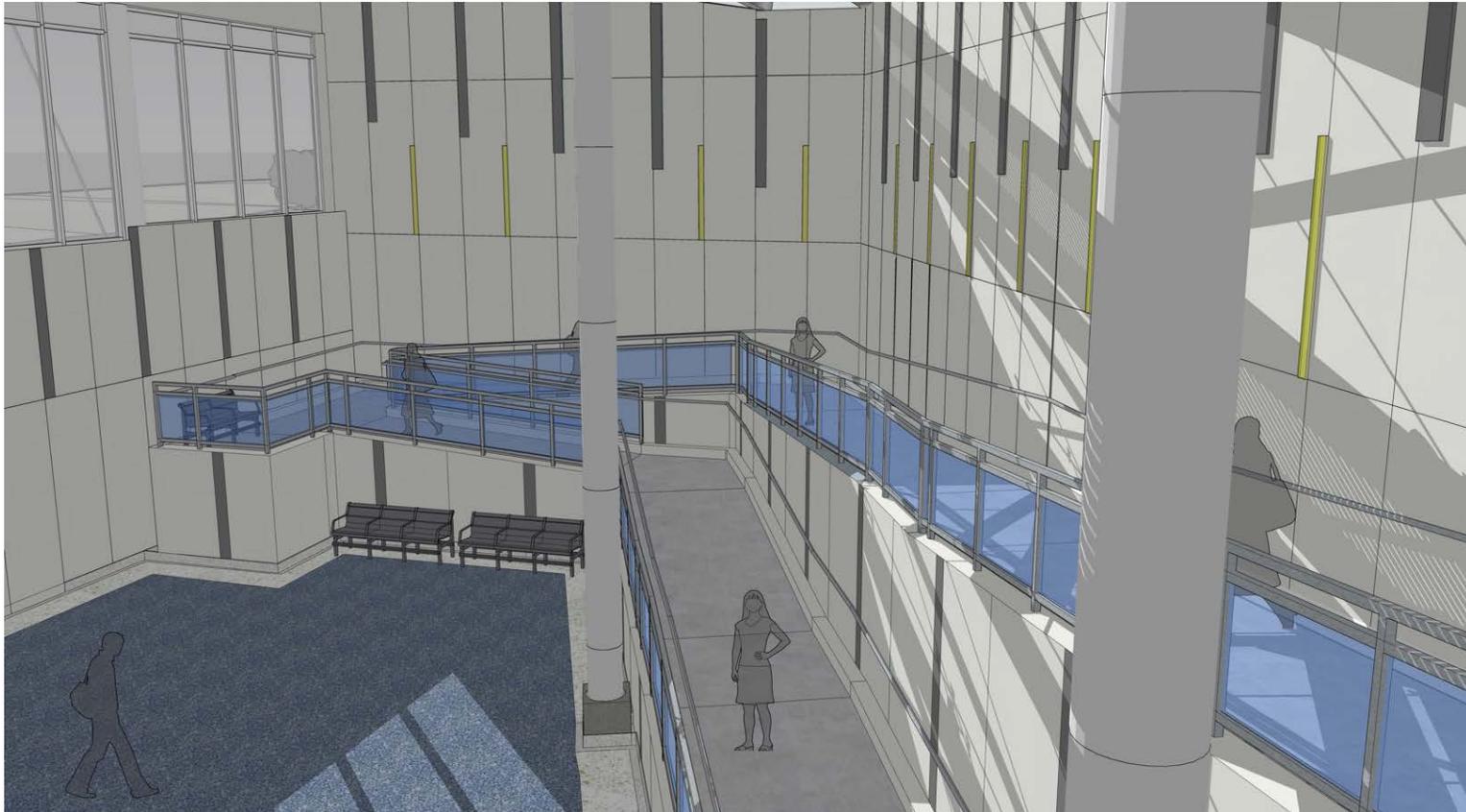
New Bus Terminal Interior Rendering Looking West
(Note: interior finishes for presentation purpose only and subject to change)



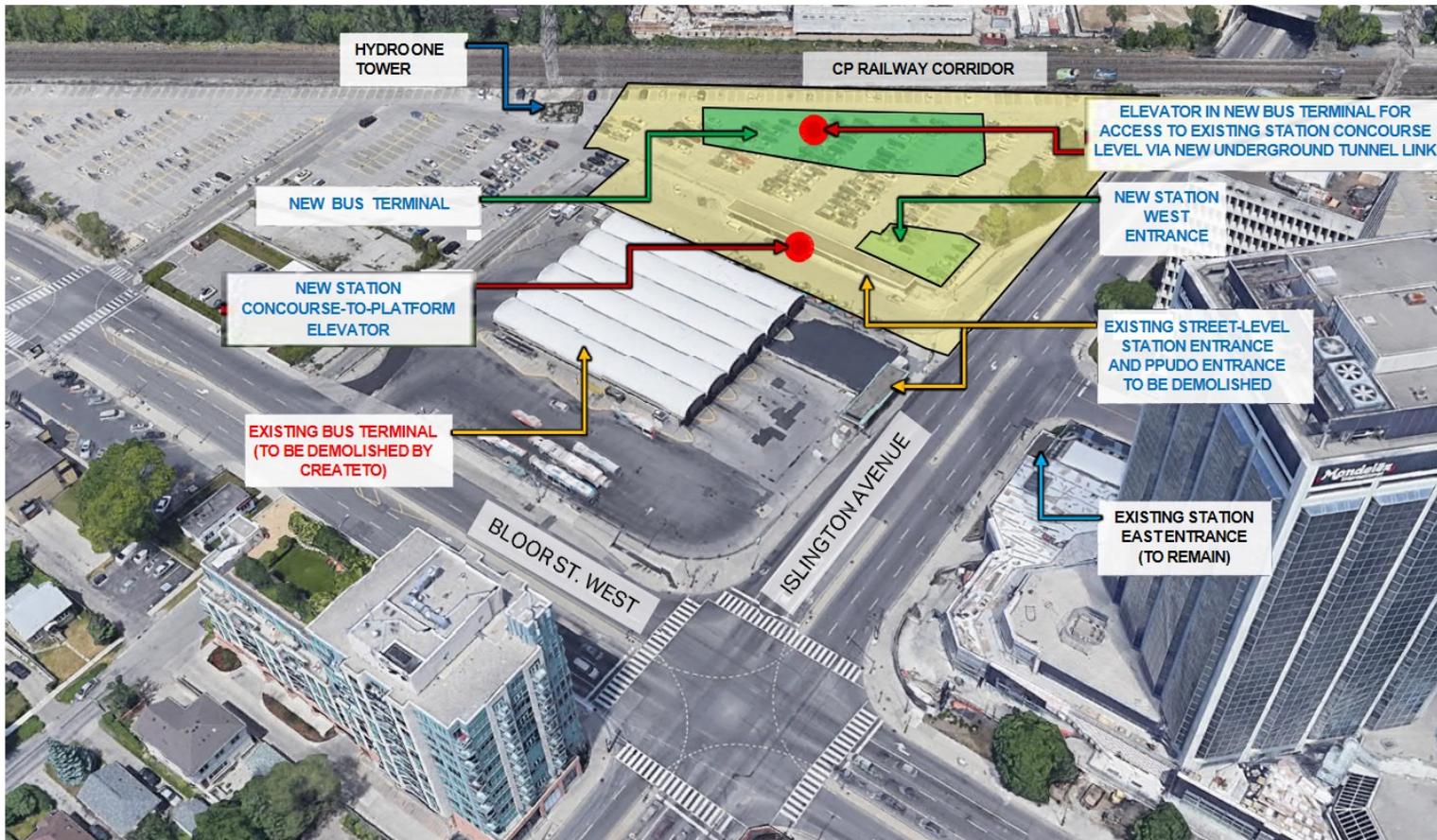
New Bus Terminal Interior Rendering Looking East
(Note: interior finishes for presentation purpose only and subject to change)



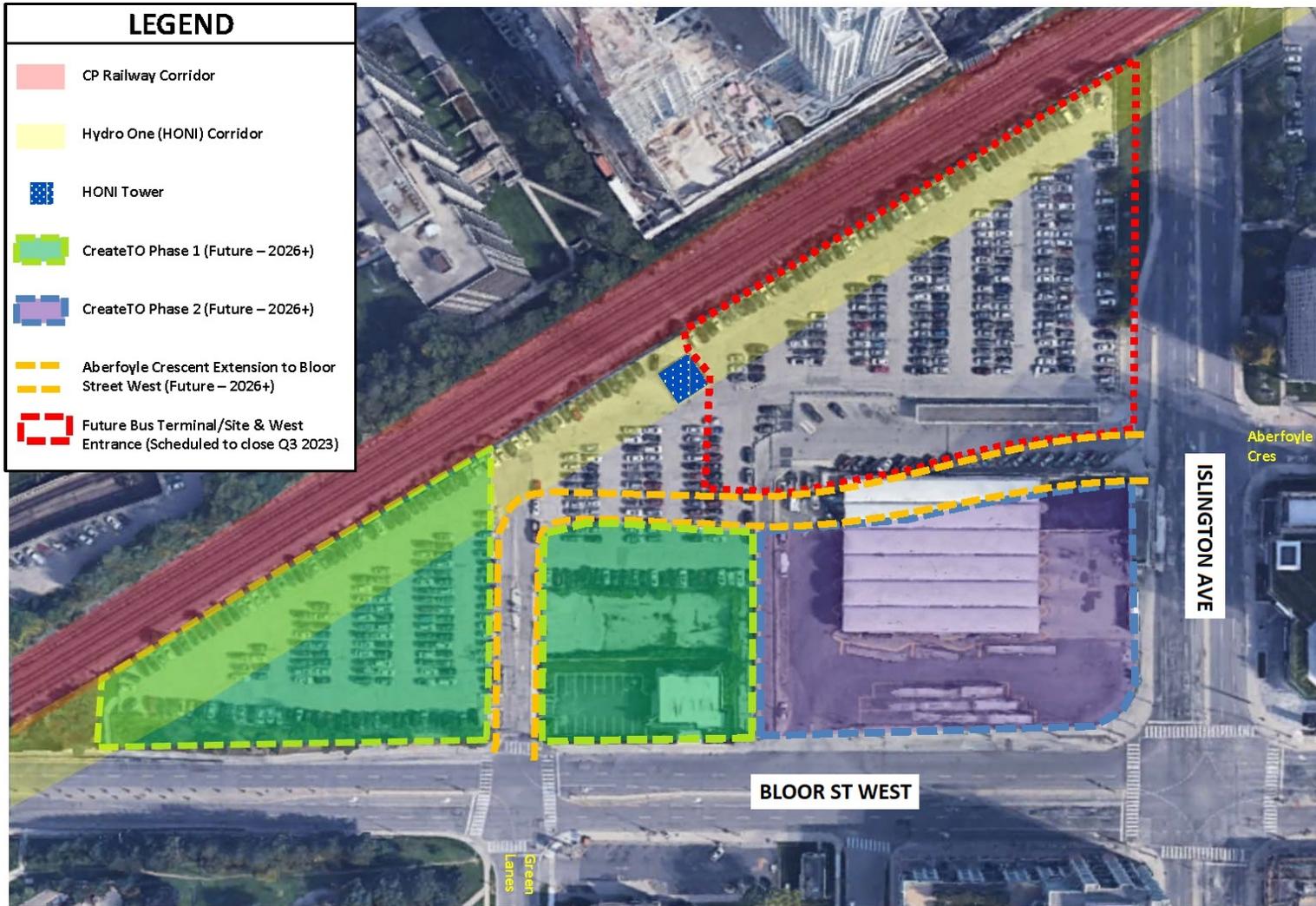
New West Entrance Interior Rendering Looking East
(Note: interior finishes for presentation purpose only and subject to change)



New West Entrance Interior Rendering Looking West
(Note: interior finishes for presentation purpose only and subject to change)



Redevelopment Scope Overview
(Note: for information only)



Future Site and Surroundings
(Note: for information only and not to scale)

APPENDIX B

Contract W4-18 – Islington Station Redevelopment

Summary of Bids:

Bid No.	Bidder	Total Bid price (includes all applicable taxes)
1	Kenaidan Contracting Ltd.*	\$109,640,601.53
2	EllisDon Civil Ltd.	\$116,496,220.00

* Recommended Company