



Lawrence West Station – Miscellaneous Works

Date: April 11, 2018
To: TTC Board
From: Chief Capital Officer

Summary

The purpose of this report is to obtain authorization for the award of Contract A13-11, Lawrence West Station – Easier Access (EA) III Miscellaneous Works, and Skylight Seals Replacement and Roofing Rehabilitation to Duron Ontario Limited (Duron) in the amount of \$10,739,520.00, inclusive of all taxes on the basis of the lowest priced acceptable bid.

The work for Contract A13-11 Lawrence West Station – EA III Miscellaneous Works, and Skylight Seals Replacement and Roofing Rehabilitation is consists of 2 packages:

- A13-9 Lawrence West Station – EA III Miscellaneous Works; and
- A13-10 Lawrence West Station – Skylight Seals Replacement and Roofing Rehabilitation.

A13-9 Lawrence West Station – EA III Miscellaneous Works:

The work consists of the supply of labour, equipment and materials to modify the HVAC system, provide heat tracing cables, painting, tile repairs and construction of a pump enclosure at track level.

A13-10 Lawrence West Station – Skylight Seals Replacement and Roofing Rehabilitation:

The work consists of the supply of labour, equipment and materials to replace the roofing system, rehabilitate the skylight and window glazing seals, replace broken skylight glazing, provide new rainwater leaders and insulation, supply and install new fall prevention systems, roof access, walkway pads, anchor bolts and heat tracing cables.

Recommendations

It is recommended that:

1. The Board authorize award of Contract A13-11, Lawrence West Station – EA III Miscellaneous Works, and Skylight Seals Replacement and Roofing Rehabilitation to Duron Ontario Limited in the amount of \$10,739,520.00, 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 2018-2027 Capital Budget under:

- 3.9 Buildings & Structures Program Easier Access III Program (Legislative) and
- 3.1 Finishes Roofing Rehabilitation Program (State of Good Repair), which was approved by City Council on February 12, 2018.

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

Equity/Accessibility Matters

The work of this contract will improve the systems that support the station elevator function.

Decision History

There is no prior decision history.

Issue Background

Lawrence West Station was constructed in 1978 and is located at the intersection of Lawrence Avenue West and Allen Road, on the south side of Lawrence Avenue West.

Lawrence West Station was made accessible in 2014. Following construction of the Easier Access project, items were identified to improve the maintainability and reliability of the elevator supporting systems.

The work of Package A13-9 will provide improvements to the elevator supporting systems, notably, improved performance and maintainability of the elevator HVAC system, additional pipe heat tracing and a sump pump enclosure.

The station consists of five roof sections comprised of the south main entrance roof, north entrance, bus terminal roof, main station roof and the subway platform roof, as well as 700 skylight glass panels providing natural daylight inside the station.

The existing roof system is estimated to be 40 years old and is showing signs of deterioration. Leaks have occurred on the roof areas and around the skylights. This roof has surpassed the normal life expectancy of 20 to 25 years, and the required spot repairs have become inefficient and expensive.

As part of the roof rehabilitation program, a consultant inspection of the roof was performed where it was determined that the membrane is in poor condition and at the end of its service life. Based on the findings, it was recommended that the roof membrane assembly be completely replaced. Failure to replace the membrane assembly can lead to future damage to the supporting concrete and water leakage inside the station.

Additionally, as part of the facilities rehabilitation program, a consultant inspection of the station skylight system was performed where it was determined that the failed joint seals in the skylight system are contributing to water leakage on pedestrian walkways and public areas. Based on these findings and consultation with stakeholders, it was decided to replace the full inner and outer seals to remedy the water leakage issues. The work of Package A13-10 will replace the existing roof membrane assembly as well as the full inner and outer skylight seals.

In order to facilitate the construction, the bus loop and loading platform will be temporarily closed between June 24, 2018 and October 6, 2018, and alternate service arrangements have been made.

The impacted regular bus routes are 52G Lawrence West, 59 Maple Leaf, and 109 Rane. The 52G and 59 bus service will be scheduled to extend from Lawrence West Station to Lawrence Station for all periods of service for the duration of the bus loop closure. The 109 Rane will serve Lawrence West Station from the street in both directions. The 400 Lawrence Manor Community Bus and Wheel-Trans will service the station on-street in both directions.

Existing service levels will be generally maintained. Advance notice and on-site assistance will also be provided. The construction will impact vehicular traffic for the duration of the contract as follows:

- Allen Road: There will be both a northbound and southbound shoulder closure during construction and a nightly lane closure as required for the skylight work;
- Lawrence West Avenue: The north and south bus lanes in front of Lawrence West Station will be partially occupied by the contractor during construction and;
- Dell Park Avenue: There will be a lane restriction during the day.

The Lawrence West Station main entrance will remain open at all times for subway service during the construction.

Comments

Specifications and drawings were prepared for Contract A13-11 and a Request for Bids was posted on the TTC's website and Merx as of January 12, 2018. Eleven companies downloaded copies of the bid documents. A mandatory site tour was held on January 25, 2018. Only companies who attended and signed the attendance sheet had their bid evaluated and accepted by TTC. Thirteen companies attended and signed the attendance sheet, out of which eight companies downloaded copies of the bid document on Merx. Four companies submitted a bid by the closing date of February 23, 2018. During the bid period, seven addenda were issued. The bid validity expires on June 23, 2018.

The RFB specified that the bidder must be Certificate of Recognition (COR™) registered, with Infrastructure Health and Safety Association (IHSA), at the time of the closing and for the term of the contract.

Bondfield Construction Company Limited submitted the lowest priced bid, is COR registered with IHSA, and did not state any exceptions or qualifications. However, a letter was issued to Bondfield by TTC on March 8, 2018 declaring Bondfield in default for another TTC contract (A27-1: Toronto-York-Spadina Subway Extension – Finch West Station), which was not corrected by the time required under that contract A27-1. As a result, their submission is not recommended. In accordance with Section 00 21 00, Item 9.15 and 9.15.2, the TTC reserves the right at its sole discretion to refuse to consider or evaluate any bid from a bidder or award a contract to a bidder that has a previous contract with TTC and issued notice of event of default.

A minimum number of five references of similar scope, nature, size, complexity and cost completed within the last five years is required as part of the submission requirements. However, Duron Ontario Ltd., Maystar General Contractors Inc. and Triumph Roofing & Sheet Metal Inc. included at least one reference which was not completed within the last five years. Consequently all bids were considered non-compliant. Legal opinion was obtained and it was determined that because all three companies did not meet this submission requirement we can proceed with the evaluation again using the same criteria, but eliminating the requirement for a minimum of five references.

Duron submitted the lowest priced acceptable bid. They are COR registered with IHSA, and did not state any exceptions or qualifications. Duron has satisfactorily completed work of a similar size and nature for the TTC in the past and reference checks were also completed, which further support that they have satisfactorily performed work of a similar size and nature. Their bid is considered acceptable.

Maystar General Contractors Inc. submitted the second lowest priced acceptable bid, is COR registered with IHSA, and did not state any exceptions or qualifications and their bid is considered acceptable.

Triumph Roofing & Sheet Metal Inc. submitted the third lowest priced acceptable bid, is COR registered with IHSA, and did not state any exceptions or qualifications and their bid is considered acceptable.

The agreement to bond submitted by Duron Ontario Ltd. covers both a labour and material payment bond and a performance bond and was submitted by Travelers Insurance Company of Canada, 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

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Signature

Susan Reed Tanaka
Chief Capital Officer

Attachments

Appendix A – Summary of Bids

03075-4363-28

APPENDIX A

Lawrence West Station – EA III Miscellaneous Works, and Skylight Seals Replacement and Roofing Rehabilitation

Summary of Bids

Bid No.	Bidder	Total Bid price
1	Duron Ontario Ltd.	\$10,739,520.00
2	Maystar General Contractors Inc.	\$12,018,767.01
3	Triumph Roofing & Sheet Metal Inc.	\$12,212,644.50
	*Bondfield Construction Company Limited	\$10,425,267.00

* Award not recommended due to issuance of notice of default on Contract A27-1.