



City Council Report

REPORT NUMBER 142-2026-Infrastructure & Operations-Engineering

DATE

PREPARED

March 10, 2026

FILE

**CITY COUNCIL
MEETING DATE**

April 7, 2026

SUBJECT

Negotiated Procurement Method – Beverly Street Parking Lot

RECOMMENDATION TO CITY COUNCIL

WITH RESPECT to Report 142-2026-Infrastructure & Operations-Engineering, we recommend the use of the Negotiation method, pursuant to section 6.02 of the Supply Management By-Law 359-2024, be approved to procure the work required to complete the Beverly Street Parking Lot project up to the maximum budgeted value of \$2,000,000.00, (inclusive of HST);

AND THAT the City Manager be authorized to sign all documentation related to this matter;

AND THAT any necessary by-laws be presented to City Council for ratification.

EXECUTIVE SUMMARY

The Beverly Street Parking Lot (formerly Thunder Bay Community Auditorium (TBCA) parking lot) is beyond end of life and requires full rehabilitation. This project is included in the 2026 Capital Budget, which was previously approved by Council. Administration is seeking permission to use the negotiation method for goods, services, and construction valued at more than \$133,800, following section 6.02 of the Supply Management By-law 359-2024.

If approved, Administration intends to award the work to Finn-Way General Contractor, the constructor of the Tbaytel Multi-plex. The Tbaytel Multi-plex tender includes construction of the parking lot areas behind and immediately in front of the facility.

DISCUSSION

The Beverly Street Parking Lot (formerly TBCA parking lot) was originally constructed in conjunction with the Thunder Bay Community Auditorium in 1986. Since the construction approximately 40 years ago, little renewal has been completed. A shallow buried storm

sewer beneath is currently heaved, creating a large obstruction across the parking lot. The asphalt is displaying signs of fatigue cracking, heaving, rutting and raveling.

As a result, the project was included in the 2026 Capital Budget, with the intent to complete the work during the 2026 construction season. The work would include, but not be limited to improvements to stormwater management, renewal of lighting systems, asphalt and granular reconstruction as well as line painting.

If approved, Administration intends to award the work to Finn-Way General Contractor, the constructor of the Tbaytel Multi-plex. The Tbaytel Multi-plex tender includes construction of the parking lot areas behind and immediately in front of the facility.

Administration is seeking approval to award the work using the negotiated method of procurement for the following reasons:

- Tendering for replacing and rebuilding the parking lot in the 2027 construction season, after the TBayTel Multiplex is constructed and fully operational, would negatively impact the operations of both the MultiPlex and the Thunder Bay Community Auditorium, and;
- Having two separate contractors working in shared and overlapping proximity (parking lot contractor and multiplex contractor) in 2026 is contrary to the Occupational Health and Safety Act and would require the City (or a designate) to act as “constructor”, which takes on additional risk and liability for the work, and;
- Having two separate contractors working in the same area and doing similar work will drive the costs of both projects up, as the complexity would require additional health and safety and coordination measures beyond the typical single project.

By using the negotiation method for goods, services, and construction, as allowed for in the Supply Management By-law with Council’s approval, for the parking lot reconstruction work using the same civil contractor currently completing civil works on the adjacent site, the City avoids the additional complexity and liability associated with acting as constructor and saves the additional mobilization and demobilization costs of another contractor. Furthermore, it affords the opportunity for the two parking lots to have fully integrated stormwater and lighting systems.

FINANCIAL IMPLICATION

There is no financial implication attached to this report. All capital required to complete the Beverly Street Parking Lot Renewal was included in the 2026/27 Capital Budget.

BACKGROUND

At the October 21, 2025 meeting, City Council discussed amending the lease boundary with TBCA (Closed Session Report #2025CLS.034).

At the November 7, 2023 meeting, City Council approved the lands west of the TBCA as the location for an indoor turf facility outlined in report 254-2023 (Corporate Services & Long Term Care).

At the December 12, 2022 meeting, City Council approved the recommendation in report 221-2022 “Transitioning the Thunder Bay Community Auditorium (TBCA) to an Arm’s Length Relationship with the City”, that, given the mixed use of the parking lot and capital costs of the repairs, the City include renewals to the parking area in capital infrastructure planning processes.

REPORT PREPARED BY

Kelvin Jankowski, Manager – Capital Facilities Construction, Engineering

REPORT SIGNED AND VERIFIED BY

Kayla Dixon, Commissioner Infrastructure & Operations

March 31, 2026