



Meeting Minutes

Queens Quay Construction Liaison Committee

Meeting #6: Summary

Tuesday, July 10, 2012

1:00pm – 3:00pm

Attendance:

Pamela Laite	Tourism Toronto	Luigi Cifa	Eastern Construction
Greg Gibb	Waterclub Condominiums	Robert Pasut	Eastern Construction
Cindi Vandenneuvel	Mariposa Cruises	Chris Ronson	City of Toronto
Chris Hodgson	Harbourfront Centre	Andrea Kelemen	Waterfront Toronto
James Russell	33,55,65,77,99 Harbour Square	Dave Madeira	Waterfront Toronto
Braz Menezes	YQNA	Sam Gileno	Waterfront Toronto
Jen Chan	Councillor Vaughan's Office	JD Reeves	Waterfront Toronto
Kelly Gorman	250,251,260,270 Queens Quay West	Pina Mallozzi	Waterfront Toronto
Henry Byres	City of Toronto – BIA Office	Michelle Noble	Waterfront Toronto
Carol Jolly	Waterfront BIA	Chris Glaisek	Waterfront Toronto
Kathi Bonner	Brookfield – Queens Quay Terminal		
Pam Mazza	Toronto Island Community		
Dion DiFebo	Oxford Properties Group		

Opening Remarks & Welcome: Chris Glaisek

The team is working to refine the construction staging plans.

- Bell Canada has completed their civil work and is scheduling the start of cabling installations along Queens Quay.
- Toronto Hydro is still waiting for permit approvals.
 - Once permits are received from the City, "locates" that must be completed before dewatering begins.
- Municipal Services
 - The 90% drawing submission set have been delivered to the City for review.
 - We may lose a week or two at the start of the construction as a result of City reviews.
 - Construction tender drawings are being prepared alongside the tender bid packages that ECCL is developing for the project.
 - Dennis/Luigi will communicate the tender process to us later in this presentation
 - There are no further changes to the construction staging plans.
 - The TTC streetcars will be out of service on July 29.
 - Once service had ended, overhead wires will be taken down from the Bay Street portal west to approximately the Spadina loop. TTC will also undertake work on the tunnel.

1. Bay Street Re-Striping: Warren Chow & Pina Mallozzi

The Bay Street re-striping work requires City Council approval. While our intent was to go to Council in June, we postponed our Council approval as some of the landowners in the area have raised concerns that we are working to address.

- Landowner concerns are primarily related to the bus laybys located on the west side of Bay Street north of Harbour St.
- The landowners would like us to review alternative options for bus laybys including the potential relocation of the laybys shown in the Bay St plan previously shared with the CLC.
- That plan has 11 laybys and was designed to accommodate the number of spaces required during the afternoon peak rush hours.
 - In the morning, buses drop passengers off fairly quickly – and will typically need only 6 laybys all of which are south of Harbour St.
 - In the afternoon, 11 laybys (north and south of Harbour St.) are required because buses wait for children to come off the ferry at one time.
 - We are considering changing the wait times for the laybys north of Harbour St. from 8am-6pm to 2:30pm-4pm each day to ensure buses only wait during the peak afternoon period – not all day long.
 - No changes have been requested south of Harbour St.

Question: Why is there a concern about this area which is a parking lot?

Answer: It is also a development site.

Question: I have concerns that a revision is now being contemplated after so much due diligence and discussion has been completed.

Answer: The landowner is concerned that this work will set a precedent for parking that will be difficult to remove once it is established. Therefore, the team believes that it is best to work with them to determine if alternatives exist which will mitigate the landowner concerns.

Question: Is the 2:30 to 4:00pm revised schedule finalized?

Answer: No, not yet, but it is an option that we have proposed to the landowner.

Question: I have concerns about our attempt to address the landowner’s concerns over and above those of the general public.

Answer: City staff has reviewed the plans. The team has done a good job, but we are assessing alternatives with the hope that all parties will accept the plan.

Question: Is this a seasonal concern?

Answer: Yes, June to September is the main timeframe when the summer camps for the Toronto Island are in full swing. The south bus stop located on the north east corner of Bay and QQ, by the Convention Centre is required year round for the Island science school. This single bus stop will not be affected, and will remain where it is.

Waterfront Toronto will keep CLC members posted with any updates on this matter.

2. Construction Tendering Process – Luigi Cifa

- ECCL will follow the Waterfront Toronto Procurement policy regarding the QQR tendering process
- “Pre-Qual” – Pre-Qualification notices will be posted in the Daily Commercial News regarding the various tenders and packages by contractors.
- Interested parties are required to complete information regarding the size of their companies, projects they have completed, banking information, closing dates, etc.
- ECCL staff review these submissions and create a “short list” that will then be presented to Waterfront Toronto.
- There is usually a 15-day tender period which can be extended up to five weeks.
- During this period of time, sub-contractors can ask questions or clarification which ECCL must answer
- Following the end of tender, the packages that are received are opened for review with Waterfront staff in attendance.

- All bids are reviewed, with the short list created . One-on one meetings will be scheduled to ensure that the sub-contractors have captured all aspects of work in their bids.
- ECCL then makes its recommendations to Waterfront Toronto, who in turn award the contracts to the successful companies

Question: In the “pre-qual” process, can you add a clause to ensure that companies that employ visible minorities, etc., will be considered?

Answer: Waterfront Toronto is a proud participant in the Waterfront Toronto Employment Initiative (WTEI). The initiative is a collective that includes the City of Toronto's Employment and Social Services division and local service providers George Brown College, Dixon Hall and the YMCA of Greater Toronto. It connects underemployed and unemployed Torontonians to employment and training opportunities generated by waterfront revitalization projects. We are currently reviewing how to incorporate WTEI in the procurement processes for Queens Quay.

Question: What are the key qualifications for selection of sub-contractors?

Answer:

Key factors in determining the successful bidders will include:

- Price
- Portfolio of projects completed by sub-contractors
- Quality of work
- References
- Also based on past experiences with specific sub-trades.

Question: What are the timeframes associated with the tendering process?

Answer: The typical time frames associated with the construction tendering process are as follows:

- 15 days to 4-5 weeks for the tender
 - One week to review and complete the “short list” of sub-contractors
 - One week to meet each bidder and answer questions
 - One week to review the short list of sub-contractors and award the contracts

Question: Are there multiple tenders and are they staggered?

Answer: Yes, there are multiple tender packages and they are staggered. The initial four tender packages for this project will be as follows:

- De-watering
- Road & Surface works
- Electrical
- Landscaping
- The tenders are staggered, and its likely that we will have twelve separate tender/bid packages for the project.
- The tender information is published in the Daily Commercial News, MERX and on the Waterfront Toronto website

Question: Are these tenders published in ethnic publications/papers such as the Italian or Chinese communities?

Answer: The tender communication process is standard across the industry and available to all those who are interested.

Question: Are “green practices” of companies & sub-contractors considered on these tenders and future Waterfront projects & initiatives?

Answer: Yes companies must meet Waterfront Toronto’s sustainability framework and requirements.

Question: Are there preferences to selecting local (Ontario) companies over national or international organizations?

Answer: Typically, local companies respond to the tenders as they are best situated to do the work. However, national and international companies will not be excluded.

Question: Are the successful bidders and contractors posted once they are selected?

Answer: Yes, the successful bidders are posted on Waterfront Toronto's website. Sub-contractors that ECCL selects can be posted there as well.

Question: Do you expect international organizations to bid on the tenders for this QQR project?

Answer: We may see some international bids on the various tender packages for this project. These will be considered and not excluded when they are received.

Traffic Management Component: Chris Glaisek

There are three traffic stages for the project.

Fall 2012 to Summer 2013

- In August, when the streetcar is replaced with buses, traffic will remain the same until sometime after Labour Day when major construction begins.
- When major construction begins (e.g., the storm and sanitary works), traffic will move one-way eastbound along Queens Quay.
- Waterfront Toronto and TTC are still finalizing where the TTC bus stops will be during this stage and hope to have more information at our next meeting. However, the stops will most likely be close to where they are now.
- There will be temporary signalization during this stage as well.
- Access will always be maintained to all driveways.

Question: Have you considered the temporary lighting needs along the Lakeshore Blvd for bus stops?

Answer: Yes, we have considered this as well as the installation of concrete pads or landing areas for TTC patrons and passengers as they mount/dismount from the buses. We are still in discussion with the TTC regarding these temporary routes.

Question: Will there be signage posted along QQ for cyclists?

Answer: Yes we are working on a signage strategy for the cyclists during all phases of the construction.

Question: Will the buses using Bay Street be impacted (e.g., 6 Bay)?

Answer: There will be no impact.

Summer of 2013 to Early 2014

During Stage 2, the TTC streetcar service will be restored (there will be a short-term shutdown in the fall of 2013 to complete work near Shoppers Drug Mart – the half grand union). During this stage, traffic will be moving one-way westbound on Queens Quay as we work on the road and sidewalks (north side). At the end of this stage, the new roadway will be operational.

Early 2014 to Late 2014

During the third stage, the new roadway is open and crews will be working on the south side promenade and Martin Goodman Trail. There will be minor, localized traffic impacts for some of the south side properties as sidewalks are completed. We will complete some tree planting in the spring of 2015.

Question: Will the Silva cells be installed before the end of 2014?

Answer: They will be installed before the promenade and Martin Goodman Trail is complete.

Question: What is the status of accommodating laybys directly in front of 33 Harbour Square and for the moving vans that require this space?

Answer: In the final design, there is not a specific layby but moving vans will be able to use a portion of the Martin Goodman Trail and promenade for this purpose. WT will follow-up with 33 Harbour Square directly on this.

Question: Is the area on the west side of York Street still being considered for laybys?

Answer: Yes it is.

3. Events During Construction - Robert Pasut

We have a spreadsheet that captures many of the major events that are planned over the next three years of this project. We work with the City and other agencies to compile and update the list. We would also like input from CLC members.

Eastern will use this information as construction proceeds to ensure construction efforts do not conflict with the success of these events.

4. CLC Feedback – Samantha Gileno

The group reported that there have been no inconveniences reported as a result of Bell Canada's work and that construction notices are being used.

Question: Will there be signage posted for the project and where?

Answer: Yes, there will be a number of different types of signage including marketing signage, regulatory signage and project information signage. We are also working with the BIA on sign locations for individual businesses (when fast fencing obstructs their view). Given the construction area is a street, the only location we have for marketing/project signage is construction fast fencing. Signs will be posted when fencing is erected.

Question: Are the detailed slides and presentation materials available for the condominium and property managers?

Answer: Yes, they are and can be found on the Waterfront Toronto – Constructing Queens Quay website. Some of the maps are being updated to reflect the TTC routing. Those will be posted when complete.

Question: What will the TTC routing and communications be regarding the various construction stages?

Answer: We will invite the TTC to our next CLC meeting to address this matter.