

*The Board of Governors on April 17, 2009 received this report for INFORMATION.*

March 13, 2009

To: The Board of Governors of Exhibition Place  
From: Dianne Young  
Chief Executive Officer  
Subject: **BETTER LIVING CENTRE – Tender Report  
Roof Replacement -Contract No. 09-0083-98306**

**REPORT FOR INFORMATION**

**Summary:**

The existing built-up roof assembly of the Better Living Centre (BLC) is currently 47 years old and has performed well past its design service life of 25 years. Leaks have been reported occasionally; however, due to the good quality of the original installation, as well as the diligent repairs and preventive maintenance over the years, these efforts have contributed to the exceptional longevity of this roof system.

Given that BLC has been taking on more trade and commercial shows, with the existing roof system, the critical requirement for a leak-free building in the competitive trade show market can no longer be assured. Therefore, budget for the roof replacement for BLC was included within the 2009 Capital Works Program and was approved by the Board and City Council.

The tender for this roof replacement was issued on January 23, 2009 through the City. Twelve (12) bids were received in order to expedite construction of this project on March 13, 2009, the Corporate Secretary was requested by the Chair to e-mail this report advising members of the recommendation of that staff to award the tender to T. Hamilton & Son Roofing Inc. of Scarborough, Ontario. By late afternoon on March 13, 2009, the Corporate Secretary received a vote of approval from a majority of members of the Board to award Contract No. 09-0083-98306 to T. Hamilton & Son Roofing Inc. of Scarborough, Ontario for the roof replacement at our Better Living Centre at a reduced scope in the amount of \$1,032,392.00, which includes a contingency of \$50,000.00 but excludes GST; this being the lowest tender received.

This report is being submitted to the Board to confirm the earlier approval of the Board.

**Financial Impact:**

The financing for this project is included within the approved Exhibition Place 2009 Capital Works Program under the project name Better Living Centre – Roof Replacement and the Green Energy Initiatives.

**Decision History:**

At its meeting of July 2008, the Board approved the 2009 Capital Works Program which included an estimate for one half of the roof replacement in 2009 which budget was subsequently approved by City Council at its meeting of December 10, 2008.

**Issue Background:**

The existing roof system, of over 45 years old, at the BLC has been outperforming the norm. The fact that the building is continuing to host more and more trade and consumer shows, and with the existing roof in use, an expected watertight and non-leaking performance cannot be guaranteed. The Board is liable for any damage due to failure of the roofing system. Furthermore, the Board is still in negotiation with an appropriate investor for the supply, install, and operation of a photovoltaic system on this large high roof of 182,800 sq. ft. It is very likely that any vendor and operator would require its PV system to be installed on a new roof, otherwise, any cost of removing and reinstalling of its photovoltaic system in the future for roof replacement will be the sole responsibility of the Board. Therefore, a roof replacement is recommended for the BLC starting as early as possible in 2009.

**Comments:**

The tender for this contract was issued on January 23, 2009 and Mark Goss, General Manager of Operation at Exhibition Place, supervised the tender opening on February 17, 2009. Twelve (12) official tenders were received. Their price submissions, excluding GST, are as shown in the following table:

<b>Tenderer</b>	<b>Submitted Tender Price</b>	<b>Eight (8) Low Pod Roof Deletions</b>	<b>Tender Price After Deletions</b>
<b>T. Hamilton &amp; Son Roofing Inc.</b>	<b>\$1,361,692.00</b>	<b>\$329,300.00</b>	<b>\$1,032,392.00</b>
Pollard Enterprises Ltd.	\$1,389,170.00	\$330,040.00	\$1,059,130.00
Flynn Canada Ltd.	\$1,434,860.00	\$356,200.00	\$1,078,660.00
Provincial Industrial Roofing and Sheet Metal Co. Ltd.	\$1,519,976.00	\$342,245.00	\$1,177,731.00
Solar Roofing & Sheet Metal Ltd.	\$1,633,750.00	\$436,600.00	\$1,197,150.00
Trio Roofing Systems Inc.	\$1,668,700.00	\$174,600.00	\$1,494,100.00
Keller Roofing & Sheet Metal Inc.	\$1,688,800.00	\$369,930.00	\$1,318,870.00
Eileen Roofing Inc.	\$1,692,800.00	\$438,400.00	\$1,254,400.00
Semple-Gooder Roofing Ltd.	\$1,826,582.00	\$496,922.00	\$1,329,660.00
Viana Roofing & Sheet Metal Ltd.	\$1,916,000.00	\$486,000.00	\$1,430,000.00
Crawford Roofing Corporation	\$2,290,000.00	\$534,000.00	\$1,756,000.00
Atlas-Apex Roofing Inc.	\$2,333,222.00	\$411,947.00	\$1,912,275.00

Half of the budget at \$1,240,000 for this work (construction costs, engineering fees, and project management and administration costs) is under the main project of Better Living Centre (No. 0083). Contained in this figure is \$1,040,000 for construction. The submission of the low tender by T. Hamilton & Son Roofing Inc. with the deletion of all low pod roofs is \$1,032,392.00. This recommended contract price also includes \$50,000.00 for contingency and is within budget.

As indicated before, due to budget constraints, the funding for the entire project is split into two sources. Also, as shown in the tender submission table, Exhibition Place has received surprisingly good prices estimated to be 35% lower than the estimates in 2008. The reasons for such good prices are attributed to the present economic condition and our early tendering of the work to secure the project.

The total roof area is 247,700 sq. ft. which includes the eight (8) small low pod roofs of 64,900 sq. ft. and the main high roof of 182,800 sq. ft. The tender documents stipulate that if the owner so chooses, due to budget constraints or any reasons, the owner has the flexibility to reduce the scope of work to meet the budget. Given the budget, reduction of the eight low pod roofs is necessary to award the contract to take advantage of such low price. The submission by T. Hamilton & Son Roofing Inc. at \$1,032,392.00, which includes \$50,000.00 for contingency, is therefore recommended.

Due to time constraint, existing booking of shows in the BLC, and to avoid delay due to unforeseen circumstance such as weather, staff are requesting that this project be approved in advance of the Board meeting of April 17, 2009 so that the work can start in April. This is a clean tender with no complication or uncertainty of award.

The new roof system recommended by the Board consultant, Peter Rohmann Associates Inc., will be a single-ply membrane roof assembly named "Thermo Plastic Olefin (TPO)"; a trade name that refers to polymer/filler blends, consisting of polypropylene, rubber and reinforcing filler. The key advantages offered by TPO roof membrane are two-fold; firstly the highly reflective white membrane complies with the LEED standard of reflectivity which meets cool roof rating to reduce Urban Heat Island Effect; and secondly, the most chemically inert membrane that will not be

affected by the acidic effects of certain types of avian stool that is common problem at properties located adjacent to open bodies of water such as the BLC. R-20 roof insulation system is also included in this project.

T. Hamilton & Son Roofing Inc. was established in 1977 and is a member of the Ontario Industrial Roofing Contractors Associations (OIRCA) which screens their members and recommends safe working procedures. The Board's consultant has known T. Hamilton for many years and has worked with them in several projects and their performance was always acceptable. T. Hamilton has worked in recently completed New Wal-Mart in Bradford with the same TPO system (170,000 sq. ft.); various roof replacements for Leon's in Ottawa, Burlington, Scarborough, and Toronto; and numerous other projects in Ontario.

This recommendation is contingent upon approval by the Office of the Deputy City Manager and CFO of the Surety Company proposed by the successful bidder for the supply of the bonding requirements and is also subject to the Fair Wage Office confirming that the recommended contractor and its subcontractors maintain wage rates and working conditions in accordance with Toronto Workers' Rights requirements.