



# Exhibition Place

**ACTION REQUIRED**

## Item No. 9

August 21, 2013

To: The Board of Governors of Exhibition Place

From: Dianne Young  
Chief Executive Officer

Subject: **2013 Capital Works Program – Tender Report**  
**Washrooms Renovations at Direct Energy Centre – Phase III**  
**Contract No. 13-076-37613-B**

### Summary:

This report recommends approving a contract with R-Chad General Contracting Inc. for the washroom renovations of locations #4 & #8 at Direct Energy Centre (DEC) as shown in the attached drawing. The tender was issued on July 26, 2013 through the City of Toronto Purchasing Department and the recommendation is to award the contract to the lowest tenderer within the available budget.

### **Recommendations:**

**It is recommended that the Board award Contract No. 13-076-37613-B to R-Chad General Contracting Inc. for the washroom renovations of locations #4 & #8 at DEC in the amount of \$509,800.00, which includes a contingency of \$50,000, but excludes HST; this being the lowest tender received.**

### Financial Impact:

The financing for this project is included within the approved Exhibition Place 2013 Capital Works Program Budget of \$2.6M for washrooms renovation in DEC as amended and approved by City Council at its meeting of January 14, 15 and 16, 2013.

### Decision History:

The Exhibition Place 2009 – 2012 Strategic Plan had an Infrastructure Goal to *Sustain our public assets and rolling equipment* and as a Strategy to support this Goal we *worked with the City of Toronto to increase our state-of-good repair capital budget to address backlog.*

The original request of \$435,000 for this project in 2013 Capital Works Program was approved by the Board at its meeting of July 27, 2012. On January 14, 15 and 16, 2013, City Council adopted and approved a further increase of this specific project funding to \$2,600,000 in 2013.

### Issue Background:

This project is the continuation of Phase I (Washroom Locations #1, #2 & #3) and Phase II (Washroom Locations #10, #11 & #12) of the Washrooms Renovation at DEC. Phase III consists of renovations to Washrooms #4 and #8 (See attached Appendix “A”).

Comments:

As indicated in the washroom renovation tender report to the Board in February 2012, Exhibition Place is the location of “PanAm Park” and the washroom project was launched so that it could be completed by the 2015 PanAm Games. The DEC is marketed as a Class "A" exhibition building and washrooms are certainly a major part of the assessment/experience of any show producer and show attendee. The objective of this washroom renovation is to address functional and operational issues which will have a positive effect on the maintenance costs and also in keeping with the standards in our competitive marketplace.

Similar to the Phase I and Phase II, this Phase III consists of two (2) Men washrooms at locations #4 and #8; and one (1) Women washroom at location #4. Thirty-one (31) lavatories are to remain; nineteen (19) new urinals and twenty-seven (27) new wash basins are to be installed. Selective demolitions will be required to remove all existing toilet partitions, urinals, wash basins and vanity. Renovations include: New trough sinks, new concealed paperless high speed electrical hand dryers, and baby change stations; stone cladded vanity counters and urinal walls for ease of maintenance; new energy-efficient lighting, water saving urinal flush valves to complete the modernization of the facilities; and overall new painting and new floor tiles in all locations.

The tender for this contract was issued on July 26, 2013 through the City of Toronto Purchasing Department and Mr. Hardat Persaud, Chief Financial Officer of the Board, supervised the tender opening on August 14, 2013. Nine (9) bidders came to the mandatory site tour meeting and six (6) official tenders were received. Their price submissions, excluding HST, are as shown in the following table:

<b>Tenderer</b>	<b>Tender Price Received</b>	<b>Revised Tender Price</b>	<b>Recommended Contract Price</b>
Brown Daniels Associates Inc.	\$580,700.00		
Canada Construction Limited	\$722,722.00		
Lisgar Construction Company	\$769,000.00	*\$770,000.00	
Martinway Contracting Ltd.	\$603,240.00		
MN Dynamic Construction Ltd.	\$540,567.00	*\$540,568.00	
<b>R-CHAD General Contracting Inc.</b>	<b>\$509,800.00</b>		<b>\$509,800.00</b>

\* - Identifies the revised tender price after correcting transposing and addition errors;

The construction budget for this Phase III of the project was estimated at around \$650,000. The construction budget of \$509,800 for this project is under the 2013 available remaining funding of \$1,130,000 under the Capital Works Program main account #076.

The submission of the lowest tender by R-Chad General Contracting Inc. of \$509,800 which contains a contingency of \$50,000.00 is therefore within the available remaining budget. The construction is scheduled for November and December, 2013.

The low bidder, R-Chad General Contracting Inc. had been incorporated for ten (10) years and undertook and completed various projects with a number of municipalities and the public sector. Based on information submitted by the low bidder and from the online information from

Metrolinx and the Daily Commercial News, the project consultant verified the low bidder's submission of average annual completed project costs of \$2.5M and average of ten (10) projects per year. The low bidder had completed two projects for Exhibition Place in the past and similar type of washroom renovations & interior alterations for the town of Aurora in 2012, Town of Newmarket in 2007 & 2011, City of Toronto between 2007 and 2010. R-Chad General Contracting Inc. was also the recommended low bidder for Phases I & II contracts.

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.

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Submitted by:

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Attachment: Key Plan – Washrooms Locations (Drawing)