



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 West, Meeting Room B, 2nd Floor, at 4:00 P.M. on Monday, April 11, 2005.**

AGENDA

- A. Declarations of Conflict of Interest.
- B. Confirmation of the minutes of the March 15, 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 April 11, 2005 Agenda (vouchers 24136 – 24489).
- 1.2 Staff memorandum dated April 6, 2005, for information only, regarding the on-street revenue results to March, 2005.
- 1.3 ***Staff memorandum dated April 7, 2005 recommending the replacement of the existing door hardware on all head office doors coming from the garage stairwell and elevator areas for an installed cost of \$9,234.50 plus a contingency of \$265.50 for a total cost of \$9,500.00. The expense is not budgeted as a specific item in the 2005 operating budget, but will be covered by a budgeted provision for emergency repairs.***
- 1.4 ***Staff memorandum dated April 7, 2005 recommending approval of a proposal by Access Computer Solutions to supply 20 Personal Computers and five (5) personal laser printers to the Toronto Parking Authority for an amount of \$26,110.75 (inclusive of GST and PST).***

33 Queen Street East
Toronto, Ontario
M5C 1R5
Tel: (416) 393-7275
Fax: (416) 393-7352
www.greenp.com

2.0 DESIGN & CONSTRUCTION

2.1 ***Staff memorandum dated March 17, 2005 recommending that the contract for the Stair and Roof Walkway Repairs for Carpark Nos. 1, 13, 15, 42, 43, 68 and 404 2005 Repair Program be awarded to Duron Ontario Ltd. for a sum total amount of \$405,000.00 plus GST.***

2.2 ***Staff memorandum dated March 17, 2005 recommending that the contract amount with Gazzola Paving Limited for the Construction of New Surface Carpark No. 602 at 1503-1505 Bayview Avenue be increased by \$48,119.77 plus GST.***

2.3 ***Staff memorandum dated March 17, 2005 recommending that the contract for the 2005 Line Marking Program for Surface Carparks be awarded to College Parking Liners for a sum total amount of \$26,000.00 plus GST.***

2.4 ***Staff memorandum dated March 31, 2005 recommending that the contract amount with Across Canada Construction for the 2004 Drain Replacement in TTC Tunnel at Carpark No. 11 at 21 Pleasant Blvd. be increased by \$59,834.68 plus GST.***

2.5 ***Staff memorandum dated April 6, 2005 recommending that the contract for the 2005 Repair Program at Carpark No. 36 – Stage 1 and II (Nathan Phillips Square Garage) be awarded to Trezzi Construction Ltd. o/a Across Canada Construction being the lowest tender received.***

3.0 PARKING OPERATIONS

Off-Street

3.1 ***Staff memorandum dated April 6, 2005 recommending approval of the expenditure of \$37,250.00 to provide for the manufacture of decorative sign frames by Superior Alloy Technology for installation in the off-street unattended carparks located in the former outlying municipalities.***

On-Street

3.2 **Staff memorandum dated April 5, 2005 recommending that:**

1. ***the Board authorize the expenditure of \$5,686,200.00 for the purchase of 390 pay and display machines from Precise ParkLink Inc.; and,***
2. ***payment for this purchase be made over the next four years on a payment plan negotiated with Precise Parklink Inc. that is suitable to the Toronto Parking Authority that precludes interest and carrying charges.***

3.3 **Staff memorandum dated April 6, 2005 recommending that the Board approve the installation of pay and display machines at the following locations subject to the approval of the Council of the City of Toronto:**

- a) ***Davenport Rd, north side between Bracondale Hill Rd and Mount Royal Ave.;***
- b) ***Davenport Rd, south side between Delaware Ave. North and Shaw Street;***
- c) ***Lansdowne Ave, both sides between Davenport Rd. and St. Clair Ave.;***
- d) ***Caledonia Park Road, both sides between Davenport Rd. and St. Clair Ave.;***
- e) ***Sunnyside Avenue, east side between The Queensway and Galley Ave.;***
- f) ***Parkdale Rd., south side between Glendale Ave. and Sunnyside Ave.;***
- g) ***Glendale Ave., east side between The Queensway and Parkdale Rd.; and,***
- h) ***Yonge St., west side between Patricia Ave. and Drewry Ave.***

5.0 IN-CAMERA

5.1 Staff memorandum dated April 11, 2005 regarding a property disposition.



BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO:
FROM: Gwyn Thomas DATE: April 6, 2005
SUBJECT: **Decorative Sign Frame Program
Unattended Carparks**

MEETING DATE: **Monday April 11, 2005**

RECOMMENDATION:

It is recommended that the Board approve the expenditure of \$37,250 to provide for the manufacture of decorative sign frames by Superior Alloy Technology for installation in the off street unattended carparks located in the former outlying municipalities.

BACKGROUND:

At its meeting held Wednesday June 9, 2004 the Board approved the decorative sign frame program and the funding for the first phase of the manufacture and installation (Minute No. 04-090). Over the course of the year previous to this staff had been working with a metal fabrication firm to develop decorative sign frames for the off street unattended parking facilities. Two sizes of sign frame were developed, manufactured and installed at each pay and display machine station in each of the surface facilities located in the former City of Toronto. The larger of the two frames holds three signs, one for the carpark name/number, another for the rates, and one other for the customer instructions/information. The smaller frame has been mounted above the larger frame and holds the "Purchase Tickets Here" sign.

DISCUSSION:

In spring 2004 three metal fabrication firms were invited submit quotations for the manufacture of one hundred (100) large frames and one hundred fifty (150) small frames for the project. Each of the three companies had successfully completed work for the Toronto Parking Authority and was solicited on that basis. The successful quotation for the project was submitted by Superior Alloy Technology.

Phase 2 of the project will complete the program in the unattended surface facilities in the former outlying municipalities, Etobicoke, York, North York, East York and Scarborough. Funding in the amount of \$38,000 is allocated for this portion of the project in the Toronto Parking Authority 2005 Operating Budget.



BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO:
FROM: G.C. Daigle DATE: April 11, 2005
SUBJECT: UPGRADE TO HEAD OFFICE DOOR HARDWARE

MEETING DATE: **Monday, April 11, 2005**

RECOMMENDATION:

That the Board approve the replacement of the existing door hardware on all head office doors coming from the garage stairwell and elevator areas for an installed cost of a \$9,234.50 plus a contingency of \$265.50 for a total of \$9,500. The expense is not budgeted as a specific item in the 2005 operating budget but will be covered by a budgeted provision for emergency repairs.

BACKGROUND:

In February 2005, during their evening patrol, Intelligarde was able to open the east door leading into the 4th floor offices occupied by the operations department. With sufficient force it could be opened without passcard or key. The existing hardware that keeps the doors closed is more accessible from the outside. In February the 4th floor door looked like it may have been forced open although it may also have been the result of continual usage. There was no apparent theft or evidence of anyone entering the offices.

The new hardware consists of a panic bar on the door which allows the companion hardware that is affixed to the door frame to be mounted on the interior. This makes it non-accessible from the outside. The 4th floor east door was upgraded at the time the emergency repairs were made in February.

Pictures of the old and new hardware are attached in order to appreciate the differences.

Pricing Comparison

To ensure that pricing was competitive I obtained two quotations:

Citywide Locksmiths	\$9,234.50
Door Services Unlimited	\$9,850.00

GCD:tt
Attachments



BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 4055-00
FROM: Ian Maher DATE: April 7, 2005
SUBJECT: **Contract Award – 2005 Personal Computer Acquisition**

MEETING DATE: April 11, 2005

RECOMMENDATION:

It is recommended that the Board of Directors of the Toronto Parking Authority approve the proposal by Access Computer Solutions to supply 20 Personal Computers and 5 personal laser printers to the Toronto Parking Authority for an amount of \$26,110.75 inclusive of GST and PST.

COMMENTS:

A requirement for 20 Personal Computers and 5 personal laser printers was identified in the Authority's 2005 operating budget. These are required to replace office workstations which have become obsolete, and to provide workstations for the supervisors.

Quotations were obtained from 3 suppliers for the Authority's standard configuration IBM workstation. The quotations (excluding GST) were as follows:

Access Computer Solutions	\$24,521.40
Compu Smart Corporate	\$25,353.00
Insight Canada	\$29,013.33

On the basis of the lowest bid submitted, it is recommended that the contract be awarded to Access Computer Solutions. Access has supplied materials to the TPA in the past and has performed in a satisfactory fashion.

The total budgeted amount available was \$29,800. Following this purchase there will be approximately \$5,300 available.

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BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 3700-50
FROM: Gwyn Thomas DATE: April 5, 2005
SUBJECT: PRECISE PARKLINK PROPOSAL – PAY AND DISPLAY MACHINES

MEETING DATE: Monday, April 11, 2005

RECOMMENDATION:

It is recommended that:

- 1. The Board authorize the expenditure of \$5,686,200 for the purchase from Precise Parklink Inc. of (390) pay and display machines.**
 - 2. Payment for this purchase to be made over the next four years on a payment plan negotiated with Precise Parklink Inc. that is suitable to the Toronto Parking Authority that precludes interest and carrying charges.**
-

BACKGROUND:

At its meeting held Tuesday, March 15, 2005 the Board received a memorandum from the President of the Toronto Parking Authority, (Memorandum 3.5, Minute No. 05-037), forwarding a letter from Precise Parklink Inc (Precise), the supplier of our pay and display machines, proposing that the Authority escalate the parking meter replacement program. Essentially Precise will supply the number of machines required to complete the replacement program in 2005 and negotiate a payment plan suitable to the Toronto Parking Authority without interest or carrying charges. The payment plan would set amounts consistent with the funding allocations in the current capital budget and would have the flexibility to absorb all potential changes or adjustments to all future capital budget submissions.

As stated in the Presidents memorandum, staff reported to the Board in 2004 regarding this matter and recommended that the replacement program should be extended over the next three or four years. This recommendation was based on two factors; many of the areas where meters are in operation are low volume areas that do not generate significant revenue; and the remaining parking meters are only about five years old and are still serviceable. Under these circumstances the immediate expenditure of capital today and purchase 400 to 500 machines to complete the program is not justifiable from a business standpoint. Four hundred machines would cost approximately \$5.8 million.

The Board at its meeting held Tuesday, September 7, 2004, approved the Toronto Parking Authority 2005 Capital Budget (Minute No. 04-134). In this budget there is an allocation of one hundred and thirty (130) pay and display machines in each of the years 2005, 2006 and 2007.

DISCUSSION:

There are currently 4,018 parking meters in operation in the on street-parking program in the City of Toronto. These parking meters currently generate in the order of \$200, 000 each month or \$2,400,000 annually. It is anticipated, based on our experience to date that the revenue generated by these parking spaces would increase by approximately 30 percent or \$720,000 annually with the installation of pay and display machines. This equates to a 2.5-year capital return on this investment. By installing these machines this year the earlier realization of the additional revenue will fund approximately 50% of the payments required in years 2006 – 2008.

Based on the current replacement ratio of 7.5 parking spaces per pay and display machine, an additional 535 machines would be required to complete the program. One hundred and thirty machines have been approved in 2005 and the recommendations herein would provide funding for the purchase of 390 additional machines. The deferred annual cost for the equipment would be \$1,886,000 in each of the years 2006, 2007, and 2008. As indicated capital funding in the amount of \$1,886,000 has been allocated and approved for each of years 2006 and 2007.

This proposal includes the allocation of an additional \$1,886,000 beyond the current capital budget allocation that would eventually be funded from Toronto Parking Authority Capital Reserve. These funds would not be specifically identified in the City of Toronto program until our 2006-2010 capital budget submission is prepared in the fall.

SUMMARY:

As reported to the Board previously, under normal purchasing procedures the immediate purchase of this equipment in 2005 can not be fiscally justified. The ability to defer payments over the next three years in amounts consistent with the capital budget allocations and reserves, with no interest fees, additional cost or penalty presents an excellent opportunity to generate additional revenue and improve customer service at no additional cost to the Authority whatsoever.



BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 5036-109
FROM: Armir Nathoo DATE: April 7, 2005
SUBJECT: **2005 Repair Program at Carpark No. 36 – Stage I and II
Award of Contract**

MEETING DATE: April 11, 2005

RECOMMENDATION:

1. **To award the Construction Contract for the 2005 Repair Program at Carpark No. 36 – Stage I and II to Trezzi Construction Ltd. o/a Across Canada Construction, for the amount of \$979,720.00 plus \$90,280.00 as Contingency Allowance, plus \$20,000 for Inspection and Testing, being the sum total amount of \$1,090,000.00 plus GST.**
-

BACKGROUND:

1. Carpark No. 36 is located at 100 Queen Street West, Nathan Phillips Square, Toronto, and is the area bounded by Queen Street on the south side, Bay Street on the east, the Law Courts on the west, and the New City Hall on the north side. The east/west expansion joint divides the carpark into the south part as Stage I and north part as Stage II.
2. The scope of work is divided into two phases. Phase I includes the demolition of the box culvert's (or catcom's) top structural suspended slabs and replacing with a new reinforced concrete slabs, with a protective membrane in Stage I garage. The two catcoms on the lowest level facilitate the airflow from the intake chambers to the fans on the south side for exhaust purposes. This is the bulk of work or approximately 65%.

Phase II work includes repair of expansion joints, leaking floor cracks, repair of vertical overhead, and horizontal concrete surfaces in both garages, including injection of leaking cracks.

3. Eleven (11) General Contractors were invited to submit their tenders. Seven tenders received are listed below in ascending order without the GST.

No.	Contractors	Amount Tendered	Percentage
1	Across Canada Construction (ACC)	\$899,720.	100%
2	Duron Ontario Limited (DOL)	\$939,500.	105.6%
3	Bridgecon Construction Limited (BCL)	\$1,133,416.	143.42%
4	Alliance Restoration Limited (ARL)	\$1,175,150.*	148.70%
5	Can Mar Contracting Ltd. (CMC)	\$1,191,400.	150.76%

No.	Contractors	Amount Tendered	Percentage
6	Structural Contracting Ltd. (SCL)	\$1,571,230.	198.82%
7	Langstaff Restoration (LRL)	\$1,825,140.	202.86%

*corrected for mathematical error

4. We have prepared the attached Bid Comparison Sheet to facilitate our review. With reference to the Bid Comparison Sheet, please note the following observations and comments:
- .1 The tenders of SCL and LRL are very high. They have either misjudged the scope of work or did not want the work. The two low bidders ACC and DOL's tenders are well below our estimates. Tenders of BCL, ARL and CMC are in line with our estimates.
 - .2 Assuming the low bidder ACC's tender is 100%, the next bidder DOL's tender is 5.6% higher or a difference of \$39,780.
 - .3 The third bidder BCL's tender is 43.42% higher compared to the low bidder ACC or a difference of \$233,696. The third and fourth bidders are close or have a difference of \$41,734.
5. Since the tender amount of ACC is well below our estimate and the unit prices are very reasonable, we recommend that the expansion joint Type II within the driving aisle be upgraded to Type I in Carpark No. 36 Stage II. The unit price of Type I is \$860.00 and Type II is \$227.00 or a difference of \$633.00. The driving aisles are heavily used and upgrading them is economical in the long run as these joints are very durable. This will increase the amount by approximately \$80,000.
6. We understand ACC does not have much work at the present time and has bid the tender at cost or with very little mark-up. While benefiting from this situation, it also creates an environment of frivolous claims. We will deal with the claims effectively if the situation arises. We should also note that ACC has bid aggressively in the past and we did not have problems.
7. Across Canada Construction's unit prices are very reasonable. ACC has previously worked for TPA and we were satisfied with their work. We can find no reason as to why Across Canada Construction's tender should not be accepted.

FINANCIAL BACKGROUND

1.	Funds available under Capital Budget		\$1,500,000.00
2.	Construction		
	.1 ACC's Tender	\$899,720.	
	.2 Expansion joint upgrade	\$80,000.	
	.3 Contingency Allowance	\$90,280.	
	.4 Inspection and Testing	\$20,000.	
	Sub-total	\$1,090,000.	<u>(\$1,090,000.00)</u>
3.	Surplus fund or unused funds		<u><u>\$410,000.</u></u>

AN/ae



BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 5602-10
FROM: Armir Nathoo DATE: March 17, 2005
SUBJECT: **Construction of a New Surface Carpark No. 602 at 1503-1505 Bayview Avenue**
Contractor: Gazzola Paving Limited (GPL)
To Increase Contract Amount

MEETING DATE: April 11, 2005

RECOMMENDATION:

1. To increase the contract amount of Gazzola Paving Limited for the construction of a new surface Carpark No. 602 at 1503 to 1505 Bayview Avenue by \$48,119.77 plus GST.
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BACKGROUND:

1. Proposed Carpark No. 602 is located at 1503 to 1505 Bayview Avenue in Toronto (nearest major intersection Bayview and Millwood Road). Gazzola Paving Limited (GPL) was awarded the construction contract under Board Minute 04-159, dated October 13, 2004.
2. The subject site is approximately 742m² parcel of land made up of two commercial properties with full basements. The properties have now been demolished to facilitate the construction of new surface carpark.
3. During the demolition work, the foundation wall of the adjoining south building was exposed or could be viewed for the first time. The foundation wall of the south building was built using concrete block wall.
4. To build the carpark, the backfilling of the basement area was necessary. The poor condition of the adjoining south block wall created a backfill stability problem and possibility of future liability issue. Since the blockwall could not withstand the lateral soil pressure of approximately twelve feet height, a reinforced concrete retaining wall was deemed necessary. A similar but shorter concrete retaining wall was also provided on the east side to protect the existing residential car garage and to facilitate the difference in elevations.

The owner of the adjoining property was informed in writing (see attached letter), followed by a phone call to provide him with the opportunity to repair and waterproof his foundation wall. We did not receive any response from him.

5. This additional work was negotiated with the contractor and therefore request that the Contract amount be increased to facilitate the additional work as a result of site conditions uncovered.

FINANCIAL BACKGROUND

1.	Funds available under Capital Budget		\$3,061,000.00
2.	Purchase of Property		<u>\$2,687,880.23</u>
3.	Funds available for construction		\$373,119.77
4.	Construction Costs		
	.1 Funds approved under Minute #04-159	\$325,000.00	
	.2 Additional funds required	<u>\$48,119.77</u>	
		\$373,119.77	<u>(\$373,119.77)</u>
5.	Balance remaining		\$0.00

AN/ae



BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 5000-153
FROM: Amir Nathoo DATE: March 17, 2005
SUBJECT: **Stair and Roof Walkway Repairs to
Carpark Nos. 1, 13, 15, 42, 43, 68 and 404**

MEETING DATE: April 11, 2005

RECOMMENDATION:

To award the construction contract for the Stair and Roof Walkway Repairs for Carpark Nos. 1, 13, 15, 42, 43, 68 and 404 Repair Program 2005, to Duron Ontario Ltd. for the amount of \$368,580 plus \$36,420 as contingency allowance, being the sum total amount of \$405,000 plus G.S.T.

BACKGROUND:

1. The following table provides the carpark numbers, address, and the summary of proposed work at each carpark.

CP #	Address	Summary of Scope of Work
1	20 Charles Street East	Remove thin membrane system from roof walkways; provide new thin membrane system.
13	10 Delisle Avenue	Remove thin membrane system from four stairwell areas and provide new thin membrane system.
15	37 Yorkville Avenue	At roof level around the stair, remove asphalt, membrane and concrete pad. Provide new membrane, asphalt and concrete pad.
42	91 Via Italia	At roof level around the stair, remove asphalt and membrane; provide new membrane and asphalt.
43	2 Church Street	Remove four steel stairs and provide new hot-dipped galvanized. Remove existing thin membrane system from stairwell landing and provide new. Remove unsound paint and paint stairwells and steel stairs.
68	20 St. Andrew Street	At roof level, remove four concrete walkway thin membrane system and provide new thin membrane system.
404	95 Beecroft Road	Remove one flight of steel stair; provide new hot-dipped galvanized and paint the steel stair.

2. Twelve (12 Restoration General Contractors were invited, of which six (6) submitted their tenders. Tenders received are listed below in the ascending order without the G.S.T.

No.	Contractors	Amount Tendered	Percentage
.1	Duron Ontario Ltd. (DOL)	\$368,580	100%
.2	Across Canada Construction (ACC)	\$393,255	106.70
.3	Can Mar Contracting Limited (CCL)	* \$413,990	112.32
.4	Structural Contracting Ltd. (SCL)	\$425,835	115.53
.5	Alliance Restoration Ltd. (ARL)	\$435,980	118.25
.6	SRS Restoration Ltd (SRS)	\$442,779	120.13

* Amounts corrected for mathematical errors.

3. We have prepared the attached "Bid Comparison Sheet" to facilitate our review. With reference to the Bid Comparison sheet, please note the following observations and comments.
- .1 Assuming the low bidder DOL's tender is 100%, the next bidder ACC's tender is 6.7% higher or a difference of \$24,675.
 - .2 The highest bidder SRS's tender is 20.13% higher compared to the low bidder DOL or a difference of \$74,199.
 - .3 CCL has made an addition error for Carpark No. 15 of \$300 and for Carpark No. 43 of \$2,000.
4. Duron Ontario Ltd.'s unit prices and tender appears to be reasonable. Duron has previously worked for TPA and is familiar with our requirements. We were satisfied with their work. We recommend that the tender of Duron Ontario Ltd. be accepted for the above-noted project.

FINANCIAL BACKGROUND

1. Budgeted and Tendered Information

The following table provides the carpark numbers, the amounts budgeted under maintenance budget and the tendered amount for each carpark.

No.	Carpark #	Amount Budgeted	Amount Tendered
1	1	\$70,000	\$22,200
2	13	\$20,000	\$51,650
3	15	\$20,000	\$16,725
4	42	\$40,000	\$14,975
5	43	\$200,000	\$207,000
6	68	\$70,000	\$21,520
7	404	\$70,000	\$34,510
TOTALS		\$490,000.00	\$368,580.00

2. Project Cost Details

Funds available under Maintenance Budget		\$490,000.00
Duron's Tender Amount	\$368,580.00	
Contingency Allowance	<u>\$36,420.00</u>	
Sub-total	\$405,000.00	<u>(\$405,000.00)</u>
Surplus or unused funds		\$85,000.00

Amir Nathoo



BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 3500-10
FROM: Gwyn Thomas DATE: April 6, 2005
SUBJECT: **Proposed Parking Control Equipment Installation Locations**

MEETING DATE: Monday, April 11, 2005

RECOMMENDATION:

It is recommended that:

- 1) The Board approve the installation of pay and display machines at the following locations:
 - a) Davenport Road, north side between Bracondale Hill Road and Mount Royal Avenue;
 - b) Davenport Road, south side between Delaware Avenue North and Shaw Street;
 - c) Lansdowne Avenue, both sides between Davenport Road and St. Clair Avenue;
 - d) Caledonia Park Road, both sides between Davenport Road St. Clair Avenue;
 - e) Sunnyside Avenue, east side between The Queensway and Galley Avenue;
 - f) Parkdale Road, south side between Glendale Avenue and Sunnyside Avenue;
 - g) Glendale Avenue, east side between The Queensway and Parkdale Road; and
 - h) Yonge Street, west side between Patricia Avenue and Drewry Avenue.
 - 2) Subject to the Board's approval of the foregoing recommendation, a copy of this memorandum, the Board Minute, and all pertinent background information be forwarded to the City of Toronto, Works and Emergency Services Department, Transportation Services Division for a technical review and the preparation of the necessary report(s) and legislation to authorize the installation of parking control equipment at these locations.
 - 3) The Board authorizes the City of Toronto Works and Emergency Services Department, in its report to Council, to identify and request funding for these initiatives over and above the 2004 Capital Budget allocation in the amount of \$625,000. Funds are available in Toronto Parking Authority capital reserves. This will ensure that the equipment is available to allow these proposals to proceed immediately following approval.
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Background:

The recommendations herein arise from the ongoing evaluation of the effectiveness of the on-street parking program in the city of Toronto. Staff has reviewed the parking practices at these locations with respect to parking demand, occupancy and duration and has concluded that the installation of parking control equipment would more effectively manage the parking supply at these sites.

Parking demand at these locations is very high however compliance with the regulatory short-term limits currently in place is poor. Consequently, the rate of turnover is low and longer stay parking is more prevalent. This is primarily due to the ineffectiveness of the current regulations and the fact that these locations are either the last in the area where parking is uncontrolled or that has proximity to emerging commercial districts. The installation of parking equipment will improve the level of control, raise the parking turnover rate increasing the availability of short stay parking and, it will provide a more consistent level of parking management in these business districts. Area maps and location summaries are attachments.

Cesar Palacio, Councillor -Ward 17 – Davenport, has endorsed the Davenport Road, Lansdowne Avenue and Caledonia Park Road. The Davenport Road location is a small commercial strip that was requested by the Councillor in response to concerns raised by the local merchants with respect to excessive long-term parking in the on street spaces. The Lansdowne Avenue and Caledonia Park Road locations have been proposed to replace the on street parking stalls that will be displaced through the Toronto Transit Commission St. Clair Avenue Streetcar Right-of-way project.

Sunnyside Avenue, Parkdale Road and Glendale Avenue are the streets that surround St. Joseph's Hospital on the west, north and east. Parking is currently allowed on these streets between the hours of 10:00 a.m. and 6:00 p.m. for a period of one hour however excessive long-term parking is also a problem at this location. Councillor Sylvia Watson has endorsed this location subject to the Board's approval and the circulation of this information to the area residents.

Ward Councillor John Fillion requested the Yonge Street location. This location is an extension of the existing controlled parking area to the north.

Summary

Each location recommended herein is in an area where available parking is currently at a premium and where additional controls have been identified as a resolution to existing parking concerns. Expanding the current inventory into these locations is vital to developing a more balanced and consistent level of parking management throughout the business communities in the City of Toronto.



BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 7025-21
FROM: Amir Nathoo DATE: March 17, 2005
SUBJECT: **2005 Line Marking Program for Surface Carparks
Review and Award of Tender**

MEETING DATE: April 11, 2005

RECOMMENDATION:

To award the construction contract for the 2005 Line Marking Program for Surface Carparks to College Parking Liners for the amount of \$23,528 plus the additional amount of \$2,472 as contingency allowance, being the sum total amount of \$26,000 plus G.S.T.

BACKGROUND:

1. Eighty-nine (89) surface carparks or 6,915 stalls have been scheduled for line marking work under 2005 Line Marking Program this year. The carparks are divided into three (3) groups.
2. The following tables A, B, and C provide information with regards to each carpark's number, address, number of stalls, budgeted and tendered amounts.

CP #	Address	No. of Stalls	Budgeted Amount	Tendered Amount
3	13 Isabella Street	29	\$174	\$99.56
5	15 Wellesley Street	135	\$810	\$463.47
12	30 Alvin Avenue	166	\$996	\$569.89
39	20 Castlefield Avenue	163	\$978	\$559.59
47	125 Burnaby Blvd	175	\$1,050	\$600.79
49	30 Roehampton Avenue	126	\$756	\$432.57
55	23 Bedford Park	42	\$252	\$144.19
139	6 Sherwood Avenue	46	\$276	\$157.92
152	25 Glen Forest Road	26	\$156	\$89.26
195	15 Price Street	71	\$426	\$243.75
401	246 Brooke Ave	97	\$582	\$333.01
402	10 Empress Avenue	29	\$174	\$99.56
403	10 Harlandale Avenue	112	\$672	\$384.50

TABLE 'A' GROUP 1 - NORTH				
CP #	Address	No. of Stalls	Budgeted Amount	Tendered Amount
410	W/s Beecroft Road (York Memorial)	173	\$1,038	\$593.92
411	1880 Avenue Road	32	\$192	\$109.86
413	4576 Yonge Street	18	\$108	\$61.80
414	3885 Yonge St. (Jolly Miller)	262	\$1,572	\$899.47
418	68 Sheppard Ave West	23	\$138	\$78.96
659	Oakwood Library Eglinton 1 blk w Dufferin	22	\$132	\$75.53
660	406 Oakwood N of Rogers	21	\$126	\$72.10
664	1607 Eglinton Ave West	40	\$240	\$137.32
TOTAL AMOUNT TABLE 'A' GROUP 1		1808	\$10,848.00	\$6207.02

TABLE 'B' GROUP 2 - EAST				
CP #	Address	No. of Stalls	Budgeted Amount	Tendered Amount
17	716 Pape Avenue	85	\$510	\$295.69
20	101 Cedarvale Avenue	37	\$0.00	\$128.71
21	72 Amroth Avenue	54	\$0.00	\$187.85
28	670 Pape Ave	76	\$456	\$264.38
32	45 Bay Street	525	\$1,980	\$1,826.34
45	111 Broadview Avenue	92	\$552	\$320.04
48	85 Lee Avenue	68	\$408	\$236.55
78	35 Erindale Avenue	93	\$558	\$323.52
79	405 Sherbourne St	112	\$672	\$389.62
87	14 Arundel Avenue	83	\$498	\$288.73
88	25 Ferrier Avenue	47	\$282	\$163.50
90	17 Eaton Avenue	30	\$180	\$104.36
108	1A Church Street	46	\$276	\$160.02
109	51 Aberdeen Ave W	35	\$210	\$121.76
110	1612 Danforth Avenue	25	\$150	\$86.97
126	43A Parliament Street	84	\$504	\$292.21
137	77 Gough Ave	17	\$102	\$59.14
142	31 Langford Avenue	27	\$162	\$93.93
146	573 Gerrard St E	43	\$258	\$149.59
149	12 Woodycrest Avenue	35	\$210	\$121.76
156	18 Ferrier Avenue	23	\$138	\$80.01
170	117 Hammersmith Avenue	30	180	\$104.36
173	737 Rhodes Ave	24	\$144	\$83.49
179	653 Gerrard Street E	25	\$150	\$86.97
184	192 Boardwalk Dr / 117 Joseph Duggan	24	\$144	\$83.49
185	116 Joseph Duggan / 119 Sarah Ashbridge	24	\$144	\$83.49
186	118 Sarah Ashbridge / 119 Winners Circle	24	\$144	\$83.49

TABLE 'B' GROUP 2 - EAST				
CP #	Address	No. of Stalls	Budgeted Amount	Tendered Amount
200	1167 Eastern Ave	67	\$402	\$233.06
202	1141 Eastern Ave	18	\$108	\$62.62
700	101 Grangeway Ave	337	\$2,262	\$1,172.33
TOTAL AMOUNT TABLE 'B' GROUP 2		2210	\$11,784.00	\$7,687.98

TABLE 'C' GROUP 3 - WEST				
CP #	Address	No. of Stalls	Budgeted Amount	Tendered Amount
18	351 Keele St	77	\$462	\$256.04
19	385 Pacific Ave	71	\$426	\$236.09
41	7 Norton Avenue	64	\$384	\$212.81
51	365 Lippincott Street	146	\$876	\$485.47
53	803 Richmond Street	49	\$0.00	\$162.93
62	1119 Queen St W	29	\$174	\$96.43
64	265 Durie Street	155	\$930	\$515.40
71	35 Bellevue Avenue	91	\$546	\$302.59
81	695 Lansdowne Avenue	40	\$240	\$133.01
82	9 Emerson Ave	56	\$336	\$186.21
84	9 Salem Avenue / 10 Westmoreland Avenue	35	\$210	\$116.38
85	557 Palmerston Ave 640 Markham St	58	\$348	\$192.86
91	265 Armadale Ave	144	\$864	\$478.82
93	675 Manning Ave 696 Euclid Ave	52	\$312	\$172.91
104	745 Ossington Ave 6 Carling Ave	40	\$240	\$133.01
106	15 Denison Ave	120	\$720	\$399.02
107	251 Macpherson Ave	40	\$240	\$133.01
116	255 Kennedy Ave	56	\$336	\$186.21
130	7 Bartlett Ave 6 Salem Ave	38	\$228	\$126.36
141	141 Greenlaw Ave	53	\$318	\$176.23
143	265 Willard Ave	88	\$528	\$292.61
164	453 Spadina Rd	43	\$258	\$142.98
167	18 Ossington Ave	20	\$0.00	\$66.50
168	144A / 146 Harrison St	47	\$282	\$156.28
181	1155 King St. W	329	\$1,974	\$1,093.98
188	157 Beatrice St	18	108	\$59.85
204	117 Dundas St W	50	\$300	\$166.26
205	465 Huron St	20	\$120	\$66.50
212	363 Adelaide St	25	\$150	\$83.13
500	7 Jackson Ave	52	\$312	\$172.91
501	11 Grenview Blvd	80	\$480	\$266.01
502	342 Prince Edward Dr	44	\$264	\$146.31

TABLE 'C' GROUP 3 - WEST				
CP #	Address	No. of Stalls	Budgeted Amount	Tendered Amount
503	12 Willingdon Blvd	79	\$474	\$262.69
504	9 Willingdon Blvd	116	\$696	\$385.72
506	2880 Lakeshore Blvd W	53	\$318	\$176.23
521	7 & 9 Monkton Ave	18	\$108	\$59.85
650	16 John St N of Weston Rd	158	\$948	\$525.38
652	1 Scott Rd	14	\$84	\$46.55
653	17 Riverview Gardens	104	\$624	\$345.82
654	16 Riverview Gardens	100	\$600	\$332.52
667	1531 Eglinton Ave W	25	\$150	\$83.13
	TOTAL AMOUNT TABLE 'C' GROUP '3'	2897	\$16,968.00	\$9,633.00

3. Fourteen (14) line marking contractors were invited of which four (4) have submitted their tenders. Tenders received are listed below in the ascending order without the G.S.T.

Table D – Tenders		
Nos.	Contractor	Amount
1	College Parking Liners (CPL)	\$23,528.00
2	Peel Pavement Markings (PPM)	\$26,255.00
3	Direct Line Commercial Property Services (DLCPS)	\$26,649.30
4	JYW Marking Service (JYW)	\$30,145.00

4. We have prepared the Bid Comparison Sheet to facilitate our review. With reference to the Bid Comparison sheet, please note the following observations and comments:
- .1 Assuming the low bidder CPL tender to be 100%, the next bidder PPM tender is higher by 11.59% or a difference of \$2,727.00
 - .2 The highest bidder JYW Markings tender is \$28.12% higher compared to the low bidder or a difference of \$6,617.00
 - .3 CPL did not provide unit price breakdowns. We have, however, taken their lump sum amount under each group and divided by the number of stalls in that group to establish the unit price.
5. College Parking Liners has previously worked for TPA and we were satisfied with their work. The unit rates are reasonable. We recommend that the tender of College Parking Liners be accepted for the above project.

FINANCIAL BACKGROUND

1.	Funds available under maintenance budget		\$40,380
2.	Construction Work		
	Group 1 – North	\$6,207.00	
	Group 2 – East	\$7,688.00	
	Group 3 – West	\$9,633.00	
	Sub-total	\$23,528.00	
	Contingency Allowance	\$2,472.00	
	Total Project Cost	\$26,000.00	<u>(\$26,000)</u>
3.	Surplus or unused funds		\$14,380

Amir Nathoo



BOARD MEMORANDUM

TO: Maurice J. Anderson FILE NO: 5011-45
FROM: Armir Nathoo DATE: March 31, 2005
SUBJECT: **2004 Drain Replacement in TTC Tunnel at Carpark No. 11 – 21 Pleasant Blvd
To Increase Contract Amount**

MEETING DATE: April 11, 2005

RECOMMENDATION:

1. **To increase the construction contract of Across Canada Construction for 2004 Drain Replacement in TTC Tunnel at Carpark No. 11 by \$59,834.68 plus GST.**
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BACKGROUND:

1. Carpark No. 11 is located at 21 Pleasant Boulevard (Yonge and St. Clair nearest major intersection). The carpark has 6-1/2 parking levels and is located over the TTC subway. In other words, the garage ground floor suspended slab forms the roof slab for the subway tunnel. The work within the tunnel and over the subway is very heavily restricted.
2. The construction contract was awarded to Across Canada Construction under Board Minute #04-089 on June 9, 2004.
3. The scope of work includes the removal of all mechanical work on the underside within the TTC tunnel, and providing all new drains, drain lines, heat tracing and insulation drain lines, including replacement of plumbing work for the washroom and removal of obsolete water lines. The scope of work also includes concrete repairs of ground floor suspended slab, replacement of two expansion joints, including the structural steel framing repairs within the tunnel. The roof expansion joint, which was recently provided, was damaged by snow plowing equipment and will be repaired as soon as weather permits, and is included as an extra to the contract. The majority of the work has been completed except for a few minor deficiencies, which will be completed as soon as the weather permits.
4. Some of the quantities have over-run due to the extensive repairs required to restore the suspended structural slab and the plumbing quantities were under-estimated. Original quantities were estimated based on poor and limited access. During repairs, platforms were built providing better access and additional problem areas were evident which were requested for repair.

5. During the construction work on the underside, it was evident that water from above is leaking to the underside in various locations. The waterproofing membrane is old and no longer effective or has served its useful life and needs replacement. We recommend that the entire floor slab of level 1 should be provided with a new membrane and asphalt, to protect new and the existing concrete. We will prepare a separate report for the proposed work after quotations have been obtained.

FINANCIAL BACKGROUND

This project was designated as capital project due to the anticipated extensive repairs required. In our capital budget, we allowed an amount of \$1,122,000 for the exhaust fan replacement at Carpark No. 36 Stage II and Carpark No. 52 at 40 York Street, and \$1,378,000 for Carpark No. 11. Both the projects have been completed well below the budget capital amounts. The details are as follows:

Carpark 36 & 52 Exhaust Fans

Total Capital Funds		\$1,122,000.00
Consultant Fees	\$49,000	
Bally Mechanical	\$1,130,397.50	
Reimburse from City	<u>(\$292,218.09)</u>	
	\$887,179.41	<u>(\$887,179.41)</u>
Under Budget		<u><u>\$234,820.59</u></u>

Carpark No. 11 Work – Total Capital Funds

		\$1,378,000.00
Provisional amount for work by TTC	\$50,000	
ACC approved under Minute #04-089	\$1,159,772	
Additional funds requested under this report	<u>\$59,834.68</u>	
	\$1,269,606.68	<u>(\$1,269,606.68)</u>
Under Budget		<u><u>\$108,393.22</u></u>

This request is to receive Board approval for additional monies that has been spent in addition to the funds approved in Board Minute #04-089 earlier this year.

AN/ae