

October 22, 2010

FOR INFORMATION

To: The Board of Governors of Exhibition Place

From: Dianne Young, Chief Executive Officer

Subject: **Infrastructure Stimulus Fund (ISF) Program
Ratification of Contract Award – Expedited Process
Roof Replacement with Design-Build Photovoltaic
(PV) System Installation - Horse Palace**

Summary:

This report provides information with respect to the award of a contract with Pollard Enterprises Ltd. for the Roof Replacement with Design-Build Photovoltaic System Installation at Horse Palace, Exhibition Place. The tender was issued through City Purchasing and pursuant to the delegated authority to the Chair and CEO approved by the Board the contract was awarded to the lowest qualified bidder.

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, \$27.370M 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 replace the roof at Horse Palace with a new roof with a PV system. The 2007 Building Assessment indicated that the existing roofing is about 26 years old at that time and has a typical service life of 20 to 30 years. The roof is now approaching its maximum service life with reported blisters (indication of moisture below the roof membrane, generally due to aging of the membrane) in several areas. This roof replacement with design-build photovoltaic system installation of the Horse Palace 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 August 4, 2010 and Fatima Scagnol, Corporate Secretary of the Board, supervised the tender opening on September 1, 2010. Four official tenders were received. Their price submissions, excluding HST, are as shown in the following table:

Tenderer	Base Tender Price (\$)	(Appendix IV) Additional Price I (\$)	(Appendix IV) Additional Price III (\$)	Recommended Tender Price (\$)
Pollard Enterprises Ltd.	1,769,273.00	148,190.00	7,000.00	1,924,463.00
Dufferin Roofing Limited	1,858,050.00	89,700.00	13,650.00	1,961,400.00
Flynn Canada Ltd.	1,883,030.00	102,500.00	8,400.00	1,993,930.00
Simple Gooder Roofing Corp.	2,047,313.00	124,421.00	*No price provided	Informal

* Tender documents stipulate that all prices must be provided.

The Budget for this project (construction costs, engineering fees and administration costs) is under the main ISF project of Horse Palace (No. 0099) for the roof replacement budget at \$2,100,000. Within this budget, the construction component is estimated at \$2,000,000. Due to the good price submission of the lowest base tender, an additional scope from Appendix IV – Additional Prices I & III are added. The recommended tender price by Pollard Enterprises Ltd. of \$1,924,463.00, which contains a contingency of \$100,000.00, is therefore within the said budget.

The base tender price includes a roofing replacement with a design-build photovoltaic system installation. It includes the complete removal and disposal of the existing roof system including thermal insulation, vapour barrier and roof membrane and flashing, the supply and installation of a new vapour barrier, thermal insulation, overlayment layer, and fully adhered single ply membrane roof system including all flashing, metal counterflashing and drainage components, as

well as the supply and installation of a new design build photovoltaic system installation over the new roof system including all ancillary components and electrical grid hook up.

The existing roof is approximately 30 years old and is approaching the end of its service life. The new roof system design incorporates a white, reflective roof membrane that is installed in an adhered configuration which will facilitate the installation of the new photovoltaic design build system installed over it and maximize its service life. The Design-Build Photovoltaic System Installation is to be a 100kW solar Photovoltaic System that will be on the western most roof of the Horse Palace. There is already an existing 100kW system on the eastern roof of the building.

The additional prices included from Appendix IV – Additional Prices I & III are for the supply and installation of ½” Dens Deck Board mechanically fastened over the roof deck throughout and a 15-year extended warranty to the Inverter(s) related to the PV system beyond the Standard 5-year warranty and submissions are shown in the tender summary above. The dens deck board to be installed will facilitate the complete removal of the entire existing roof system prior to the installation of the new single ply roof system. This has several technical advantages in that the dust and debris generated during the removal of the existing roof is removed from the site and completed prior to the installation of the new roof resulting in a much cleaner environment for the new roof installation and a better finished roof as the dirt is prevented from contaminating the field fabricated seams of the new roof or the adhesive holding the new roof to the structure. The extended 15-year warranty for the Inverter(s) will bring it to the warranty specified for the roof system.

Exhibition Place and the Board’s consultants CGA Roofing Consultants for the roof and Enviro-Energy Technologies Inc. for the design-build photovoltaic system installation have not worked with Pollard Enterprises Ltd. before. According to its company profile, the lowest bidder, Pollard Enterprises Ltd. was founded in 1963 and has more than 50 years experience delivering top-quality roofing solutions for commercial and industrial buildings. Pollard Enterprises Ltd. has successfully completed over 4,000 roofing contracts in the Greater Toronto region, such as; Panattoni Developments in Mississauga, Pinewood Toronto Studios formerly Filmport Studios in Toronto, Holly Community Centre in Barrie, & St. Joan of Arc Catholic Secondary School in Mississauga.

Approval was also received by 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 is also was reviewed and accepted by 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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