



City of  
**Peterborough**

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**To:** **Members of the Committee of the Whole**

**From:** **Sandra Clancy, Director of Corporate Services**

**Meeting Date:** **June 22, 2015**

**Subject:** **Report CPPS15-029  
Budget Adjustment and Award of RFT T-27-15 for Simcoe  
Street and King Street Parking Garage Rehabilitation**

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## **Purpose**

A report to recommend a budget adjustment and award of Request for Tenders (RFT) T-27-15 for Simcoe Street and King Street Parking Garage Rehabilitation.

## **Recommendations**

That Council approve the recommendations outlined in Report CPPS15-029, dated June 22, 2015 of the Director of Corporate Services, as follows:

- a) That the Capital projects for the King Street Parking Garage Rehabilitation and the Simcoe Street Parking Garage Rehabilitation (Projects 5-12.02 and 5-12.03 in the 2015 Capital Budget) be combined into one project.
- b) That the King Street and Simcoe Street Parking Garage Rehabilitation total budget be increased by \$125,000 from \$2,315,000 to \$2,440,000 and the \$125,000 be transferred from the Parking Reserve.
- c) That the portion of RFT T-27-15 for the King Street Parking Garage Rehabilitation be awarded to Heritage Restoration Inc., 60 Venture Drive, Unit 15 and 16, Toronto, Ontario, M1B 3S4 at a cost of \$1,443,824.50 plus HST of \$187,697.19 for a total cost of \$1,631,521.69.

- d) That the portion of RFT T-27-15 for the Simcoe Street Parking Garage Rehabilitation be awarded to Heritage Restoration Inc., 60 Venture Drive, Unit 15 and 16, Toronto, Ontario, M1B 3S4 at a cost of \$752,235 plus HST of \$97,790.55 for a total cost of \$850,025.55.

## Budget and Financial Implication

The total project costs (net of the HST 100% ITC) for RFT T-27-15 are set out in the following table:

Line	Description	Amount
1	Tender T-27-15 (including \$150,000 Contract Contingency)	\$2,196,059.50
2	Building Permits	\$38,750.25
3	Consulting Fees for Design and Project Management	\$152,610.00
4	Contingency	\$52,580.25
5	<b>Total Estimated Project Cost (Net of 100% ITC)</b>	<b>\$2,440,000.00</b>

The combined budget for the King Street and Simcoe Street Parking Garage Rehabilitation is \$2,440,000. The budget is created from the following 2014 and 2015 Capital Budget Projects and the budget transfer included in this report:

2014 – King Street Parking Garage Rehabilitation (5-12.02)	\$320,000
<b>2014 – Simcoe Street Parking Garage Rehabilitation (5-12.03)</b>	<b>\$155,000</b>
2015 – King Street Parking Garage Rehabilitation (5-12.02)	\$1,240,000
2015 – Simcoe Street Parking Garage Rehabilitation (5-12.03)	\$600,000
2015 – Council approved budget transfer	\$125,000
<b>Total Project Budget</b>	<b>\$2,440,000</b>

The balance in the Parking Reserve after the \$125,000 transfer will be \$301,800.

The total \$1,443,824.50 and \$752,235 (net of the 100% ITC) can be accommodated within the adjusted \$2,440,000 budget.

## **Background**

### **King Street Parking Garage**

The King Street Parkade was constructed in 1996 and is a three level, stand-alone parking structure with two suspended slab levels and one slab on-grade level. The 2013 structural review indicated that the structural precast concrete elements are generally in fair condition but are exhibiting signs of localized corrosion-related deterioration resulting from moisture and chloride infiltration. Since the time of original construction in 1996, no major repairs or rehabilitation work has been undertaken.

### **Simcoe Street Parking Garage**

The Simcoe Street Parkade was constructed in 1974 and is a 4-1/2 split-level, above grade, stand-alone parking structure with 3-1/2 split-level suspended slabs and one slab-on-grade level. The 2013 structural review indicated that the structural precast concrete elements are generally in fair condition but are exhibiting signs of localized corrosion-related deterioration resulting from moisture and chloride infiltration.

Since the time of original construction in 1974, the parking structure has undergone one major rehabilitation program completed over three years (2002-2005). The total cost for these repairs was \$3.175 million. Ten years has elapsed and the garage requires additional rehabilitation.

As part of the consultants design program for both King Street and Simcoe Street Parking Garages, a preventive maintenance program will be designed and specified so that regular maintenance can be performed at both parking garages to maintain the structures and eliminate the need for major rehabilitation programs in the future.

### **RFT Issued**

RFT T-27-15 closed on June 11, 2015 and four submissions were received. The four submissions are summarized in Chart 1. The Property and Energy Manager and Read Jones Christoffersen (Consultant) reviewed the Tenders. The RFT documents included a pricing line for a discount if the same contractor was awarded both projects. It was noted as well in the documents that the Simcoe Street garage project may be postponed until May 2016 and the contractors were to carry their price until May 31, 2016. The RFT documents included a \$50,000 contingency for Simcoe Street and a \$100,000 contingency for King Street which is included in the bids shown in Chart 1.

### **Recommended Bidder**

It is recommended that, based on the Tender submissions and the evaluation, the portion of RFT T-27-15 for the King Street Parking Garage Rehabilitation be awarded to Heritage Restoration Inc., 60 Venture Drive, Unit 15 and 16, Toronto, Ontario, M1B 3S4 at a cost of \$1,443,824.50 (net of the HST ITC) inclusive of 50% of the applied discount and that the portion of RFT T-27-15 for the Simcoe Street Parking Garage

Rehabilitation be awarded to Heritage Restoration Inc., 60 Venture Drive, Unit 15 and 16, Toronto, Ontario, M1B 3S4 at a cost of \$752,235 (net of the HST ITC) inclusive of 50% of the applied discount.

### Timelines

The King Street Parking Garage Rehabilitation project is scheduled to start in early July 2015 and is to be completed by early December 2015 and the Simcoe Street Parking Garage Rehabilitation project will be deferred to May 2016 and would be completed by the end of August 2016.

### Chart 1 RFT T-12-15 Summary Chart

<b>Firm Name</b>	<b>Simcoe St. Parking Garage</b>	<b>King Street Parking Garage</b>	<b>Discount if Awarded both Projects</b>	<b>Total Bid for Both Projects</b>
Alliance Restoration 2012 Ltd. 91 Park Boulevard Bolton, Ontario L7E 4E3	\$1,859,000.00	\$3,093,250.00	\$0.00	\$4,952,250.00
Complete Concrete Restoration Ltd. 9782 Castleberg Sideroad Caledon, Ontario L7E 0S3	\$948,750.00	\$2,095,500.00	\$100,00.000	\$2,944,250.00
Duron Ontario Ltd. 1860 Shawson Drive Mississauga, Ontario L4W 1R7	\$1,684,125.00	\$2,581,625.00	\$0.00	\$4,496,750.00
<b>Heritage Restoration Inc. 60 Venture Drive, Unit 15 &amp; 16 Toronto, Ontario M1B 3S4</b>	<b>\$789,735.00</b>	<b>\$1,481,324.50</b>	<b>\$75,00.000</b>	<b>\$2,196,059.50</b>

### Authority to Approve

Section 8.2.1 b. of the City's Purchasing By-law 14-127 states Council must approve an Award, where the expenditure is greater than \$100,000 or when the Award cannot be accommodated within an approved budget and therefore requires a budget transfer or a pre-commitment against a future years' budget.

### Combining the Capital Projects

It is recommended that the two capital projects be combined into one to assist in managing the project. Both projects have the same consultant and contractor. Separate work orders will remain to track the exact costs for each garage but by combining to one project, the overall budget can be more easily managed while the work is being done.

## Summary

RFT T-27-15 for the Simcoe Street and King Street Parking Garage Rehabilitation has been issued in accordance with the City's Purchasing By-law 14-127 and can be awarded within the adjusted budget as recommended in this report.

Submitted by

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