



391 Alliance Avenue – Washroom, Locker Rooms and Make-Up Air Units

Date: November 22, 2023
To: TTC Board
From: Chief Capital Officer

Summary

The purpose of this report is to obtain authorization for the award of Contract X60-10, 391 Alliance Avenue – Washroom, Locker Rooms, and Make-Up Air Units to Brook Restoration Limited in the amount of \$7,987,655.21, including HST, on the basis of lowest compliant bid price.

The Streetcar Infrastructure Department's Overhead Wiring Section, which installs and maintains Toronto's overhead catenary system, operates from the 391 Alliance Avenue building and requires building upgrades to accommodate additional staff.

The proposed building modifications are required to accommodate a growing and more diverse team, and advance our commitment to ensuring TTC employees have a safe, supportive and welcoming working environment. The proposed improvements include permanent men and women employee change rooms and locker rooms along with space for support staff offices, training and storage.

Recommendations

It is recommended that the TTC Board:

1. Authorize the award of Contract X60-10 for 391 Alliance Avenue – Washroom, Locker Rooms and Make-Up Air Units to Brook Restoration Limited (Brook Restoration) in the amount of \$7,987,655.21, including HST on the basis of lowest complaint total bid price.

Financial Summary

Funds for this expenditure are included in the TTC's 2023-2032 approved Capital Budget and Plan under Program 3.9 – LRV Carhouse Facility Renewal Project, which was approved by the TTC Board on January 9, 2023 and City Council on February 15, 2023:

Table 1 – 2023-2032 Capital Budget and Plan – 3.9 LRV Carhouse Facility Renewal Program

Project Name	2023 Budget	2024	2025	2026	2027	2028-2032	10-Year Total
LRV Carhouse Facility Renewal	1,905	7,239	5,014	3,124	500	2,147	19,930

(in thousands)

Based on the expected progress of work, the contract expenditures will be incurred between 2023 and 2026 and will require the following estimated cash flow funding as presented in Table 2 below. While there are sufficient funds in 2023 and 2024 of the 10-Year Capital Budget and Plan to fund this contract, the annual cash flows will be updated and included in the 2024-2033 Capital Budget submission to align with the planned scope and deliverables to be finalized with the contractor.

Table 2 – 391 Alliance Avenue – Washroom, Locker Rooms and Make-Up Air Units Expenditure Forecast

	2023 Forecast	2024 Forecast	2025 Forecast	2026 Forecast	2027 Forecast	Total Contract Amount
Construction expenditure (without HST)	109	1,079	3,135	2,746		7,069
Non Rebatale HST 1.76%	2	19	55	48	-	124
Total Construction Expense	111	1,098	3,190	2,794	-	7,193
Rebatale HST	12	121	353	309	-	795
Total Authority, including HST	123	1,219	3,543	3,103	-	7,988

(in thousands)

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

Equity/Accessibility Matters

A cornerstone of the TTC’s current Corporate Plan is enabling our Employees to Succeed. And as an employer, we are committed to providing a safe and inclusive space that is welcoming for all employees. Currently, 130 employees, contractors, students and apprentices access 391 Alliance Avenue every year. As one of Canada’s Best Employers for Diversity, we remain committed to modernizing our facilities to accommodate our diverse and growing workforce.

This is supported through the work of Contract X60-10, 391 Alliance Avenue – Washroom, Locker Rooms and Make-Up Air Units, which will be in accordance with the Accessibility for Ontarians with Disabilities Act (AODA) and the Ontario Building Code.

Decision History

The purchase of the property at 391 Alliance Avenue was approved by the TTC Board at its meeting on February 25, 2016.

[Report: Proposed Acquisition of 391 Alliance Avenue](#)

[Decision: Proposed Acquisition of 391 Alliance Avenue](#)

Issue Background

The Streetcar Infrastructure Department's Overhead Wiring Section installs and maintains Toronto's overhead catenary system on the streetcar mainline and in three streetcar overhaul and maintenance yards (Roncesvalles, Russell and Leslie Barns). The TTC's Streetcar Infrastructure Overhead team has operated from the building and yard space at 391 Alliance Avenue since 2011. This 2.2-acre property was purchased by the TTC in 2016. Currently, the Streetcar Infrastructure Department needs additional office space to consolidate its overhead operations at this location, and to upgrade the temporary employee change room and briefing room facilities to purpose-built spaces within the existing building envelope.

The contracted work to be undertaken for 391 Alliance Avenue – Washroom, Locker Rooms and Make-Up Air Units project will supply all labour, equipment and materials necessary to:

- Construct a second floor complete with new washrooms, locker room, and office and storage space;
- Demolish existing slab on grade and existing underground utilities;
- Construct new foundations and backfilling;
- Install steel structure and pour the second-floor slab;
- Remove the existing Mechanical and Electrical system in the proposed area;
- Construct the outer and inner walls;
- Remove the existing Make-up Air Unit (MAU) and install a new MAU;
- Remove the existing exhaust fans and radiators and install a new tailpipe exhaust system;
- Replace CO sensors and reinforce the roof trusses to carry the load of the new equipment; and
- Install new piping, HVAC system, power lines, telephone and data cables, lighting, fire alarms and mechanical fixtures.

The proposed building modifications are required by the Overhead Section in order to accommodate a growing and diverse team with an improved working environment, which include permanent men and women employee change rooms and locker rooms, along with space for support staff offices, training and storage.

All the mechanical equipment is original to the building, and therefore has reached its useful service life. In addition, the existing heating and ventilation system servicing the building (i.e. the MAU, ductwork, radiant heaters, exhaust fans and gas piping) is not adequate or optimally sized to meet the immediate and future needs of the building. As a result, all the system components require replacement.

Comments

Contract X60-10, 391 Alliance Avenue – Washroom, Locker Rooms and Make-Up Air Units, will supply the labour, equipment and materials necessary to construct a second floor (on the mezzanine level within existing building) complete with new washrooms, locker room and office and storage space. The scope of the work includes demolishing the existing slab on grade and existing underground utilities, constructing new foundations and backfilling, installing steel structure and pour the second-floor slab, removing the existing Mechanical and Electrical system in the proposed area, constructing the outer and inner walls, installing new piping, HVAC system, power lines, telephone, and data cables, lightings, fire alarms, and mechanical fixtures.

In addition to the above, the scope of work also includes the removal of the existing Make-up Air Unit (MAU), installation of a new MAU, removal of the existing exhaust fans and radiators, installation of a new tailpipe exhaust system, replacement of CO sensors and reinforcement of the roof trusses to carry the load of the new equipment.

Specifications and drawings were prepared for Contract X60-10, and a Request for Bids (RFB) was posted on the TTC's website and MERX website as of July 21, 2023. Five companies downloaded copies of the bid documents, out of which five attended the mandatory site tour. Three of the companies who attended the mandatory site tour submitted a bid by the closing date of September 19, 2023, as summarized in Appendix A. There were six addenda issued during the bidding period. The bid validity expires on January 17, 2024.

The RFB stated that the bidders must possess a valid Certificate of Recognition (COR™), as issued by the Infrastructure Health and Safety Association (IHSA), at the time of the closing and for the duration of the term of the contract.

Brook Restoration submitted the lowest-priced bid and did not state any exceptions or qualifications. Brook Restoration is COR™ as specified in the bid documents. Reference checks were completed that indicate they have satisfactorily performed work of a similar size, nature, and complexity. Their bid is considered commercially acceptable.

Pegah Construction Limited (Pegah) submitted the second lowest-priced bid and also did not state any exceptions or qualifications. Pegah is COR™ certified and their bid is considered commercially acceptable.

Duron Ontario Limited (Duron) submitted the third lowest-priced bid and also did not state any exceptions or qualifications. Duron is COR™ certified, and their bid is considered commercially acceptable.

The Agreement to Bond submitted by Brook Restoration covers both a Labour and Material Payment Bond and a Performance Bond, and was submitted by Liberty Mutual Insurance Company, which has 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.

Contact

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Signature

Gary Downie
Chief Capital Officer

Attachments

Appendix A – Summary of Bids, Contract X60-10, 391 Alliance Avenue – Washroom,
Locker Rooms and Make-Up Air Units

03075-1836391386-16

APPENDIX A

Contract X60-10, 391 Alliance Avenue – Washroom, Locker Rooms and Make-Up Air Units

Summary of Bids:

Bid No.	Bidder	Total Bid price
1	Brook Restoration Limited*	\$7,987,655.21
2	Pegah Construction Limited	\$8,232,050.00
3	Duron Ontario Limited	\$10,613,525.00

*Recommended Company