



Making College Station Accessible and Second Exit/Entrance

Date: July 14, 2020
To: TTC Board
From: Chief Capital Officer

Summary

The purpose of this report is to obtain authorization for the award of Contract S2-17, College Station Second Exit/Entrance and Easier Access to Maystar General Contractors Inc. in the amount of \$46,669,000.00, inclusive of all taxes, on the basis of lowest priced acceptable bid.

The work for Contract S2-17 College Station - Second Exit/Entrance and Easier Access includes construction of stairs and two elevators from the northbound and southbound platforms to a new subway concourse level. The accessible path to street level will be provided through existing elevators within the College Park building. The construction phase of the contract is scheduled to commence in Q3 2020 and is expected to be completed by Q4 2023. Elevators are scheduled to be put into service by Q4 2023.

Recommendations

It is recommended that the Board authorize:

1. Award of Contract S2-17, College Station - Second Exit/Entrance and Easier Access to Maystar General Contractors Inc. in the amount of \$46,669,000.00, inclusive of all taxes, on the basis of lowest priced acceptable bid.

Financial Summary

Sufficient funds for this expenditure are included in the TTC's 2020-2029 approved Capital Budget and Plan under Program 3.9 Building and Structures – Fire Ventilation Upgrade project, State of Good Repair/Safety category and Easier Access III project, Legislative category. The Fire Ventilation Upgrade total project cost is approximately \$504 million, of which approximately \$303 million has been committed to date. Easier Access III project total project cost is approximately \$837 million, of which approximately \$417 million has been committed to date.

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

Equity/Accessibility Matters

A cornerstone of the TTC's Corporate Plan 2018-2022 is accessibility, and as a proud leader in providing accessible public transit in the City of Toronto, we are committed to ensuring reliable, safe and inclusive transit services for all our customers. The TTC started work to make subway stations accessible in 1990 and has a target to complete all subway stations by 2025. To date, 46 stations are accessible.

To date, 46 stations are accessible and there are 26 remaining stations to be made accessible by 2025.

As part of this contract for College Station, an accessible path will be provided from both subway platforms to the new subway concourse level by two forward motion elevators, along with associated equipment and finishes. The accessible path to street level is provided through the existing elevators within the College Park building. The Easier Access design was presented for review to the ACAT Design Review Subcommittee and their comments were addressed and incorporated in the final design.

Decision History

Easier Access:

In order to meet the 2025 required completion date, the EA III Program schedule has been accelerated to complete an average of three stations per year, which was approved by the Board at its October 27, 2016 meeting:

[http://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2016/October 27/Reports/7 Feasibility of Acceleration Easier Access %20 III.pdf](http://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2016/October%2027/Reports/7%20Feasibility%20of%20Acceleration%20Easier%20Access%20III.pdf)

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:

[https://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2019/May 8/Reports/6 2019-2023 TTC Multiyear Accessibility Plan.pdf](https://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2019/May%208/Reports/6%202019-2023%20TTC%20Multiyear%20Accessibility%20Plan.pdf)

Second Exit:

On September 28, 2015, the Board approved the "Planning and Construction Process for Second Exits – Chester Station Update Report", which included recommendations for "a modified process for the second exits located in more commercial/dense urban environments: College, Dundas, Museum, Summerhill and Dundas West"

[http://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2015/September 28/Reports/Decisions/Planning and Consultation Process for Second Exits Chester U.pdf](http://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2015/September%2028/Reports/Decisions/Planning%20and%20Consultation%20Process%20for%20Second%20Exits%20Chester%20U.pdf)

On November 13, 2017, the City Council authorized the execution of any agreements arising as a result of the College Station Second Exit and Easier Access Projects, subject to terms and conditions satisfactory to TTC's General Counsel:

[http://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2017/November 13/Reports/Decisions/8 Making College Station Accessible Property Acquisition Dec.pdf](http://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2017/November%2013/Reports/Decisions/8%20Making%20College%20Station%20Accessible%20Property%20Acquisition%20Dec.pdf)

Issue Background

Easier Access:

TTC started work to make subway stations accessible in 1990 and has a target to complete all subway stations by 2025. To date, 46 stations are accessible and there are 26 remaining stations to be made accessible by 2025.

The current program schedule is meeting the commitment to make all stations accessible by 2025, there are 10 stations currently in construction: Wellesley, Chester, Dupont, Wilson, Runnymede, Bay, Keele, Yorkdale, Sherbourne and Lansdowne Stations. College and Donlands will commence construction later this year, another 8 stations are due to commence construction in 2021 and the remaining 6 in 2022.. Scarborough Rapid Transit (SRT) – Line 3 station locations are not part of the program as the SRT line will be replaced by the Scarborough Subway Extension.

The College Station Easier Access design was presented for review to the ACAT Design Review Subcommittee. Their comments were addressed and incorporated in the final design.

Second Exit:

The Second Exit program, part of the Fire Ventilation Upgrade program, is designed to enhance safety for customers and staff by providing an additional way out of subway stations in the case of emergency. A fire/life safety assessment study completed in 2002 identified 14 high priority stations where there is only one means of egress or two that are less than 25 metres apart. To date, six of these second exits have been constructed at Broadview, Castle Frank, Pape, Dufferin, Woodbine, and Wellesley Stations. Chester Station is currently under construction. College and Donlands stations will be the next stations to have a second exit incorporated. Museum, Summerhill, and Dundas West stations are in the design stage. Also, a recommended location was identified for Greenwood Station by its Local Working Group that is under review by the City, and the planning and property search for Dundas Station is ongoing. All new second exit projects include entrances as well.

City Real Estate Services have completed the property acquisition required for the College Station - Second Exit/Entrance and Easier Access within portions of the property at 444 Yonge Street, known as College Park. TTC is currently party to an entrance connection agreement, dated January 19, 1981 with Toronto College Park Ltd to whom the agreement was assigned. The agreement permits TTC customers and Staff access to the existing College Park building. City Real Estate Services has secured an easement agreement for the addition of the new south entrance to College Station, which is required for the second exit and easier access work related to this Contract.

Contract S2-17, College Station - Second Exit/Entrance and Easier Access, provides for the work related to the new second exit/entrance construction and the supply and installation of two elevators. The accessible route consists of an underground connection from the College Park building to a new station concourse area, complete with stairways and elevators access to the College Station subway platforms. The existing elevators within the College Park building provide the accessible route to street level. The accessible route through the College Park building will be available 24 hours per day and 7 days per week.

The construction phase of the contract for College Station - Second Exit/Entrance and Easier Access is scheduled to commence in Q3 2020 and be completed by Q4 2023. Elevators are scheduled to be put into service by Q4 2023. Milestones are set to carry out the work in stages to minimize disruption to the riders, retail establishments along with pedestrian and vehicular traffic in the area. The figures depicting the work are included in Appendix A.

Comments

The Request for Bid (RFB) was posted on MERX as of January 16, 2020. A mandatory site tour was conducted for Bidders to examine the Site and adjacent premises. Three companies submitted a bid by the closing date of June 5, 2020 and are summarized in Appendix B. The bid validity expires on November 2, 2020.

The recommendation for award is based on the lowest compliant Total Bid Price. The evaluation of bids was based on a two envelope process which consisted of a technical submission requirement, and a quantitative and qualitative component.

Bids were first evaluated based on the following technical criteria as set out in the bid documents:

- The Bidder must have been in business since at least January 1, 2009, and
- The Bidder must have completed since January 1, 2009 at least 2 (two) projects with a value at completion of at least \$15 million CAD (tax inclusive).

All three Bidders passed the requirements for the technical evaluation and were considered qualified. The pricing component of all qualified Bidders was then evaluated. The RFB also stated that the Bidders must have attended the mandatory site and tour and be Certificate of Recognition (CORTM) certified with Infrastructure Health and

Safety Association (IHSA), at the time of the bid closing and for the duration of the term of Contract as indicated in the bid documents.

Maystar General Contractors Inc. submitted the lowest priced bid and did not state any exceptions or qualifications. Reference checks were completed that indicated that they have satisfactorily performed work of a similar size and nature. Their bid is considered commercially acceptable.

EllisDon Civil Limited submitted the second lowest priced bid and also did not state any exceptions or qualifications and their bid is considered commercially acceptable.

Kenaidan Contracting Limited submitted the third lowest priced bid and also did not state any exceptions or qualifications and their bid is considered commercially acceptable.

The Agreement to Bond submitted by Maystar General Contractors Inc. covers both a Labour and Material Payment Bond and a Performance Bond and was submitted by Zurich Insurance Company Ltd., 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.

The successful Bidder will be required to execute a Performance Bond and Labour and Material Payment Bond each in the amount of 50% of the contract value.

Contact

Jane Murray, Chief Project Manager – Construction
416-590-6811
Jane.Murray@ttc.ca

Signature

Gary Downie
Chief Capital Officer
gary.downie@ttc.ca

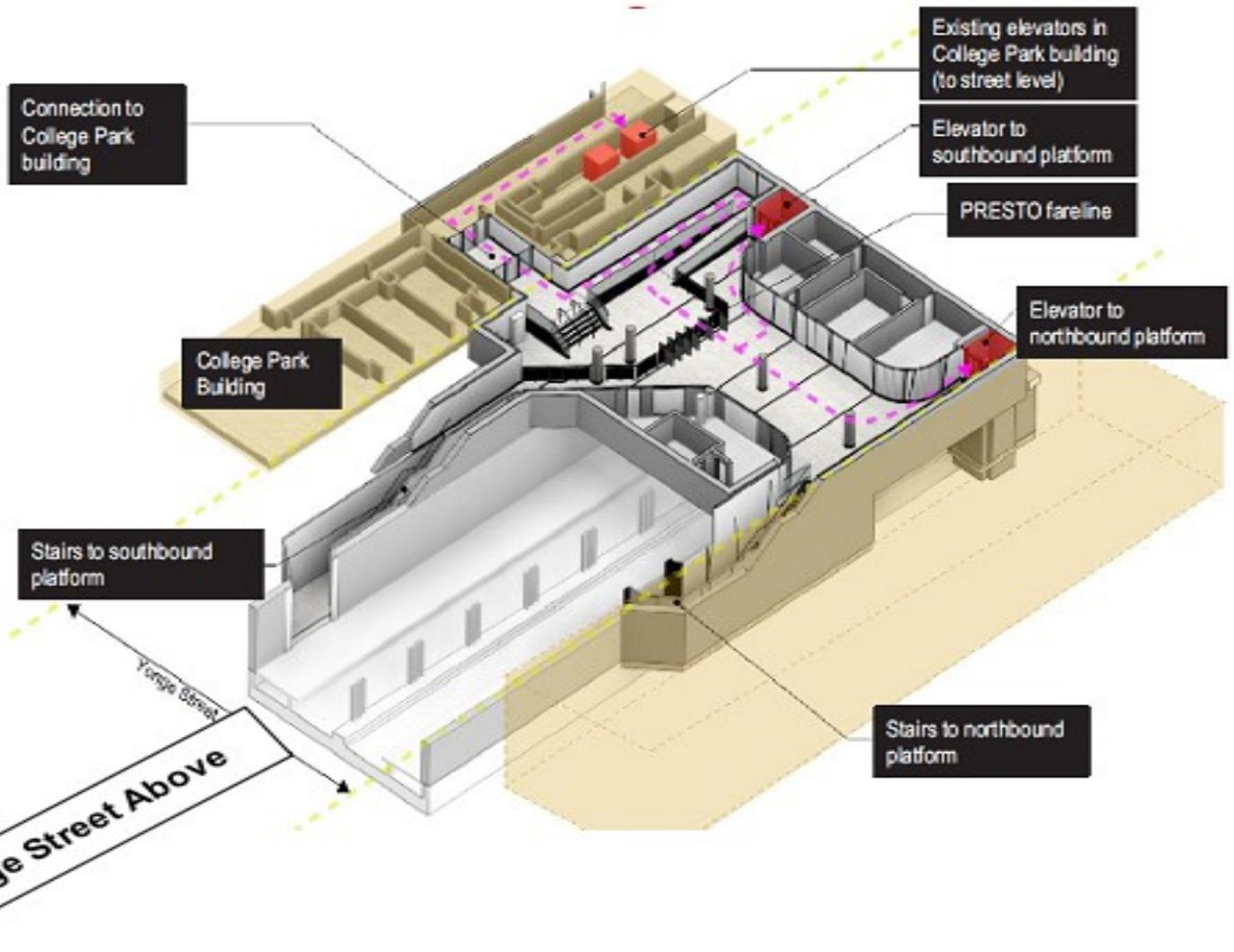
Attachments

APPENDIX A – Figures
APPENDIX B – Summary of Bids

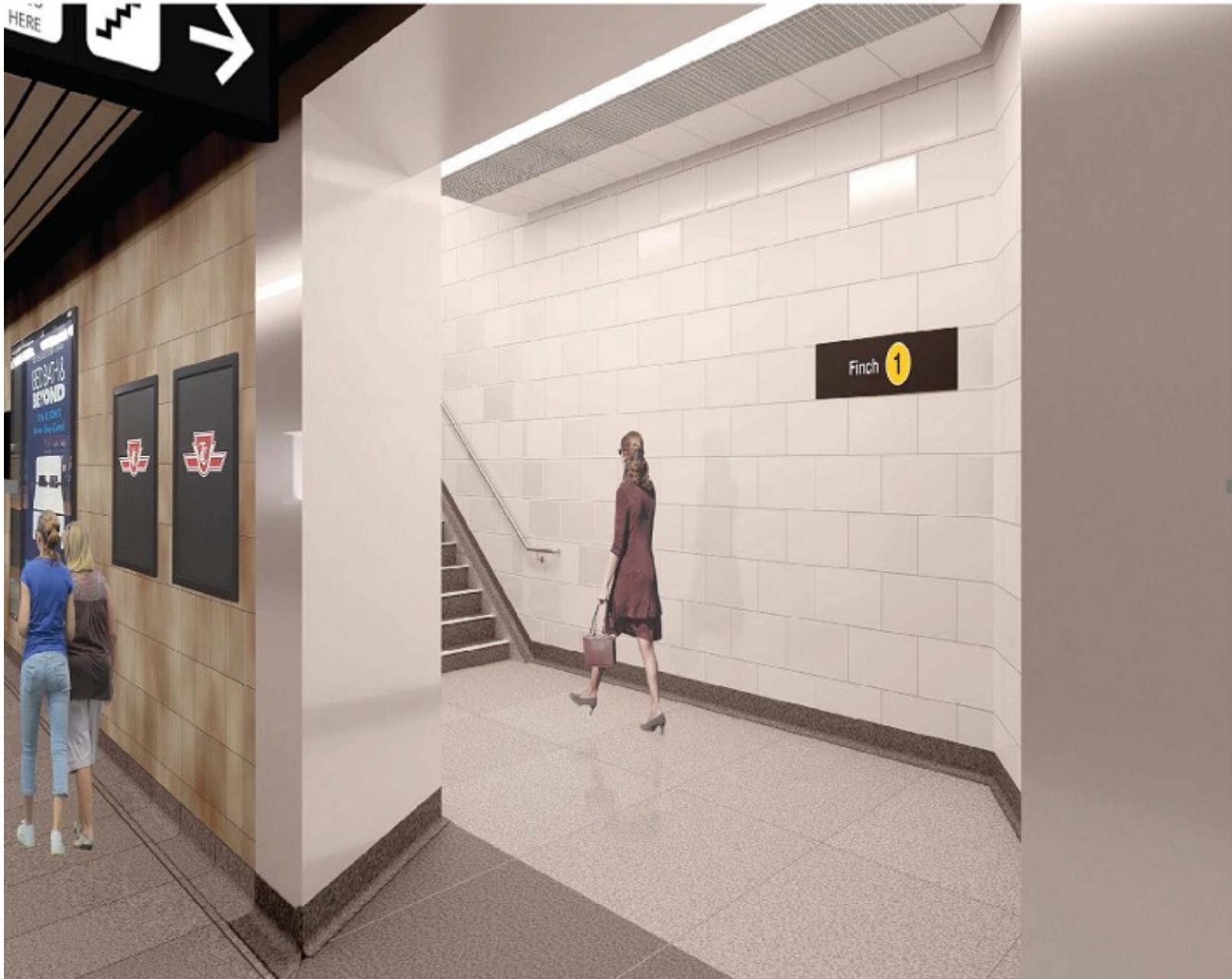
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APPENDIX A – FIGURES

A-1 Second Exit/Entrance and Easier Access



A-3 Second Exit – Platform View



A-4 Easier Access Elevator – Platform View



APPENDIX B

College Station – Second Exit/Entrance and Easier Access

Summary of Bids:

| Bid No. | Bidder | Total Bid price |
|----------|-------------------------------------------|------------------------|
| 1 | Maystar General Contractors Inc. * | \$46,669,000.00 |
| 2 | EllisDon Civil Limited | \$ 48,420,500.00 |
| 3 | Kenaidan Contracting Limited | \$ 48,520,957.00 |

* Recommended Company