



Toronto Parking
Authority

Office des parcs de
stationnement de
Toronto

The Toronto Parking Authority exists to provide safe, attractive, self-sustaining, conveniently located and competitively priced off-street and on-street public parking as an integral component of Toronto's transportation system.

NOTICE OF MEETING AND AGENDA

A meeting of the Toronto Parking Authority will be held at City of Toronto City Hall, located at **100 Queen Street W., Meeting Room B, 2nd Floor, at 4:00 PM on Tuesday, July 26, 2005.**

AGENDA

- A. Declarations of Conflict of Interest.
- B. Confirmation of the minutes of the June 20, 2005 meeting.

Italicised items: Approval of these items will result in expenditure/receipt of funds

1.0 FINANCE & ADMINISTRATION

- 1.1 List of Cheques issued, for information only, and shown as Annex A. to this July 26, 2005 Agenda (vouchers 25408 – 25721).
- 1.2 Staff memorandum dated July 21, 2005, for information only, regarding the on-street revenue results for June 2005 and year to date.
- 1.3 Staff memorandum dated July 21, 2005, for information only, regarding the off-street revenue results to June 2005.

3.0 PARKING OPERATIONS

Off-Street

- 3.1 ***Staff memorandum dated July 21, 2005 recommending that the contract for the provision of winter maintenance for the Toronto Parking Authority off-street parking facilities for the five (5) year term commencing November 1, 2005 and ending April 30, 2010 be awarded to Across Canada Construction for the total contract price of \$5,175,000 (annual indexed price changes not included).***

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3.0 PARKING OPERATIONS (Cont'd)

Off-Street (Cont'd)

- 3.2 Staff memorandum dated July 21, 2005 recommending adoption of the following parking rates for the new 20-space surface carpark (Carpark 226) located at 646 St. Clair Avenue West:

\$0.75 per half hour;
\$6.00 maximum – 07:00 – 18:00;
\$3.00 maximum – 18:00 – 07:00.

Rates are to be in effect 24 hours per day, 7 days per week.

- 3.3 Staff memorandum dated June 23, 2005 recommending implementation of the following rates at Municipal Carpark 224 located at 34 Hanna Avenue:

- 1) \$1.00 per half hour;
- 2) \$6.00 maximum 07:00 to 18:00 – Monday to Friday;
- 3) \$3.00 maximum 18:00 to 07:00;
- 4) \$3.00 maximum from 07:00 to 07:00 – Saturday, Sunday, Holidays.

- 3.4 Staff memorandum dated July 21, 2005 recommending adoption of the following parking rates for the new 20-space surface carpark (Carpark 227) located at 105 Spadina Avenue:

- 1) \$1.50 per half hour
- 2) \$20.00 maximum – 07:00 – 18:00
- 3) \$6.00 maximum – 18:00 – 07:00

Rates are to be in effect 24 hours per day, 7 days per week.

5.0 IN-CAMERA

- 5.1 ***Staff memorandum dated July 4, 2005 regarding an invoice received.***
- 5.2 ***Staff memorandum dated July 21, 2005 regarding a proposed property acquisition for municipal parking purposes.***
- 5.3 Staff memorandum dated July 5, 2005, for information only, regarding the remuneration for Directors of the City of Toronto's various corporate and commercial boards.

6.0 OTHER BUSINESS

6.1 Copies of the following articles recently appearing in local newspapers:

- 1) “Vets to park for free” (Toronto Star, July 21, 2005);
- 2) “Veterans park free in City lots” (Toronto Sun, July 21, 2005);
- 3) “Veterans can park for free (The Globe and Mail, July 21, 2005);
- 4) “Danforth businesses seek valet parking solution” (Inside Toronto, July 15, 2005);
- 5) “Board addresses city’s future” (Inside Toronto, July 11, 2005);
- 6) “Despite progress, garbage strike looms” (The Globe and Mail, July 5, 2005);
- 7) “Admitting T.O. has problem is first step” (Toronto Star, July 4, 2005);
- 8) “Parking problems plague downtown street” (Toronto Star, July 4, 2005);
- 9) “Left-wing shift seen in council appointments” (Town Crier, June 23, 2005);
- 10) “Councillor wants to add pizzazz to bus, subway experience” (Inside Toronto, June 22, 2005);
- 11) “More big companies moving to suburbs” (Toronto Star, June 17, 2005);
- 12) “We must mind our businesses” (Toronto Star, June 17, 2005); and,
- 13) “Halt called to front yard parking pads” (Beach Metro News, June 14, 2005).

6.2 Staff memorandum dated July 22, 2005 regarding the rescheduling of a future Board meeting date.



BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 4096-30
 FROM: Ian Maher DATE: July 21, 2005
 SUBJECT: OFF-STREET REVENUE RESULTS – Year-to-Date June 2005

MEETING DATE: July 26, 2005

RECOMMENDATION:

That this report be received for information.

BACKGROUND:

The table summarizes the revenue results for the first six months of 2005.

		2004 (\$000)	2005 (\$000)	Diff (\$000)	%	Budget (\$000)	Diff (\$000)	%
Jan	Att	3061	3027	(34)	(1.1)	3173	(146)	(4.6)
	Unatt	1141	1189	48	4.0	1211	(22)	(1.8)
	All	4202	4216	14	0	4384	(168)	(3.8)
Feb	Att	3281	3076	(205)	(6.7)	3290	(214)	(6.5)
	Unatt	1297	1301	4	0	1328	(27)	(2.0)
	All	4578	4377	(201)	(4.6)	4618	(241)	(5.2)
Mar	Att	3492	3281	(211)	(6.4)	3399	(118)	(3.5)
	Unatt	1437	1450	13	0.9	1423	27	1.9
	All	4929	4731	(198)	(4.2)	4822	(91)	(1.9)
Apr	Att	3286	3362	76	2.3	3512	(150)	(4.5)
	Unatt	1425	1494	69	4.8	1544	(50)	(3.4)
	All	4711	4856	145	3.1	5056	(200)	(4.1)
May	Att	3201	3289	88	2.7	2355	(66)	(2.0)
	Unatt	1433	1548	115	8.0	1526	22	1.4
	All	4634	7837	203	4.4	4881	(44)	(0.9)
June	Att	3314	3288	(26)	(0.8)	3505	(217)	(6.2)
	Unatt	1535	1592	57	3.6	1639	(47)	(2.9)
	All	4849	4880	31	0.6	5144	(264)	(5.1)

		2004 (\$000)	2005 (\$000)	Diff (\$000)	%	Budget (\$000)	Diff (\$000)	%
YTD	Att	19635	19323	(312)	(1.6)	20234	(911)	(4.5)
	Unatt	8268	8574	306	3.6	8671	(97)	(1.1)
	All	27903	27891	(6)	(0.0)	28905	(1013)	(3.5)

Overall, the June 2005 revenue exceeded the results for June 2004 by \$31,000 and under performed budget results by \$264,000. The under-performance was more pronounced in the attended facilities.

The results by various geographic areas are indicated on Maps 1 & 2.

The first half revenue for 2005 was equal to 2004. This is indicative of a stable activity level in the market. When preparing the revenue budget for 2005, it has been expected that improvements in the local economy would have resulted in increases to the 2005 revenues above 2004. The static results are consistent with statistics, which indicate that the office vacancy rate in the City has not changed over the past year, and that employment levels are stable.

Other factors that may be suppressing increases in parking usage are:

- The high fuel costs; and
- The aggressive campaign by the TTC to attract riders.

We are pursuing more detailed statistics on local employment levels, transit ridership trends, and economic indicators.

IM/ae



BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 7020-01
FROM: Gwyn Thomas DATE: July 21, 2005
SUBJECT: **Winter Maintenance Contract - 2005-2010**
Toronto Parking Authority Off-Street Surface Facilities

MEETING DATE: Tuesday, July 26, 2005

RECOMMENDATION:

That It is recommended that the contract for the provision of winter maintenance for the Toronto Parking Authority off-street parking facilities for the five (5) year term commencing November 1, 2005 and ending April 30, 2010 be awarded to Across Canada Construction for the total contract price of \$5,175,000 (annual indexed price changes not included)

BACKGROUND:

On July 4, 2005 the Toronto Parking Authority issued a Request for Proposal (RFP) for the winter maintenance contract for 149 off-street, surface parking lots, a total of 9658 parking spaces. In general terms, proponents were instructed to submit proposals for salting, snow plowing and snow removal at these facilities, providing the personnel, equipment, and materials required to provide these services for the term of the contract. Prices submitted are inclusive of all applicable costs for the five-year term of the contract. Soliciting a fixed cost for this service ensures an accurate and, in the longer term, predictable annual budget allocation and it eliminates the Authority's exposure to the implications of unpredictable winter weather conditions and the consequent fluctuations in service cost.

Specifically, proponents were instructed to submit the following information as the basis for their proposal:

- A list of references for whom the Proponent has completed recent work, including a brief description of the work.
- A history of the Proponent's firm detailing location(s), years in business, number of employees, ownership, etc.
- A list of sub-contractors to be utilized in the performance of the work.
- A work plan methodology on how the work will be performed at each location,
- A detailed list of equipment owned, leased and proposed both dedicated and shared
- Staff commitments, supervisory provisions.
- Details of the off-property site(s) to which snow is to be dumped, to ensure that it is lawful and performed in an environmentally friendly manner.

Proponents were informed in the RFP that the selection of a Proponent to perform work will be based on these submission requirements and methodology; adherence to all other submission requirements set out in the RFP; and the prices set out in the Form of Proposal. Proponents were also informed that failure to comply with all and or taking any exceptions to the conditions specified in the RFP might render their proposal unacceptable.

DISCUSSION

Unlike a Tender document where the work specifications are predetermined and price becomes a more predominant factor in the decision making process, a Request for Proposal provides a less detailed, more general level of instruction or scope of work for the proponent to consider. The proponent is instructed to submit a price for that work but more importantly, a comprehensive work plan to substantiate the submitted price. The work plan will provide a detailed approach to the work that must include a list of equipment to be used as well as staff allocations and supervision. This information must be provided as it plays a significant role in evaluating the cost of the work in association with the contractors ability to satisfactorily undertake the contract.

The Toronto Parking Authority currently has very effective performance standards and operational procedures for winter maintenance that have been in place for the past six years. The purpose of issuing this RFP was to reexamine the work place to solicit from those in the industry current methodologies, technologies and materials that may assist the Authority in updated our standards and procedures in this area.

Nine companies were invited to submit a RFP. A list of those companies is Attachment No. 1. Three submissions were received from the following firms:

Across Canada Construction
Gazzola Paving Limited
Pave-AI Limited

Attachment 2 is a chart summarizing these submissions in terms of each proponent's compliance with the submission requirements. The Board will note that only two firms, Gazzola Paving Limited and Across Canada Construction Limited submitted complete proposals. Pave-AI Limited to submit references, company history, a subcontractor list, work plan, equipment list, staff allocation and snow dump details. As a result the submission Pave-AI Limited has been considered unacceptable and was not included in the evaluation of proposals

The submissions from Gazzola Paving Limited and Across Canada Construction Limited were evaluated and weighted on the following criteria, work experience, work plan, equipment/personnel, and price.

In the evaluation of the submissions from Across Canada Construction Limited and Gazzola Paving Limited both companies submitted similar work plans and allocated similar quantities of equipment and personnel to undertake the work. As the Toronto Parking Authority's contractor for the past several contracts Gazzola Paving Limited has the benefit in experience while the pricing submitted by Across Canada Construction Limited is significantly lower than that submitted by Gazzola Paving Limited. On the basis of this evaluation, it is recommended that Across Canada Construction be awarded this contract.



BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 5227-00
FROM: Ian Maher DATE: July 21, 2005
SUBJECT: Establishment of Parking Rates – Carpark No. 227 – 105 Spadina Avenue

MEETING DATE: July 26, 2005

RECOMMENDATION:

It is recommended that the Board of Directors of the Toronto Parking Authority adopt the following parking rates for the new 20-space surface parking lot at 105 Spadina Avenue.

- \$1.50 per half hour
- \$20.00 maximum – 0700-18:00
- \$6.00 maximum – 18:00 – 0700

The rates to be in effect 24 hours per day, 7 days per week.

BACKGROUND:

Carpark No. 227 is located at 105 Spadina Avenue. It is an existing surface parking lot which was previously operated by Imperial Parking.

The proposed rates are the same as the rates in effect at Carpark No. 212 which is adjacent (refer to attached map).

MEMORANDUM

TO: Board of Directors FILE NO:
FROM: Teresa Toigo DATE: July 22, 2005
SUBJECT: SUGGESTED BOARD MEETING CHANGE:
Rescheduling of December 5, 2005 Board Meeting

MEETING DATE: July 26, 2005

City Council, at its meeting of June 14, 15 and 16, 2005 approved revisions to the 2005 Schedule of Meetings. As a result of rescheduled meetings of Council, Committees, etc, City Council will now be sitting on December 5, 6 and 7th with Special City Council meetings for the Capital Budget arranged for December 8th and 9th.

As the Toronto Parking Authority's December 5th, 2005 Board meeting conflicts with City Council's meeting, I am suggesting one of the following two alternative dates for the TPA's Board meeting to accommodate Deputy Mayor Feldman and Councillor Kyle Rae's schedules:

Tuesday, November 29th at 4:00 p.m.
Wednesday, November 30th at 4:00 p.m.

For your reference, the following are the remainder of scheduled TPA Board meetings for calendar year 2005:

Tuesday, September 13, 2005 – 4:00 p.m.
Monday, October 17 – 4:00 p.m.
Monday, November 7 – 4:00 p.m.

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