

October 22, 2010

To: The Board of Governors of Exhibition Place

FOR INFORMATION

From: Dianne Young, Chief Executive Officer

Subject: **Infrastructure Stimulus Fund (ISF) Program
Ratification of Contract Award - Expedited Process
- Coliseum Complex – Washrooms Renovation**

Summary:

This report provides information with respect to the award of a contract with PCL Constructors Canada Inc. for the Washrooms Renovation at the Coliseum Complex which tender was issued by the City of Toronto Purchasing Department and awarded to the lowest qualified bidder pursuant to the authority delegated to the Chair and CEO by the Board.

Financial Impact:

The total cost of \$27.370M for the stimulus projects as approved by Council and the Board are fully committed and funded by the Federal Government (1/3 share) and the City of Toronto (2/3 share) with no financial impact to the Board's operating or capital budget.

Decision History:

At its meeting of September 3, 2010, the Board delegated to the Chief Executive Officer, in consultation with the Chair of the Board, the authority to award the tender for the above-noted project on the following basis:

- a) The contract price shall in all cases be within the approved budget for the project as approved under the Federal Infrastructure Program and approved by City Council at its meeting of September 30 and October 1, 2009;
- b) Subject to clause (c) below, all awards shall be made strictly in accordance with the Board's tender process to the lowest qualified bidder in each case meeting the specifications and requirements of the tender document;
- c) The renovation work of the washrooms in the Coliseum Complex located at the Mid Arch; the floor restoration and strengthening of loading capacity at the Better Living Centre; and the roof replacement with design-build photovoltaic system installation at Horse Palace; will be awarded pursuant to these conditions; and
- d) The Chief Executive Officer report the details of all contracts so awarded to the Board's next meeting for ratification.

On September 11, 2009, the Federal Government announced the long anticipated Infrastructure Stimulus Fund (ISF) program of \$570 million to the City of Toronto, of which one third comes from the Federal Government and two thirds from City Council. Out of this fund, \$27.370 million was approved for Exhibition Place for eight (8) projects. On September 30 / October 1, City Council formally approved the ISF Program for all Departments, Agencies, Boards and Commissions. Subsequently, at its meeting of October 8, the Board approved for the record these ISF Projects as submitted to the City in the spring of 2009.

Issue Background:

This project is to renovate the washrooms at the Coliseum Complex in order to increase the occupancy capacity of the complex. The 2006 Building Assessment recommended full renovations of the washrooms. It was indicated that it would be advantageous to do a coordinated renovation of the washrooms as part of the planned upgrade of the exhibit halls. The washroom finishes show wear and tear, particularly the floors and vanities. The carpet and ceiling tiles in some of the ground floor Mid-Arch meeting rooms are stained (likely from condensation on pipes above). The damaged tiles should be removed and the mechanical lines should be inspected and insulated. The damaged finishes should be repaired. This washroom renovation of the Coliseum Complex project was submitted to the City in the spring to be included in the ISF program.

Comments:

The tender for this contract was issued on September 9, 2010 and Fatima Scagnol, Corporate Secretary of the Board, supervised the tender opening on October 7, 2010. Seven official tenders were received. Their price submissions, excluding HST, are as shown in the following table:

Tenderer	Base Tender Price (\$)	Recommended Tender Price with Reduced Contingency (\$)
PCL Constructors Canada Inc.	1,401,731 .00	1,351,731 .00
Trans-Canada Construction	*1,449,080.00	1,399,080.00
CIR General Contracting	1,475,000.00	1,425,000.00
R-Chad General Contracting	1,560,000.00	1,510,000.00
Lisgar Construction	**1,690,000.00	1,640,000.00
Housing Services	1,720,469.00	1,670,469.00
Ross Clair Contractors & Construction Management	***1,761,900.00	1,711,900.00

*Corrected Price due to mathematical error in addition, original price \$1,448,810.00

** Informal Bid due to Bid Form not sealed

*** Corrected Price due to transition and calculation errors, original price \$ 1,939,000.00

The Budget for this project (construction costs, engineering fees and administration costs) is under the main ISF project of the Coliseum Complex (No. 0077) for the washrooms renovation budget is estimated at \$1,360,000. The submission of the lowest tender by PCL Constructors Canada Inc. of \$1,401,731.00, which contains a contingency of \$135,000.00, is therefore over the said budget. It is recommended that the contingency be reduced by \$50,000 to make the recommended contract price of \$1,351,731.00 to within the construction budget which reduction will not significantly affect the project.

The project is to include demolishing existing men (20 stalls) and women's (22 stalls) washrooms and re-configuring and redesigning the areas into three (3) new men's washrooms (28 stalls) and four (4) new women's washrooms (55 stalls), including two (2) new family

washrooms to be rebuilt. All washrooms will meet building code requirements with new floor finishes, new ceilings, new partitions and new paint finishes to the walls. Washrooms fixtures will be of energy efficient such as low flush toilets, electronic control faucets, and high-speed cold-air dryers.

Exhibition Place and the Board consultant BBB Architects Toronto Inc. have worked with the low bidder PCL Constructors Canada Inc. before. PCL is the largest contractor in Canada. BBB has done a number of projects with PCL, two of which were the Ricoh Arena and the BMO Field on our Grounds.

Approval was received from the City's Insurance and Risk Management Division of the Surety Company proposed by the successful bidder for the supply of the bonding requirements and the Fair Wage Office confirmed that the recommended contractor and its subcontractors maintain wage rates and working conditions in accordance with Toronto Workers' Rights requirements.

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